

# Ybor City Museum State Park

## **APPROVED** **Unit Management Plan**

**STATE OF FLORIDA**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**Division of Recreation and Parks**  
**February 2016**







## Florida Department of Environmental Protection

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February 24, 2016

Ms. Sine Murray  
Office of Park Planning  
3900 Commonwealth Blvd., M.S. 525  
Tallahassee, Florida 32399-3000

**RE: Ybor City Museum State Park- Lease No. 2943**

Dear Ms. Murray

The Division of State Lands, Office of Environmental Services, acting as agent for the Board of Trustees of the Internal Improvement Trust Fund, hereby approves the Ybor City Museum State Park management plan. The next management plan update is due February 24, 2026.

Acceptance of this management plan does not waive the authority or jurisdiction of any governmental entity that may have an interest in this project. Implementation of any upland activities proposed by this management plan may require a permit or other authorization from federal and state agencies having regulatory jurisdiction over those particular activities. Pursuant to the conditions of your lease, please forward copies of all permits to this office upon issuance.

Sincerely,

A handwritten signature in black ink that reads "Paula L. Allen". The signature is fluid and cursive.

Paula L. Allen  
Division of State Lands  
Office of Environmental Services

PA/cb



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## INTRODUCTION

Ybor City Museum State Park is located in the City of Tampa in Hillsborough County (see Vicinity Map). Access to the park is from Interstate Highway 4, southbound from Exit 1 on 21<sup>st</sup> Street at Palm Avenue. The park entrance is located on 9<sup>th</sup> Avenue (see Reference Map). The Vicinity Map also reflects significant land and water resources existing near the park.

Ybor City Museum State Park was initially acquired in 1976 with funds from the Land Acquisition Trust Fund (LATF). Currently, the park comprises 0.97 acres. The Board of Trustees of the Internal Improvement Trust Fund (Trustees) hold fee simple title to the park and on March 16, 1977 the Trustees leased (Lease No. 2943) the property to DRP under a 50-year lease. The current lease will expire on August 16, 2033.

Ybor City Museum State Park is designated single-use to provide public outdoor recreation and other park-related uses. There are no legislative or executive directives that constrain the use of this property (see Addendum 1).

### **Purpose and Significance of the Park**

The purpose of Ybor City Museum State Park is to preserve and interpret the cultural heritage of Ybor City, the cigar-making industry, and the early history of greater Tampa through architecture and historic collections.

### **Park Significance**

- The park interprets the founding history of Ybor City by Don Vincente Martinez-Ybor as the center of the international cigar trade through the development of Tampa as a prominent cultural site of Florida.
- The park preserves historic cigar-making equipment and historic buildings, including the 1922 Ferlita Bakery building and late nineteenth and early twentieth century homes representative of life in the Ybor City cigar factory district.
- The park is located within a National Historic Landmark District and hosts many special events in an ornamental garden that reflects the architectural and cultural landscape of the historic city.

Ybor City Museum State Park is classified as a state museum in the DRP's unit classification system. In the management of a state museum, interpretation which relates to natural, historical, cultural, or other such interests important to the general locality but not specifically to the exact sites on which the museums are located, is the primary management objective. The interpretive program theme may be derived from any appropriate subject matter within the general area of interest. The state museum site itself usually requires no special resource considerations, but should be properly maintained in a manner to support and enhance the recreational experience derived from the museum visit. Through appropriate development, the grounds may be made an extension or an integral

part of the museum itself. Ancillary facilities for such compatible recreational activities as picnicking may be provided.

### **Purpose and Scope of the Plan**

This plan serves as the basic statement of policy and direction for the management of Ybor City Museum State Park as a unit of Florida's state park system. It identifies the goals, objectives, actions and criteria or standards that guide each aspect of park administration, and sets forth the specific measures that will be implemented to meet management objectives and provide balanced public utilization. The plan is intended to meet the requirements of Sections 253.034 and 259.032, Florida Statutes, Chapter 18-2, Florida Administrative Code, and is intended to be consistent with the State Lands Management Plan. With approval, this management plan will replace the 2004 approved plan.

The plan consists of three interrelated components: the Resource Management Component, the Land Use Component and the Implementation Component. The Resource Management Component provides a detailed inventory and assessment of the natural and cultural resources of the park. Resource management needs and issues are identified, and measurable management objectives are established for each of the park's management goals and resource types. This component provides guidance on the application of such measures as prescribed burning, exotic species removal, imperiled species management, cultural resource management and restoration of natural conditions.

The Land Use Component is the recreational resource allocation plan for the park. Based on considerations such as access, population, adjacent land uses, the natural and cultural resources of the park, current public uses and existing development. Measurable objectives are set to achieve the desired allocation of the physical space of the park. These objectives identify use areas and propose the types of facilities and programs as well as the volume of public use to be provided.

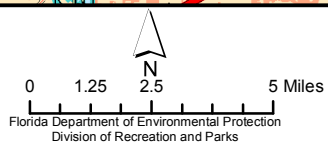
The Implementation Component consolidates the measurable objectives and actions for each of the park's management goals. An implementation schedule and cost estimates are included for each objective and action. Included in this table are (1) measures that will be used to evaluate the DRP's implementation progress, (2) timeframes for completing actions and objectives and (3) estimated costs to complete each action and objective.

All development and resource alteration proposed in this plan is subject to the granting of appropriate permits, easements, licenses, and other required legal instruments. Approval of the management plan does not constitute an exemption from complying with the appropriate local, state or federal agencies.

In the development of this plan, the potential of the park to accommodate secondary management purposes was analyzed. These secondary purposes were considered within the context of the DRP's statutory responsibilities and the resource needs and values of the park. This analysis considered the park natural and cultural resources, management needs, aesthetic values, visitation and visitor

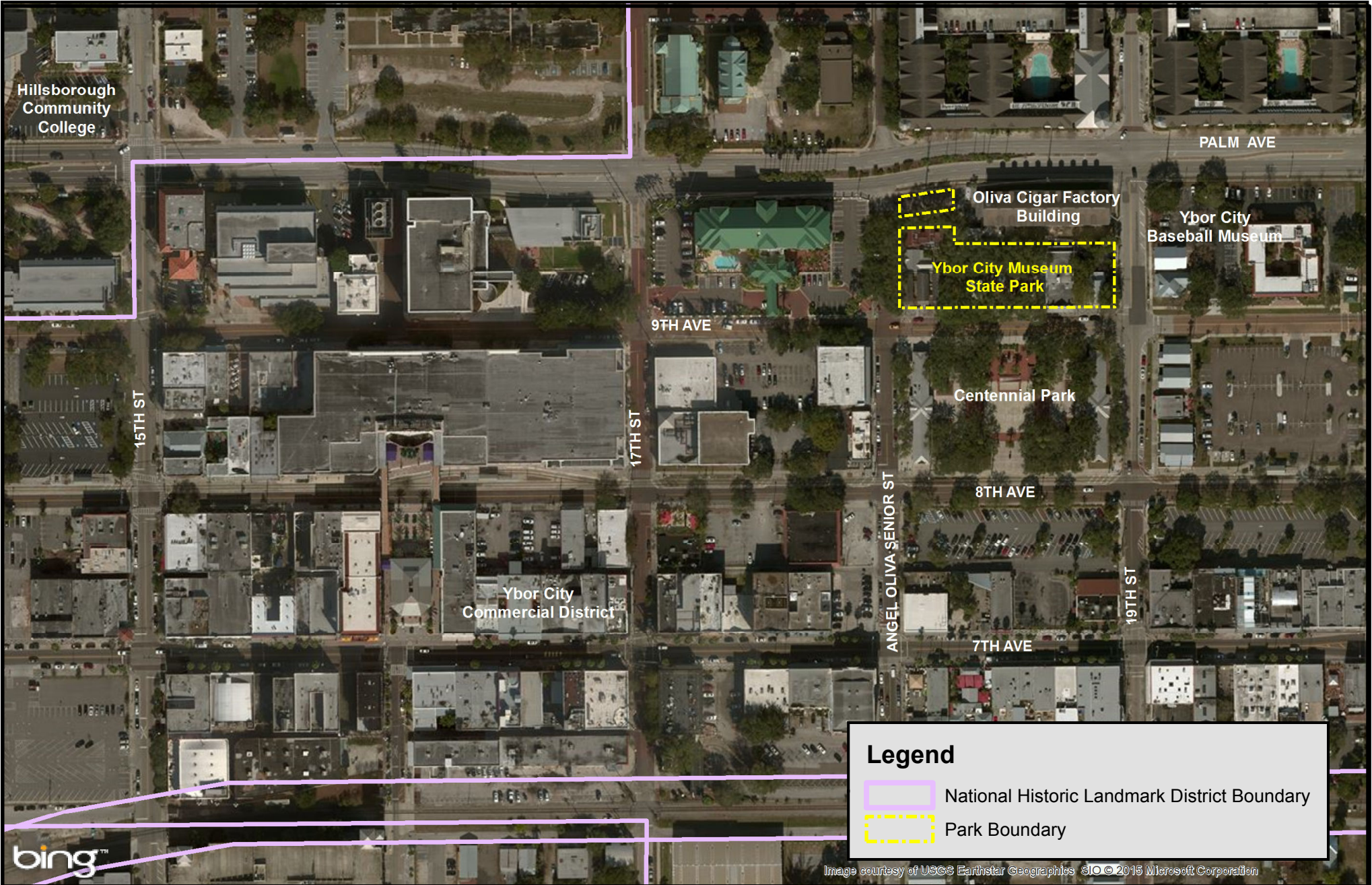


**YBOR CITY MUSEUM  
STATE PARK**



**VICINITY MAP**





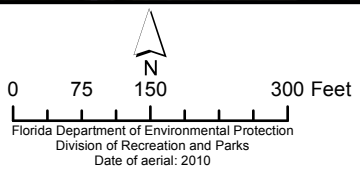
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**Legend**

-  National Historic Landmark District Boundary
-  Park Boundary

# YBOR CITY MUSEUM STATE PARK



# REFERENCE MAP



experiences. For this park, it was determined that no secondary purposes could be accommodated in a manner that would not interfere with the primary purpose of resource-based outdoor recreation and conservation. Uses such as water resource development projects, water supply projects, stormwater management projects, linear facilities and sustainable agriculture and forestry (other than those forest management activities specifically identified in this plan) are not consistent with this plan.

The potential for generating revenue to enhance management was also analyzed. Visitor fees and charges are the principal source of revenue generated by the park. It was determined that multiple-use management activities would not be appropriate as a means of generating revenues for land management. Instead, techniques such as entrance fees, concessions and similar measures will be employed on a case-by-case basis as a means of supplementing park management funding.

DRP may provide the services and facilities outlined in this plan either with its own funds and staff or through an outsourcing contract. Private contractors may provide assistance with natural resource management and restoration activities or a concessionaire may provide services to park visitors in order to enhance the visitor experience. For example, a concessionaire could be authorized to sell merchandise and food and to rent recreational equipment for use in the park. A concessionaire may also be authorized to provide specialized services, such as interpretive tours, or overnight accommodations when the required capital investment exceeds that which DRP can elect to incur. Decisions regarding outsourcing, contracting with the private sector, the use of concessionaire, etc. are made on a case-by-case basis in accordance with the policies set forth in DRP's Operations Manual (OM).

## **Management Program Overview**

### **Management Authority and Responsibility**

In accordance with Chapter 258, Florida Statutes and Chapter 62D-2, Florida Administrative Code, the Division of Recreation and Parks (DRP) is charged with the responsibility of developing and operating Florida's recreation and parks system. These are administered in accordance with the following policy:

*It shall be the policy of the Division of Recreation and Parks to promote the state park system for the use, enjoyment, and benefit of the people of Florida and visitors; to acquire typical portions of the original domain of the state which will be accessible to all of the people, and of such character as to emblemize the state's natural values; conserve these natural values for all time; administer the development, use and maintenance of these lands and render such public service in so doing, in such a manner as to enable the people of Florida and visitors to enjoy these values without depleting them; to contribute materially to the development of a strong mental, moral, and physical fiber in the people; to provide for perpetual preservation of historic sites and memorials of statewide significance and interpretation of their history to the people; to contribute to the tourist appeal of Florida.*

Many operating procedures are standardized system-wide and are set by internal direction. These procedures are outlined in the OM that covers such areas as personnel management, uniforms and personal appearance, training, signs, communications, fiscal procedures, interpretation, concessions, public use regulations, resource management, law enforcement, protection, safety and maintenance.

### **Park Management Goals**

The following goals express DRP's long-term intent in managing the state park:

- Provide administrative support for all park functions.
- Protect water quality and quantity in the park, restore hydrology to the extent feasible and maintain the restored condition.
- Restore and maintain the natural communities/habitats of the park.
- Maintain, improve or restore imperiled species populations and habitats in the park.
- Remove exotic and invasive plants and animals from the park and conduct needed maintenance-control.
- Protect, preserve and maintain the cultural resources of the park.
- Provide public access and recreational opportunities in the park.
- Develop and maintain the capital facilities and infrastructure necessary to meet the goals and objectives of this management plan.

### **Management Coordination**

The park is managed in accordance with all applicable laws and administrative rules. Agencies having a major or direct role in the management of the park are discussed in this plan. The Florida Department of State (FDOS), Division of Historical Resources (DHR) assists staff to ensure protection of archaeological and historical sites.

### **Public Participation**

DRP provided an opportunity for public input by conducting a public hearing and an advisory group meeting to present the draft management plan to the public. These meetings were held on January 13 and 14, 2016, respectively. Meeting notices were published in the Florida Administrative Register, Volume 42, Issue 1, included on the Department Internet Calendar, posted in clear view at the park, and promoted locally. The purpose of the Advisory Group meeting is to provide the Advisory Group members an opportunity to discuss the draft management plan (see Addendum 2).

### **Other Designations**

Ybor City Museum State Park is not within an Area of Critical State Concern as defined in Section 380.05, Florida Statutes, and it is not presently under study for such designation. The park is a component of the Florida Greenways and Trails System, administered by the Department's Office of Greenways and Trails. This park is not within or adjacent to an aquatic preserve as designated under the Florida Aquatic Preserve Act of 1975 (Section 258.35, Florida Statutes).



## **RESOURCE MANAGEMENT COMPONENT**

### **INTRODUCTION**

The Florida Department of Environmental Protection (DEP), Division of Recreation and Parks (DRP) in accordance with Chapter 258, Florida Statutes, has implemented resource management programs for preserving for all time the representative examples of natural and cultural resources of statewide significance under its administration. This component of the unit plan describes the natural and cultural resources of the park and identifies the methods that will be used to manage them. Management measures expressed in this plan are consistent with the DEP's overall mission in ecosystem management. Cited references are contained in Addendum 3.

The DRP's philosophy of resource management is natural systems management. Primary emphasis is placed on restoring and maintaining, to the degree possible, the natural processes that shaped the structure, function and species composition of Florida's diverse natural communities as they occurred in the original domain. Single species management for imperiled species is appropriate in state parks when the maintenance, recovery or restoration of a species or population is complicated due to constraints associated with long-term restoration efforts, unnaturally high mortality or insufficient habitat. Single species management should be compatible with the maintenance and restoration of natural processes, and should not imperil other native species or seriously compromise park values.

The DRP's management goal for cultural resources is to preserve sites and objects that represent Florida's cultural periods, significant historic events or persons. This goal often entails active measures to stabilize, reconstruct or restore resources, or to rehabilitate them for appropriate public use.

Because park units are often components of larger ecosystems, their proper management can be affected by conditions and events that occur beyond park boundaries. Ecosystem management is implemented through a resource management evaluation program that assesses resource conditions, evaluates management activities and refines management actions, and reviews local comprehensive plans and development permit applications for park/ecosystem impacts.

The park is divided into four management zones that delineate areas on the ground that are used to reference management activities (see Management Zones Map). Table 1 reflects the management zones with the acres of each zone.

<b>Table 1: Ybor City Museum State Park Management Zones</b>		
<b>Management Zone</b>	<b>Acreage</b>	<b>Managed with Prescribed Fire</b>
YC-1	0.31	No
YC-2	0.32	No
YC-3	0.27	No
YC-4	0.065	No

## **Resource Description and Assessment**

### **Natural Resources**

#### **Topography**

The site is on flat ground less than one acre in size.

#### **Geology**

The Ybor City Museum State Park is in the coastal lowlands topographic division. In terms of Florida's geomorphology it is part of the Gulf Coastal lowlands. The subsurface geology is characterized by a Miocene series limestone, specifically the St. Marks formation, and a sandy-chalky limestone.

#### **Soils**

The soil type beneath this unit has been classified as Tavares-Urban land complex, 0 to 5 percent slopes (see Soils Map). There are no erosion problems at this site. A complete description of the soil type can be found in Addendum 4.

#### **Minerals**

There are no known significant mineral deposits at this site.

#### **Hydrology**

Hydrology is not a concern at this site. Urban stormwater drainage through and around the site are consistent with the conveyance plans for the City of Tampa.

#### **Natural Communities**

This section of the management plan describes and assesses each of the natural communities found in the state park. It also describes of the desired future condition (DFC) of each natural community and identifies the actions that will be required to bring the community to its desired future condition. Specific management objectives and actions for natural community management, exotic species management, imperiled species management and restoration are discussed in the Resource Management Program section of this component.

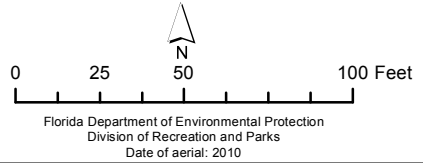
The park contains no distinct natural communities (see Natural Communities Map). This is a small cultural site in an urban setting.



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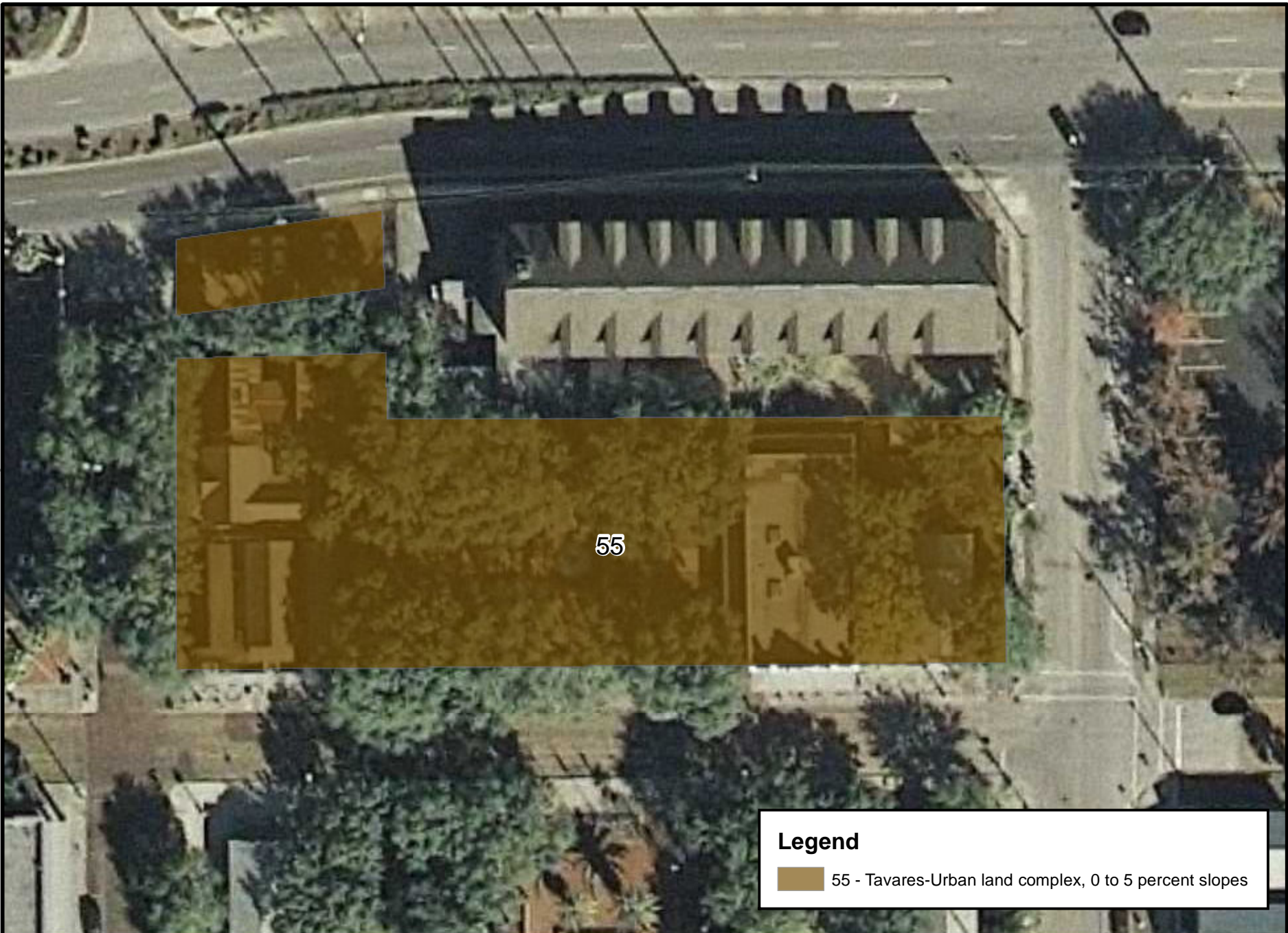
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# YBOR CITY MUSEUM STATE PARK

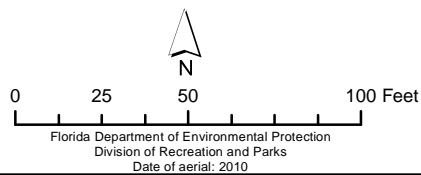


# MANAGEMENT ZONES MAP





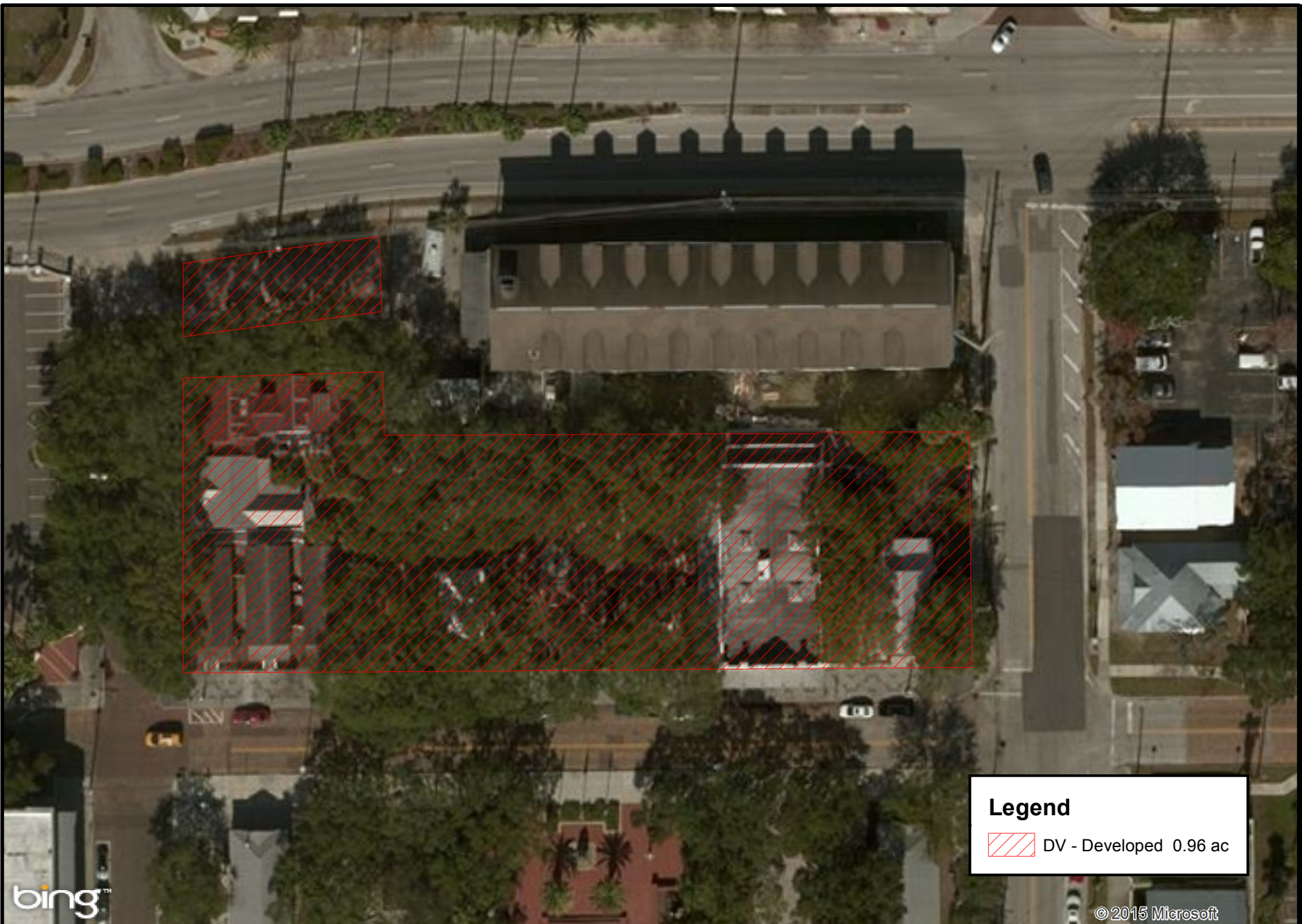
YBOR CITY MUSEUM  
STATE PARK




**Legend**  
55 - Tavares-Urban land complex, 0 to 5 percent slopes

SOILS MAP





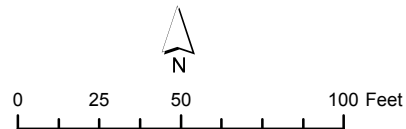
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STATE PARK



Florida Department of Environmental Protection  
Division of Recreation and Parks  
Date of aerial: 2010

NATURAL COMMUNITIES  
MAP





## Imperiled Species

Imperiled species are those that are (1) tracked by FNAI as critically imperiled (G1, S1) or imperiled (G2, S2); or (2) listed by the U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC) or the Florida Department of Agriculture and Consumer Services (FDACS) as endangered, threatened or of special concern. No imperiled species have been documented at the Ybor City Museum State Park.

## Exotic and Nuisance Species

Exotic species are plants or animals not native to Florida. Invasive exotic species are able to out-compete, displace or destroy native species and their habitats, often because they have been released from the natural controls of their native range, such as diseases, predatory insects, etc. If left unchecked, invasive exotic plants and animals alter the character, productivity and conservation values of the natural areas they invade.

The invasive exotic plant problem at the park is generally attributed to the lack of control measures on the property just north of the park property. The cigar warehouse on the corner of 19<sup>th</sup> Street and Palm Avenue had been vacant for several years and grounds maintenance was limited to basic grass cutting. During the adjacent parcel's vacancy, two noted invasive exotic species propagated - skunk vine and air potato. Occasionally these species will spread from the warehouse property and travel along the park fence line. When identified on the park property staff removes the vines and treats the area with herbicide.

Table 2 contains a list of the Florida Exotic Pest Plant Council (FLEPPC) Category I and II invasive, exotic plant species found within the park (FLEPPC 2013). The table also identifies relative distribution for each species and the management zones in which they are known to occur. An explanation of the codes is provided following the table.

<b>Table 2: Inventory of FLEPPC Category I and II Exotic Plant Species</b>			
<b>Common and Scientific Name</b>	<b>FLEPPC Category</b>	<b>Distribution</b>	<b>Management Zone(s)</b>
<b>PLANTS</b>			
Air Potato <i>Dioscorea bulbifera</i>	I	0	YC-2, YC-3
		6	
Skunk Vine <i>Paederia foetida</i>	I	0	YC-2, YC-3
		6	

### Distribution Categories:

- 0** No current infestation: All known sites have been treated and no plants are currently evident.
- 1** Single plant or clump: One individual plant or one small clump of a single species.
- 2** Scattered plants or clumps: Multiple individual plants or small clumps of a single species scattered within the gross area infested.

- 3 Scattered dense patches: Dense patches of a single species scattered within the gross area infested.
- 4 Dominant cover: Multiple plants or clumps of a single species that occupy a majority of the gross area infested.
- 5 Dense monoculture: Generally, a dense stand of a single dominant species that not only occupies more than a majority of the gross area infested, but also covers/excludes other plants.
- 6 Linearly scattered: Plants or clumps of a single species generally scattered along a linear feature, such as a road, trail, property line, ditch, ridge, slough, etc. within the gross area infested.

Exotic animal species include non-native wildlife species, free ranging domesticated pets or livestock, and feral animals. Because of the negative impacts to natural systems attributed to exotic animals, the DRP actively removes exotic animals from state parks, with priority being given to those species causing the greatest ecological damage.

In some cases, native wildlife may also pose management problems or nuisances within state parks. A nuisance animal is an individual native animal whose presence or activities create special management problems. Examples of animal species from which nuisance cases may arise include raccoons and venomous snakes that are in public areas. Nuisance animals are dealt with on a case-by-case basis in accordance with the DRP's Nuisance and Exotic Animal Removal Standard.

Feral cats (*Felis catus*) are commonly found on the park property. Due to the park's heavily developed urban surroundings, cats often find refuge under the casitas or shotgun houses. Cats that habitually inhabit this area are trapped and humanely removed according to DRP standard. Detailed management goals, objectives and actions for management of invasive exotic plants and exotic and nuisance animals are discussed in the Resource Management Program section of this component.

### **Cultural Resources**

This section addresses the cultural resources present in the park that may include archaeological sites, historic buildings and structures, cultural landscapes and collections. The Florida Department of State (FDOS) maintains the master inventory of such resources through the Florida Master Site File (FMSF). State law requires that all state agencies locate, inventory and evaluate cultural resources that appear to be eligible for listing in the National Register of Historic Places. Addendum 5 contains the FDOS, Division of Historical Resources (DHR) management procedures for archaeological and historical sites and properties on state-owned or controlled properties; the criteria used for evaluating eligibility for listing in the National Register of Historic Places, and the Secretary of Interior's definitions for the various preservation treatments (restoration, rehabilitation, stabilization and preservation). For the purposes of this plan, significant archaeological site, significant structure and significant landscape means those cultural resources listed or eligible for listing in the National Register of Historic Places. The terms archaeological site, historic structure or historic landscape refer to all resources that will become 50 years old during the term of this plan.

## Condition Assessment

Evaluating the condition of cultural resources is accomplished using a three-part evaluation scale, expressed as good, fair and poor. These terms describe the present condition, rather than comparing what exists to the ideal condition. Good describes a condition of structural stability and physical wholeness, where no obvious deterioration other than normal occurs. Fair describes a condition in which there is a discernible decline in condition between inspections, and the wholeness or physical integrity is and continues to be threatened by factors other than normal wear. A fair assessment is usually a cause for concern. Poor describes an unstable condition where there is palpable, accelerating decline, and physical integrity is being compromised quickly. A resource in poor condition suffers obvious declines in physical integrity from year to year. A poor condition suggests immediate action is needed to reestablish physical stability.

## Level of Significance

Applying the criteria for listing in the National Register of Historic Places involves the use of contexts as well as an evaluation of integrity of the site. A cultural resource's significance derives from its historical, architectural, ethnographic or archaeological context. Evaluation of cultural resources will result in a designation of NRL (National Register or National Landmark Listed or located in an NR district), NR (National Register eligible), NE (not evaluated) or NS (not significant) as indicated in the table at the end of this section.

There are no criteria for use in determining the significance of collections or archival material. Usually, significance of a collection is based on what or whom it may represent. For instance, a collection of furniture from a single family and a particular era in connection with a significant historic site would be considered highly significant. In the same way, a high quality collection of artifacts from a significant archaeological site would be of important significance. A large herbarium collected from a specific park over many decades could be valuable to resource management efforts. Archival records are most significant as a research source. Any records depicting critical events in the park's history, including construction and resource management efforts, would all be significant.

The following is a summary of the FMSF inventory. In addition, this inventory contains the evaluation of significance.

## Prehistoric and Historic Archaeological Sites

**Desired future condition:** All significant archaeological sites within the park that represent Florida's cultural periods or significant historic events or persons are preserved in good condition in perpetuity, protected from physical threats and interpreted to the public.

**Description:** There are no known archaeological sites on the property.

## Historic Structures

**Desired Future Condition:** All significant historic structures and landscapes that represent Florida's cultural periods or significant historic events or persons are preserved in good condition in perpetuity, protected from physical threats and interpreted to the public.

**Description:** Eight historic structures are located within the park. The cultural resources of Ybor City Museum State Park consist of the historic Ferlita Bakery building and seven former residential structures. The buildings occupy the frontage of one city block, minus a warehouse on the corner of 19<sup>th</sup> Street and Palm Avenue. The Ferlita Bakery is recorded in the Florida Master Site File as a contributing resource in the Ybor City Historic District, 8Hi 313, which was listed on the National Register of Historic Places in 1974 and as a National Historic Landmark in 1990.

The former residential structures were moved to their sites and rehabilitated or restored in the mid-1980s. Known locally as "casitas", Spanish for little houses, the buildings were modified forms of wood frame southern urban shotgun houses. One is leased to the Ybor City Chamber of Commerce, the second is used as a park office and collections room and the third is restored for interpretation to visitors as a worker's house of the first quarter of this century. Three have been joined together and are utilized by the Ybor City Museum Society, the park's citizen support organization. These shotgun houses are wider than examples found elsewhere, rather than being only one-room wide, the restored casita has an abbreviated side corridor connecting the front (parlor) and rear (kitchen) rooms. Two bedrooms open off the corridor. Another historic building on the park property is a 1920s bungalow, which is used as a gift shop.

These historic structures present an urban streetscape on 9<sup>th</sup> Avenue near its intersection with eighteenth and nineteenth streets. The mixture of commercial and residential structures was not out of the ordinary in historic Ybor City; its general absence today is due to the urban renewal activity of the 1960s and 1970s. Recreating the streetscape has fulfilled the wishes of many local preservationists and historians.

The Ferlita Bakery building houses the museum ranger station and main exhibit floor. It is a 3,741 square foot masonry structure with interior floors consisting of concrete slabs. It is not known when the slabs were incorporated into the structure; however, it is likely some were not part of the original structure. Bakery ovens, which are preserved and interpreted in the museum, extend through the slab floor.

A partially paved garden occupies the space between the bakery and the worker's house. The garden occupies the site of one or more absent structures. The garden is not historic but was designed to be in harmony with the historic setting. Its presence adds to the local ambiance.

**Condition Assessment:** The structures at Ybor City Museum State Park are generally in fair condition. Over the last 30 years, the museum building has experienced repeated problems with moisture. There have been roof leaks, skylight

leaks and the structure of the bakery ovens has functioned as conduits for moisture from beneath the building. Roof repairs have been limited to patching and a scupper box repair in 2008. Rising moisture continues to affect the exterior walls. Two major contributors to the problem are lack of any impermeable (vapor) barrier under the building and repeated applications of waterproof coatings to the west wall exterior. The west wall was not constructed on an exterior elevation; instead it was an interior party wall, shared by an adjoining structure. The adjoining structure that stood where the garden is today was demolished and the walls' unsuitability as an exterior wall is apparent.

The houses are in fair condition. Because each was moved and rehabilitated less than 30 years ago, most challenges are matters for planned cyclical and preventative maintenance. However, roofs, floor joists, siding and subsidiary systems should get regular attention. The house currently leased to the Ybor City Chamber of Commerce received a new pine shake roof in 2011. Cedar-shake shingles were replaced with pine shake shingles for a longer life span. Approval for the roof was sought through DHR and the City of Tampa, Barrio Latino Commission. The house that is utilized as a park office and collections room had carpeting that covered plywood sheet floors removed and replaced with 3-inch tongue and groove pine, which would have been typical of the period. Due to concerns of possible water damage from closet HVAC units, new package units were installed in the tour casita and new museum office/collections room. Invasive exotic plants around the homes have been removed and several native plants typical of the time period have been added. Consistent trimming of the plants should be performed to ensure they do not compromise the integrity of the homes.

**General Management Measures:** All of the historic buildings listed in Table 3 are used for day-to-day operations of the park and/or use of park visitors. The Ferlita Bakery and tour casita have been identified specifically for interpretation as a historic buildings and shall be managed using the Secretary of the Interior's Standards for Restoration. Restoration involves retaining materials from the most significant time in a property's history, while allowing removal of materials from other periods. All buildings, with the exception of the museum shop building, shall be managed using the Secretary of the Interior's Standards for Preservation. Preservation focuses on retaining all historic fabric through conservation, maintenance and repair. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. These treatments refer to specific sections of the Secretary of the Interior's Standards. A recommended treatment will be indicated in the table for each site listed as NRL, NR or NE. Sites that have been determined as NS will have a treatment of N/A listed in the table.

In some cases, the DRP may elect to demolish or otherwise remove a historic structure. In these situations, a specific case shall be made to justify a structure's removal. Measures to document the structure prior to removal will also be discussed here. Those historic structures slated for demolition shall be so indicated in the table below.

## **Collections**

**Desired Future Condition:** All historic, natural history and archaeological objects within the park that represent Florida's cultural periods, significant historic events or persons, or natural history specimens are preserved in good condition in perpetuity, protected from physical threats and interpreted to the public.

**Description:** Ybor City Museum's cultural resources include the collections of objects held and exhibited by the park. The Ferlita Bakery and casitas contain collections of objects, largely artifacts, which are used for interpretive purposes. The casita functions as a house museum. The various household objects exhibited there encourage visitors to imagine themselves as members of an immigrant worker's family around the turn of the 20<sup>th</sup> century. The objects within the Ferlita Bakery are housed within or near exhibit cases and backdrops to provide visitors with vivid impressions of Ybor City life and cigar factory work during the early 20<sup>th</sup> century. A casita is set up for an office and collections room. The house that was formerly leased to the Department of State is now used as a collections room. The collections room houses approximately 480 cubic feet of artifacts and props. Park maps, historic films, photographs, slides and paper archives are currently stored in an air-conditioned room with a dehumidifier. Cigar-related artifacts including tools, labels, chairs and boxes are also housed in the room. The collections room displays various objects, such as costumes, household décor and toys.

**Condition Assessment:** The condition of the collections objects is generally fair, though the condition of a minority of those objects is poor. The casita contains an abundance of collection objects, some non-historic, which are often not exhibited in a manner conducive to long-term survival. In both the Ferlita Bakery and casita, the objects in most distress are paper, especially framed artworks and textiles. Both are affected by various damaging factors for turn-of-century natural fiber objects. Windows in the bakery and casita lack adequate ultraviolet protection. As newer technology in ultraviolet protection exists, all structures that contain collections objects should be upgraded. The casita would benefit from the addition of historically accurate wood shutters. The window located in the collections room has been covered from the inside with a plywood sheet and allows negligible amounts of light into the room. The room walls do not extend to the ceiling, which allows light to enter from adjoining spaces. A ceiling and UV filter lighting would aid in the long-term protection of the collections objects.

Objects in the museum building are in various conditions. Of particular concern are the cumulative effects of ultraviolet light and the lack of consistent cyclical maintenance and rotation. HVAC system upgrades have been used to ameliorate previous issues with mold and mildew, but were not sufficient to maintain the desired humidity levels in the museum. An improved HVAC system was installed in 2015. Additional dehumidifier systems and monitors may be required in other locations throughout the museum. Several printed and photographic objects formerly exhibited at or near floor level have been relocated in the museum or stored in the collections room. Organic materials such as tobacco products have encouraged insects, which have damaged both artifacts and exhibit devices, including the cigars. A staff break room is located in the museum lobby area, where

food items, refrigerator, and microwave encourage insect and rodent infestations. A continuing coordinated integrated pest management program (IPM) would benefit all the objects in the museum.

**General Management Measures:** The park’s collections were not managed according to current DRP standards, and tracing provenances or previous conservation treatments is difficult. New reporting procedures, standards and databases are in place, and should be continued to improve the long-term survivability of the collection. A formal inventory and catalog of all collection objects is currently in progress, however the park has no organized collections management program. Many of the objects in the park’s collection have no formal donated property or loan documentation. A Scope of Collection Statement needs to be developed, as well as a collection management assessment. No park staff is currently trained in collection management or preservation; however the Ybor City Museum Society, does have a museum curator on staff. The curator assists park staff with exhibits and provides guidance for collections management. Additional curation guidance may be provided by the Division of Historical Resources.

<b>Table 3: Cultural Sites Listed in the Florida Master Site File</b>						
<b>Site Name and FMSF #</b>	<b>Culture/Period</b>	<b>Description</b>	<b>Significance</b>	<b>Condition</b>	<b>Treatment</b>	<b>Management Zone</b>
8Hi 949 Ferlita Bakery	American/Early 20 <sup>th</sup> Century	Historic Site	NRL	F	RS	YC-2
8Hi2206 Ybor City Preservation Park	American/Early 20 <sup>th</sup> Century	Historic Site	NE	F	P	YC-3
8Hi2207 Ybor City Preservation Park	American/Early 20 <sup>th</sup> Century	Historic Site	NE	F	P	YC-3
8Hi2208 Ybor City Preservation Park	American/Early 20 <sup>th</sup> Century	Historic Site	NE	F	P	YC-3
8Hi4187 Museum Store/Residence	American/Early 20 <sup>th</sup> Century	Historic Site	NE	F	RH	YC-1

**Significance:**

- NRL National Register listed
- NR National Register eligible
- NE Not evaluated
- NS Not significant

**Condition:**

- G Good
- F Fair
- P Poor
- NA Not accessible
- NE Not evaluated

**Recommended**

**Treatment:**

- RS Restoration
- RH Rehabilitation
- ST Stabilization
- P Preservation
- R Removal
- N/A Not applicable

## RESOURCE MANAGEMENT PROGRAM

### **Management Goals, Objectives and Actions**

Measurable objectives and actions have been identified for each of the DRP's management goals for the Ybor City Museum State Park. Please refer to the Implementation Schedule and Cost Estimates in the Implementation Component of this plan for a consolidated spreadsheet of the recommended actions, measures of progress, target year for completion and estimated costs to fulfill the management goals and objectives of this park.

While, the DRP utilizes the ten-year management plan to serve as the basic statement of policy and future direction for each park, a number of annual work plans provide more specific guidance for DRP staff to accomplish many of the resource management goals and objectives of the park. Where such detailed planning is appropriate to the character and scale of the park's natural resources, annual work plans are developed for prescribed fire management, exotic plant management and imperiled species management. Annual or longer- term work plans are developed for natural community restoration and hydrological restoration. The work plans provide the DRP with crucial flexibility in its efforts to generate and implement adaptive resource management practices in the state park system.

The work plans are reviewed and updated annually. Through this process, the DRP's resource management strategies are systematically evaluated to determine their effectiveness. The process and the information collected is used to refine techniques, methodologies and strategies, and ensures that each park's prescribed management actions are monitored and reported as required by Sections 253.034 and 259.037, Florida Statutes.

The goals, objectives and actions identified in this management plan will serve as the basis for developing annual work plans for the park. The ten-year management plan is based on conditions that exist at the time the plan is developed, and the annual work provides the flexibility needed to adapt to future conditions as they change during the ten-year management planning cycle. As the park's annual work plans are implemented through the ten-year cycle, it may become necessary to adjust the management plan's priority schedules and cost estimates to reflect these changing conditions.

### **Natural Resource Management**

#### **Hydrological Management**

**Goal: Protect water quality and quantity in the park, restore hydrology to the extent feasible and maintain the restored condition.**

The natural hydrology of most state parks has been impaired prior to acquisition to one degree or another. Florida's native habitats are precisely adapted to natural drainage patterns and seasonal water level fluctuations, and variations in these factors frequently determine the types of natural communities that occur on a



particular site. Even minor changes to natural hydrology can result in the loss of plant and animal species from a landscape. Restoring state park lands to original natural conditions often depends on returning natural hydrological processes and conditions to the park. This is done primarily by filling or plugging ditches, removing obstructions to surface water “sheet flow,” installing culverts or low-water crossings on roads, and installing water control structures to manage water levels.

***Objective: Assess the impact of stormwater run-off and coordinate with City of Tampa Public Works Department for stormwater improvements and/or changes.***

Improvements such as gutter diversions, planted swales and walkway drainage need to be investigated and implemented. Stormwater diversion and highly erosive areas, such as the parking areas and walkways to and from the houses, need to be addressed.

### **Natural Communities Management**

**Goal: Restore and maintain the natural communities/habitats of the park.**

The DRP practices natural systems management. In most cases, this entails returning fire to its natural role in fire-dependent natural communities. Other methods to implement this goal include large-scale restoration projects as well as smaller scale natural communities’ improvements. At Ybor City Museum State Park, however, no natural communities are present. Accordingly, natural communities management practices such as prescribed fire is not a management concern at this site.

***Objective: Coordinate with local agencies such as the Florida Natural Areas Inventory (FNAI) to identify the natural community present in the area prior to the development of Ybor City.***

Identifying the natural community historically present in the area will assist with future interpretation and provoke public interest in the park. Future plantings and displays should highlight the results of the research. Selection of plant species will also continue to consider the characteristics of the park’s cultural landscape, including ornamental planting.

### **Imperiled Species Management**

**Goal: Maintain, improve or restore imperiled species populations and habitats in the park.**

The DRP strives to maintain and restore viable populations of imperiled plant and animal species primarily by implementing effective management of natural systems.

Ongoing inventory and monitoring of imperiled species in the state park system is necessary to meet the DRP’s mission. At this time no imperiled plant or animal

species have been documented in the park. DRP staff will continue to monitor for the absence or presence of imperiled species at this site.

## **Exotic Species Management**

**Goal: Remove exotic and invasive plants and animals from the park and conduct needed maintenance control.**

The DRP actively removes invasive exotic species from state parks, with priority being given to those causing the ecological damage. Removal techniques may include mechanical treatment, herbicides or biocontrol agents. Exotic species management may also pertain, as necessary, to removal of the chickens and rodents that are frequently found in the park.

***Objective: Develop and implement an ongoing plan to treat invasive exotic plant species in the park.***

Invasive exotics present a serious threat to native plant species in the park. Once an invasive is identified it should be mechanically removed and herbicides applied.

***Objective: Implement a public education and good neighbor program to control the spread of invasive exotics in urban and garden environments.***

By educating the public on the serious threat that invasive exotics pose to the natural community, the park can serve as an informational resource and help to control future spread from surrounding properties.

## **Special Management Considerations**

### **Timber Management Analysis**

Chapters 253 and 259, Florida Statutes, require an assessment of the feasibility of managing timber in land management plans for parcels greater than 1,000 acres if the lead agency determines that timber management is not in conflict with the primary management objectives of the land. A timber management analysis was not conducted for this park since its total acreage is below the 1,000-acre threshold established by statute and contains no forested area.

### **Arthropod Control Plan**

All DRP lands are designated as “environmentally sensitive and biologically highly productive” in accordance with Ch. 388 and Ch. 388.4111 Florida Statutes. If a local mosquito control district proposes a treatment plan, the DRP responds within the allotted time and reaches consensus with the mosquito control district. By policy of the DEP since 1987, aerial adulticiding is not allowed, but larviciding and ground adulticiding (truck spraying in public use areas) is typically allowed. The DRP does not authorize new physical alterations of marshes through ditching, or water control structures. Mosquito control plans temporarily may be set aside under declared threats to public or animal health, or during a Governor’s Emergency Proclamation. No arthropod control has been proposed for the park property.

## **Cultural Resource Management**

### **Cultural Resource Management**

Cultural resources are individually unique, and collectively, very challenging for the public land manager whose goal is to preserve and protect them in perpetuity. The DRP is implementing the following goals, objectives and actions, as funding becomes available, to preserve the cultural resources found in Ybor City Museum State Park.

#### **Goal: Protect, preserve and maintain the cultural resources of the park.**

The management of cultural resources is often complicated because these resources are irreplaceable and extremely vulnerable to disturbances. The advice of historical and archaeological experts is required in this effort. All activities related to land clearing, ground disturbing activities, major repairs or additions to historic structures listed or eligible for listing in the National Register of Historic Places must be submitted to the FDOS, Division of Historical Resources (DHR) for review and comment prior to undertaking the proposed project. Recommendations may include, but are not limited to concurrence with the project as submitted, pre-testing of the project site by a certified archaeological monitor, cultural resource assessment survey by a qualified professional archaeologist, modifications to the proposed project to avoid or mitigate potential adverse effect. In addition, any demolition or substantial alteration to any historic structure or resource must be submitted to DHR for consultation and the DRP must demonstrate that there is no feasible alternative to removal and must provide a strategy for documentation or salvage of the resource. Florida law further requires that the DRP consider the reuse of historic buildings in the park in lieu of new construction and must undertake a cost comparison of new development versus rehabilitation of a building before electing to construct a new or replacement building. This comparison must be accomplished with the assistance of DHR.

#### ***Objective: Assess and evaluate 5 of 5 recorded cultural resources in the park.***

Cultural resource assessment and evaluation priority will be given to the sites that are determined to be impacted by visitor use or the changing needs of the park. The Ferlita Bakery and interpretive casita are high priorities due to their high level of use, as well as the preservation treatment designation. In addition, the additional houses utilized as offices are considered high priorities. A priority schedule of preservation, stabilization, and cyclical and preventative maintenance schedules are needed to ensure the long-term sustainability of the structures. Any future lease agreements should have strong and clear language as to the tenants' responsibilities for the upkeep of the building. Assessments and evaluations will examine the current condition of each site and will address any threats to the site's condition from park use and visitor use, as well as natural processes. Binders identifying all schedules, completed repairs and any future recommendations will be kept at each site.

***Objective: Compile reliable documentation for all recorded historic and archaeological resources.***

An archaeological predictive model was completed for the park in 2014. All areas within the park are considered highly sensitive, indicating that it has a high probability for the occurrence of historic and pre-historic resources.

The three casitas facing 9<sup>th</sup> Avenue, west of the ornamental garden, should be added to the Florida Master Site File.

A Scope of Collections and collections catalog need to be developed to guide acquisition and/or deaccession of collection items. An administrative history is needed for interpretation of the history of the park's development. The Ybor City Museum Society is currently recording oral histories from former residents and family members of early immigrants in Ybor City.

The park needs to develop and implement a monitoring plan to include yearly condition assessments of the parks cultural resources. Subsequently, the FMSF should be updated as needed.

At least one DRP staff member should complete Archaeological Resource Monitor (ARM) training as the park and the National Historic Landmark District, as a whole, are sensitive for archaeological features and objects. It is noted that such features and objects are most likely to be encountered through ground-disturbing activity, which would prompt guidance from DHR's standard management procedures.

***Objective: Bring 5 of 5 recorded cultural resources into good condition.***

Following evaluation and assessment of the recorded cultural resources, sites not considered to be in good condition will be brought into good condition. The good condition of each site will be relative to the management treatment designated in Table 3. A cyclical maintenance plan should be implemented to help guide the park with needed repairs for all its buildings. The rehabilitation of the park's historic buildings should be implemented in the order of priority established by the historic structures reports and the results of annual monitoring. All buildings in the park are used for day-to-day operations and/or by park visitors. The Ferlita Bakery, the casitas, and the bungalow shall be managed using the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Ferlita Bakery and the historically furnished casita have been identified specifically for interpretation as historic buildings and shall be managed using restoration as a treatment approach. All of the other casitas shall be managed using preservation as the treatment approach. The bungalow, which houses the gift shop within the park, shall be managed using rehabilitation as the approach for treatment.

### **Resource Management Schedule**

A priority schedule for conducting all management activities that is based on the purposes for which these lands were acquired, and to enhance the resource values, is located in the Implementation Component of this management plan.

### **Land Management Review**

Section 259.036, Florida Statutes, established land management review teams to determine whether conservation, preservation and recreation lands titled in the name of the Board of Trustees are being managed for the purposes for which they were acquired and in accordance with their approved land management plans. The DRP considered recommendations of the land management review team and updated this plan accordingly.

At less than 1 acre, Ybor City Museum State Park does not meet the size threshold for the land management review requirement; and, thus, has not been subject to a land management review.



## **LAND USE COMPONENT**

### **Introduction**

Land use planning and park development decisions for the state park system are based on the dual responsibilities of the Florida Department of Environmental Protection (DEP), Division of Recreation and Parks (DRP). These responsibilities are to preserve representative examples of original natural Florida and its cultural resources, and to provide outdoor recreation opportunities for Florida's citizens and visitors.

The general planning and design process begins with an analysis of the natural and cultural resources of the unit, and then proceeds through the creation of a conceptual land use plan that culminates in the actual design and construction of park facilities. Input to the plan is provided by experts in environmental sciences, cultural resources, park operation and management. Additional input is received through public workshops, and through environmental and recreational-user groups. With this approach, the DRP objective is to provide quality development for resource-based recreation throughout the state with a high level of sensitivity to the natural and cultural resources at each park.

This component of the unit plan includes a brief inventory of the external conditions and the recreational potential of the unit. Existing uses, facilities, special conditions on use, and specific areas within the park that will be given special protection, are identified. The land use component then summarizes the current conceptual land use plan for the park, identifying the existing or proposed activities suited to the resource base of the park. Any new facilities needed to support the proposed activities are expressed in general terms.

### **External Conditions**

An assessment of the conditions that exist beyond the boundaries of the unit can identify any special development problems or opportunities that exist because of the unit's unique setting or environment. This also provides an opportunity to deal systematically with various planning issues such as location, regional demographics, adjacent land uses and park interaction with other facilities.

Ybor City Museum State Park is located in Hillsborough County, within the immediate vicinity of the central business district of the City of Tampa. The population of Hillsborough County was estimated at 1,276,410, as of 2013 (BEBR 2013). In 2013, 23 percent of residents in Hillsborough County were under the age of 18 and 12 percent were aged 65 and over, which is representative of the state average for these age cohorts (Census 2013). Nearly 347,000 people reside within the City of Tampa, in which the park is located. Approximately 2.7 million people reside within a 30-mile radius of the of the park, which includes the cities of Tampa, St. Petersburg, Clearwater, and Lakeland (Census 2010).

In addition to the park, the Ybor City National Historic District is home to numerous other historic and cultural attractions. Moreover, the Ybor City Museum Society has developed walking tours to identified sites within the historic district. These tours highlight Ybor City's heritage including the cigar factories, entertainment and cultural life, and the social and working life of the city's early founders and working-class community.

There are numerous resource-based recreation opportunities within twenty miles of Ybor City Museum State Park. Hillsborough River State Park and Little Manatee River State Park offers opportunities for bicycling, camping, paddling, hiking, swimming, and wildlife viewing. Cockroach Bay Preserve State Park is only accessible by water and offers paddling trails through the islands.

Several municipal parks and preserves are in close proximity. Weedon Island Preserve, Brooker Creek Preserve, and Edward Medard Park have nature trails and paddling opportunities. Managed by the Southwest Florida Water Management District (SWFWMD), Cypress Creek Preserve has designated biking and hiking trails, camping, and fishing. The Davis Island and Hillsborough River Paddling Trail are also located within the vicinity of the park. Additionally, there is an extensive network of greenway recreation corridors in the region.

The park is located in the Central West Vacation Region, which includes Citrus, Hernando, Hillsborough, Pasco, and Pinellas counties (Visit Florida 2013). According to the 2013 Florida Visitor Survey, approximately 11.1 percent of domestic visitors to Florida visited this region. Approximately 85 percent of visitors to the region traveled to the Central West for leisure purposes. The top activities for domestic visitors were beach/waterfront and visiting friends or relatives. Spring was the most popular travel season, but visitation was generally throughout the year. More than half of visitors traveled by non-air (53%), reporting an average of 4 nights and spending an average of \$146 per person per day (Visit Florida 2013).

Florida's Statewide Comprehensive Outdoor Recreation Plan (SCORP) indicates that participation rates in this region for saltwater beach activities, saltwater and freshwater fishing, freshwater boat-ramp use, nature study, hiking, and camping are higher than the state average with demand for additional facilities increasing through 2020 (FDEP 2013).

### **Existing Use of Adjacent Lands**

Ybor City Museum State Park is located in the Ybor City Historic District of Tampa. The city retains many of its original buildings and its traditional urban street grid designed in the mid-19<sup>th</sup> Century. Recognizing the significant number of contributing historic structures, Ybor City has the distinction of being one of only four National Historic Landmark Districts in the state of Florida. Many of the original brick streets have been restored, with the eventual goal of restoring the remainder.



The Oliva Tobacco Company is the only other landowner on the same city block as the state park. Built by the R. Monne and Brothers Company in 1890, their warehouse is the only surviving wood frame cigar factory in Ybor City.

Antique stores, art galleries, boutique shops, and cafes have established businesses in the remaining turn of the century structures. Restaurants, bars, and social clubs have also moved into the revitalized Ybor City, which is a popular destination for nightlife. Interstate 4, which was widened as of 2011, is located three blocks north of the museum.

### **Planned Use of Adjacent Lands**

Residential redevelopment within the Ybor City Historic District is actively underway and is planned to change the demographics and land use demand for the area. A considerable inventory of vacant land is available within the district, with relatively few constraints on development. As residential use in the area increases, demand for additional retail, particularly neighborhood service retail, will increase. Growth of regional tourist traffic is also forecasted to increase, due to increased cruise business facilitated by Port of Tampa improvements, construction of a new convention center, and revitalization of Tampa's nearby downtown and Channel District. Redevelopment of multiple city blocks of low-density public housing as mixed-use and mixed income neighborhoods is proposed throughout the vicinity.

Further residential development and increased tourism volume are expected to increase the demand for public transportation in the vicinity. Expansion of streetcar service is proposed to provide more regular connections between Ybor City and downtown Tampa. Streetscape improvements, including sidewalk reconstruction, road resurfacing, lighting, and sewer or stormwater drainage improvements are continuously underway throughout Ybor City, funded by the Community Redevelopment Area (Ybor City CRA 2012).

In 2015, the Ybor City Museum Society plans to open the Tampa Baseball Museum at the Al Lopez House, which will preserve and honor Tampa's unique historic role in the sport of baseball. This museum is located on North 19<sup>th</sup> Street, less than one block east of Ybor City Museum State Park.

### **Property Analysis**

Effective planning requires a thorough understanding of the unit's natural and cultural resources. This section describes the resource characteristics and existing uses of the property. The unit's recreation resource elements are examined to identify the opportunities and constraints they present for recreational development. Past and present uses are assessed for their effects on the property, compatibility with the site, and relation to the unit's classification.

## **Recreation Resource Elements**

This section assesses the park's recreational resource elements, those physical qualities that, either singly or in certain combinations, can support various resource-based recreation activities. Breaking down the property into such elements provides a means for measuring the property's capability to support potential recreational activities. This process also analyzes the existing spatial factors that either favor or limit the provision of each activity.

### **Land Area**

Ybor City Museum State Park contains almost an acre of land that encompasses more than half of a city block within the Ybor City National Historic District. The state park consists of the historic Ferlita Bakery building, an ornamental garden, and six relocated cigar worker's houses, known as "casitas", and a 1920s bungalow. The Ferlita Bakery building houses the museum's 17 exhibits and serves as the main entrance and park office. Three small cigar worker's casitas were moved to the southwest corner of the property to create an artificial streetscape intended to resemble turn of the century conditions. The bungalow is located east of the museum and serves as a gift shop exhibition space. The other three casitas are located in the northwest corner of the property and serve as the headquarters for the Ybor City Museum Society, the state park's citizen support organization. The entire site has been developed with structures and ornamental plantings and contains no natural communities.

### **Archaeological and Historic Features**

The Ferlita Bakery building, which houses the museum, is a large, single-story masonry structure with an open interior floorplan. The bakery building is the only structure on site that still occupies its original historic location, and is listed as a contributing structure in the Ybor City National Historic District, which is listed in the National Register of Historic Places. The bakery is typical of 1920s-era urban commercial buildings that were common in the area. Constructed of tan brick masonry, the building has an attractive parapet on the south elevation. The rich history of Ybor City is interpreted through museum exhibits, featuring the cigar manufacturing and packaging process as well as other representative aspects of life in early 20<sup>th</sup>-Century Ybor City.

The casitas on the southwest side of the property were constructed circa 1895. Originally located in a different area of Ybor City, these casitas were relocated to the museum property for public interpretation. The casita closest to gardens is open for public viewing and includes period-specific furnishings.

### **Assessment of Use**

All legal boundaries, significant features, structures, facilities, and walkways existing in the unit are delineated on the base map (see Base Map). Specific uses made of the unit are briefly described in the following sections.

## **Past Uses**

The economy of Ybor City was prosperous during its initial urban and industrial development of the 1800s and early 1900s, however, the Great Depression and automation of the cigar industry resulted in significant economic downturn. Following several decades of urban blight, the Urban Renewal Program was implemented in the 1960s, which gutted the central core residential areas. When the state acquired the museum site with the historic Ferlita Bakery building in 1976, Ybor City was notable only because of the famed Columbia restaurant and a few reminders of long-departed cigar makers. Boarded-up storefronts and peeling paint testified to the area's depressed economy. It was not until the 1990s that Ybor City underwent the significant restorative investment and revitalization that characterizes the multiple-use urban setting today.

The museum building was formerly an active bakery. The garden was the former site of two adjacent two-story woodframe homes. These homes were not preserved through the Urban Renewal Program initiatives along 9<sup>th</sup> Avenue in the 1960s.

## **Future Land Use and Zoning**

The DRP works with local governments to establish designations that provide both consistency between comprehensive plans and zoning codes and permit typical state park uses and facilities necessary for the provision of resource-based recreation.

The City of Tampa Comprehensive Plan incorporates special provisions for Ybor City, designated as both a Regional Attractor and an Urban Village, both of which offer the ability to increase the intensity of development over what would be permitted in the surrounding suburban areas. As a National Historic Landmark District, Ybor receives special treatment under the City's zoning regulations (Ybor City CRA 2012). The zoning regulations applying to Ybor City are documented in Article VIII of Chapter 27, Zoning, of the City of Tampa Code of Ordinances.

The intent of Article VIII is to establish a set of land development regulations that specifically promote and preserve the historic district and its landmarks. To that end, the regulations contain many provisions that reflect the unique characteristics of this district, such as minimal building setbacks, and floor area ratio and building coverage standards oriented toward higher-density urban development. Building height, on the other hand, is generally limited to 45 feet. This height limit will keep new structures in the three to four story range for historic compatibility.

In accordance with the general historic pattern, a wide variety of uses may be permitted in the various zoning districts, especially in the historic core of Ybor City. To preserve the National Landmark designation, contributing historic

structures may not be demolished nor substantially altered in exterior appearance. Interior remodeling is permitted, but the dimensions of the original building footprint are discouraged from expansion (City of Tampa 2014).

### **Current Recreational Use and Visitor Programs**

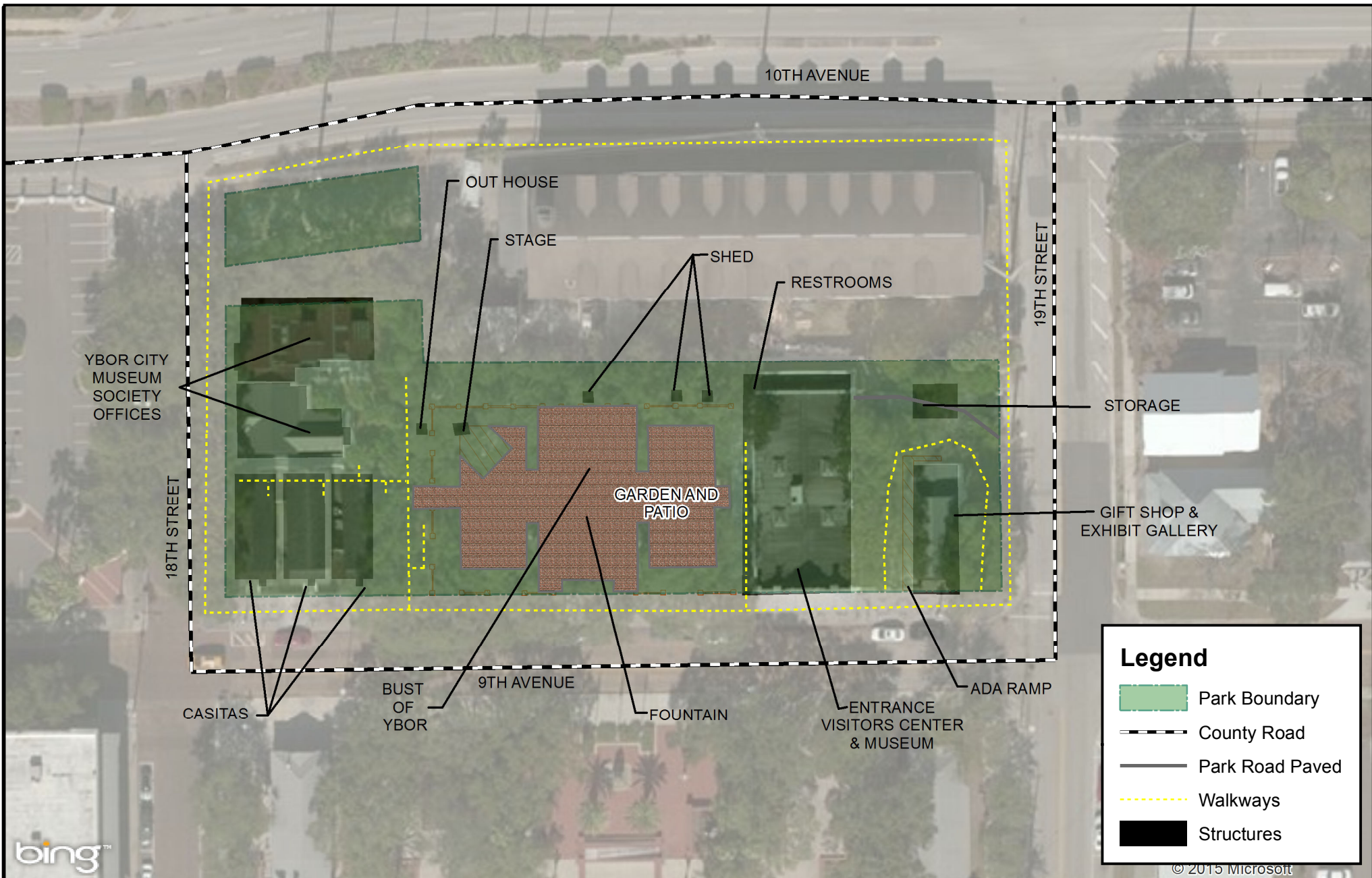
The public use of the park is primarily interpretive, including touring the museum, adjacent formal garden, and historic casitas. The museum interprets the historic cigar industry of Ybor City, the diverse cultural heritage of its residents, and the role that the city played in shaping this region of Florida. Activities at the park are primarily associated with an educational experience and the passive enjoyment of the gardens. Interpretive programs at the state park include a guided tour of a cigar worker's casita and cigar rolling demonstrations. Other uses of the park include hosting special events, such as weddings.

Attracting visitors to the area, and interpreting the city's historic significance, the museum has had a positive impact on the revitalization of the Ybor City National Historic District.

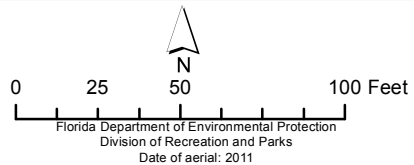
Ybor City Museum State Park recorded 22,280 visitors in Fiscal Year (FY) 2014/2015. By DRP estimates, the FY 2014/2015 visitors contributed \$1,952,101 in direct economic impact, the equivalent of adding 31 jobs to the local economy (FDEP 2015).

### **Other Uses**

Of the three casitas on the southwest side of the park, only the eastern most casita is associated with the museum's interpretive program. One casita is subleased by the local chamber of commerce. Upon termination of its current sublease, the other the casita will be used to display temporary exhibits, host interpretive lectures, provide meeting space, and be available for other appropriate uses. Another casita is used to house the park's collections. The northwest side of the property contains three additional relocated historic wood frame structures. These buildings are currently operated by the Ybor City Museum Society, the park's citizen support organization, and serves as a historical and cultural research center.



**YBOR CITY MUSEUM  
STATE PARK**



**Legend**

- Park Boundary
- County Road
- Park Road Paved
- Walkways
- Structures

© 2015 Microsoft

**BASE MAP**



## **Protected Zones**

A protected zone is an area of high sensitivity or outstanding character from which most types of development are excluded as a protective measure. Generally, facilities requiring extensive land alteration or resulting in intensive resource use, such as parking lots, camping areas, shops or maintenance areas, are not permitted in protected zones. Facilities with minimal resource impacts, such as trails, interpretive signs and boardwalks are generally allowed. All decisions involving the use of protected zones are made on a case-by-case basis after careful site planning and analysis.

At Ybor City Museum State Park, the entire property is considered a protected zone as a cultural site. Park staff will continue to manage the museum as an integral component of the Ybor City National Historic District.

## **Existing Facilities**

The urban park consists of a museum and main exhibit space, housed in the historic Ferlita Bakery building, as well as an ornamental garden, and three historic cigar worker's houses. Additional space for a gift shop, temporary or travelling exhibit space, and administration are located in a separate historic casita (see Base Map).

### **Recreation Facilities**

The Ferlita Bakery building, listed on the National Register of Historic Places, houses the museum exhibits, and is the most historically significant feature on the site. Modern restroom facilities have been constructed on the north side of the museum.

The walled ornamental garden, although designed to recreate the historic architecture of Ybor City, was constructed in 1977. The garden's symmetrical design is arranged around a central fountain within a courtyard. A covered stage is located in the northwest corner of the garden. This stage is used during special events and performances.

Of the six casitas, only the eastern-most house is managed as part of the museum. This small casita has been restored and forms an attractive addition to the museum's interpretive program. Arranged with historic furniture, photographs, and artwork, the casita provides visitors an opportunity to experience the typical living conditions of 1890s cigar workers.

A bungalow located in the southeast corner of the park was brought to this location in 2002 after being removed from the right-of-way of a phase of the Interstate 4 widening project. This historic building was restored and converted into a gift shop and a temporary exhibit gallery.

### **Support Facilities**

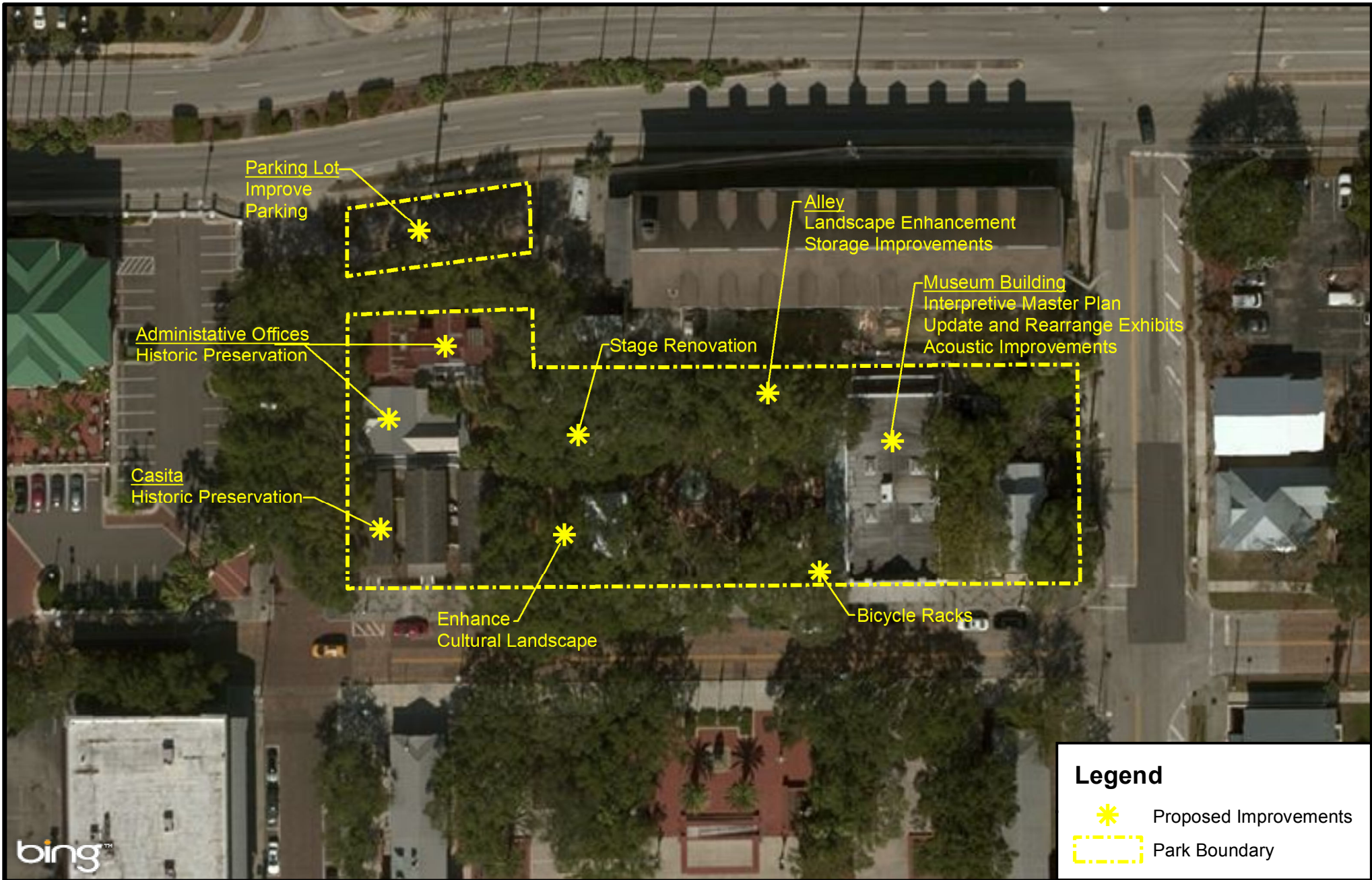
The northwest casita building is used to provide administrative office space for the Ybor City Museum Society and park. A small modern storage building is located on the northeast side of the property, adjacent to the bakery building. Small sheds in the alley contain various materials for special events, storm shutters, and construction materials used in the museum. The park offers no designated parking for the museum, but parallel street parking is available along 9<sup>th</sup> Avenue, on the south side of the park. The small parking area in the northwest corner of the park is used for park staff and service vehicle loading/unloading.

### **Conceptual Land Use Plan**



The following narrative represents the current conceptual land use proposal for this park. The conceptual land use plan is the long-term, optimal development plan for the park, based on current conditions and knowledge of the park's resources, landscape and social setting (see Conceptual Land Use Plan). The conceptual land use plan is modified or amended, as new information becomes available regarding the park's natural and cultural resources or trends in recreational uses, in order to adapt to changing conditions. Additionally, the acquisition of new parkland may provide opportunities for alternative or expanded land uses. The DRP develops a detailed development plan for the park and a site plan for specific facilities based on this conceptual land use plan, as funding becomes available.

During the development of the conceptual land use plan, the DRP assessed the potential impact of proposed uses or development on the park resources and applied that analysis to determine the future physical plan of the park as well as the scale and character of proposed development. Potential resource impacts are also identified and assessed as part of the site planning process once funding is available for facility development. At that stage, design elements (such as existing topography and vegetation, sewage disposal and stormwater management) and design constraints (such as imperiled species or cultural site locations) are investigated in greater detail. Municipal sewer connections, advanced wastewater treatment or best available technology systems are applied for on-site sewage disposal. Creation of impervious surfaces is minimized to the greatest extent feasible in order to limit the need for stormwater management systems, and all facilities are designed and constructed using best management practices to limit and avoid resource impacts. Federal, state and local permit and regulatory requirements are addressed during facility development. This includes the design of all new park facilities consistent with the universal access requirements of the Americans with Disabilities Act (ADA). After new facilities are constructed, park staff monitors conditions to ensure that impacts remain within acceptable levels.

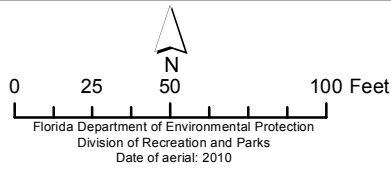




**Legend**

-  Proposed Improvements
-  Park Boundary

**YBOR CITY MUSEUM  
STATE PARK**



**CONCEPTUAL LAND USE PLAN**



## **Potential Uses**

### **Public Access and Recreational Opportunities**

**Goal: Provide public access and recreational opportunities in the park.**

The existing recreational activities and programs of this state park are appropriate to the natural and cultural resources contained in the park and should be continued.

***Objective: Maintain the park's current recreational carrying capacity of 2,000 users per day.***

The park will continue to provide opportunities for staff-guided and self-guided resource interpretation and hosting of special events. Interpretive exhibits and programs will continue to be offered.

***Objective: Expand the park's recreational carrying capacity by 0 users per day.***

The land use plan for Ybor City Museum State Park will not increase the unit's recreational carrying capacity. Recommendations for improvements in this plan are intended rather to enhance the park's existing interpretive and event offerings and preservation of historic resources.

***Objective: Continue to provide the current repertoire of 15 interpretive, educational and recreational programs on a regular basis.***

Ybor City Museum State Park offers a wide variety of interpretive and recreational programs throughout the year. Interpretive programs consist primarily of guided walking tours through the museum and park grounds, focusing on specific themes of Ybor City's socio-economic and cultural history. The following is a list and description of existing interpretive and recreational programs to be maintained:

Interpretive programs at Ybor City Museum State Park serve as catalysts to learning and forge public understanding of the park's historic and cultural resources. These programs include The Art of the Cigar Label; Tampa y Cuba; Sicilians in Tampa; Spain and the Creation of Modern Tampa; Bolita; The Women of Ybor: 125 Years of Influence; Ybor City Architecture: Our Stories; Beisbol – Tampa's Love for the Game; Jewish Roots of Ybor; Ybor City Immigration 1886 – 1930; and Buildings Alive Architecture Hop.

Additionally, the park offers numerous programs coordinated with the Florida Public Archeology Network. Various annual events include Viva El Lector Literacy Day and Smithsonian National Museum Day.

Recreational programs at the park offer opportunities for visitors of all age groups to engage in active pursuits in the park's courtyard garden. These programs include Play in the Park, which provides gardening activities for elementary and middle school students; Saturday Yoga in the Garden program coordinated with local yoga instructors; and Florida State Parks Geocache.

## **Proposed Facilities**

### **Capital Facilities and Infrastructure**

**Goal: Develop and maintain the capital facilities and infrastructure necessary to implement the recommendations of the management plan.**

The existing facilities of the park are appropriate to its resources and should be maintained. Improvements, as discussed further below, are recommended to enhance the quality and safety of the park's recreational opportunities, to continue the protection of park resources, and to streamline the efficiency of park operations. The following is a summary of facility improvements or renovations needed to implement the conceptual land use plan for Ybor City Museum State Park:

***Objective: Maintain all public and support facilities in the park.***

All capital facilities, walkways, and interpretive features within the park will be kept in proper condition through the daily or regular work of park staff and/or contracted help.

***Objective: Improve/repair 6 existing facilities.***

Major repair projects for park facilities may be accomplished within the ten-year term of this management plan, if funding is made available. These include the modification of existing park facilities to bring them into compliance with the Americans with Disabilities Act (a top priority for all facilities maintained by DRP). The following discussion of other recommended improvements and repairs are organized by use area within the park.

*Museum Building:* The park museum, housed in the historic Ferlita Bakery building, is in need of improvements. Exhibits in the museum should be modernized and additional historical information about Ybor City, including topics such as the urban and economic development of Tampa should be incorporated. Recommended historical themes will expand upon interpretation of Ybor City's relationship to 19<sup>th</sup> and 20<sup>th</sup> Century Central and Southwest Florida. In addition to updates and enhancement of the museum's exhibits, interpretive panels and features should be rearranged to improve chronological sequencing and comfortable movement of visitors. Acoustic improvements are also recommended to reduce noise during high visitation or guided tours. These improvements should be based on the interpretive master plan, which will be developed during this ten-year planning period.

*Garden and Courtyard:* Improvements to the ornamental garden and courtyard will be based on the 2015 landscape plan developed with park and district staff and the University of Florida IFAS Extension. Both native and historic period landscaping should reflect the 19<sup>th</sup> Century character of Ybor City's gardens. The garden should offer opportunity for visitors to interpret native vegetation of the area within the context of an urban environment. Additionally, ornamental plants typical of Ybor City during the period should be incorporated to enhance the park's cultural landscape. Other recommended improvements include renovation of the performance stage to improve accessibility, suitability for events, and historic architectural character. Bicycle racks should be installed near the park entrance or in bungalow side yard along 9<sup>th</sup> Avenue to accommodate multi-modal access to the park.

*Southwest Casita:* The historic casita in the southwest corner of the park is in need of preservation, including new roofing, structural repairs, and floor restoration. A historic structures study is needed to determine a specific plan for the preservation work.

*Administrative/CSO Buildings:* The two adjacent buildings in the northwest corner of the park, which are used for park administration and the Ybor City Museum Society, are in need of preservation. Recommendations include roof repairs, structural repairs, and window restoration. As these buildings are also used as ancillary museum exhibition space, improvements should consider climate control. Both buildings are historic and will require historic structures studies prior to commencing preservation work.

*Alley:* The alley along the north boundary of the park separates the garden from the historic Oliva Tobacco Warehouse. Recommended improvements include consolidation of the storage sheds into the park's main storage building, replacement of the chain-link boundary fence, and enhancing the landscape of this area with native vegetation consistent with the adjacent ornamental garden. These improvements will enhance the aesthetic quality of the park and improve the alley for park operations.

*Parking Lot:* The parking area in the northwest corner of the park at the intersection of Angel Oliva Senior Street and Palm Avenue should be paved. As a low-lying small gravel parking lot, it is frequently flooded and requires repeated maintenance. Reliable parking at this site is significant for park and CSO staff and loading/unloading materials for events or museum exhibits. Pavement would alleviate recurrent concerns for park operations.

## **Facilities Development**

Preliminary cost estimates for these recommended facilities and improvements are provided in the Ten-Year Implementation Schedule and Cost Estimates (Table 5) located in the Implementation Component of this plan. These cost estimates are based on the most cost-effective construction standards available at this time. The preliminary estimates are provided to assist DRP in budgeting future park improvements, and may be revised as more information is collected through the planning and design processes. New facilities and improvements to existing facilities recommended by the plan include:

### **Museum Building**

- Interpretive Master Plan
- Update and Rearrange Exhibits
- Acoustic Improvements

### **Garden and Courtyard**

- Enhanced Cultural Landscape
- Stage Renovation
- Bicycle Racks

### **Southwest Casita**

- Historic Preservation

### **Administrative/CSO Buildings**

- Historic Preservation

### **Alley Improvements**

- Landscape Enhancement
- Storage Improvements

### **Parking Lot**

- Paving

## **Recreational Carrying Capacity**

Carrying capacity is an estimate of the number of users a recreation resource or facility can accommodate and still provide a high quality recreational experience and preserve the natural values of the site. The carrying capacity of a unit is determined by identifying the land and water requirements for each recreation activity at the unit, and then applying these requirements to the unit's land and water base. Next, guidelines are applied which estimate the physical capacity of the unit's natural communities to withstand recreational uses without significant degradation. This analysis identifies a range within which the carrying capacity most appropriate to the specific activity, the activity site and the unit's classification is selected (see Table 4).

The recreational carrying capacity for this park is a preliminary estimate of the number of users the unit could accommodate after the current conceptual development program has been implemented. When developed, the proposed new facilities would approximately increase the unit's carrying capacity as shown in Table 4.

<b>Table 4: Recreational Carrying Capacity</b>						
<b>Facility</b>	<b>Existing Capacity*</b>		<b>Proposed Additional Capacity</b>		<b>Estimated Recreational Capacity</b>	
	<b>One Time</b>	<b>Daily</b>	<b>One Time</b>	<b>Daily</b>	<b>One Time</b>	<b>Daily</b>
Museum	100	600	0	0	100	600
Casitas	30	200	0	0	30	200
Garden	300	1,200	0	0	300	1,200
<b>TOTAL</b>	<b>430</b>	<b>2000</b>	<b>0</b>	<b>0</b>	<b>430</b>	<b>2000</b>
*Existing capacity revised from 2004 approved plan according to DRP guidelines.						

### **Optimum Boundary**

The optimum boundary map reflects lands considered desirable for direct management by the DRP as part of the state park. These parcels may include public or privately owned land that would improve the continuity of existing parklands, provide the most efficient boundary configuration, improve access to the park, provide additional natural and cultural resource protection or allow for future expansion of recreational activities. Parklands that are potentially surplus to the management needs of DRP are also identified. As additional needs are identified through park use, development, and research, and as land use changes on adjacent property, modification of the park's optimum boundary may be necessary.

At this time, no additional lands have been identified for management as part of the park. No lands are considered surplus to the needs of the park.





## **IMPLEMENTATION COMPONENT**

The resource management and land use components of this management plan provide a thorough inventory of the park's natural, cultural and recreational resources. They outline the park's management needs and problems, and recommend both short and long-term objectives and actions to meet those needs. The implementation component addresses the administrative goal for the park and reports on the Division of Recreation and Parks (DRP) progress toward achieving resource management, operational and capital improvement goals and objectives since approval of the previous management plan for this park. This component also compiles the management goals, objectives and actions expressed in the separate parts of this management plan for easy review. Estimated costs for the ten-year period of this plan are provided for each action and objective, and the costs are summarized under standard categories of land management activities.

### **MANAGEMENT PROGRESS**

Since the approval of the last management plan for Ybor City Museum State Park in 2004, significant work has been accomplished and progress made towards meeting the DRP's management objectives for the park. These accomplishments fall within three of the five general categories that encompass the mission of the park and the DRP.

#### **Park Administration and Operations**

- Increased awareness of the museum by hosting numerous travel writers and tour companies whose writings and media advertising have increased visitation to the park.

#### **Resource Management**

##### **Natural Resources**

- Coordinated with the IFAS Master Gardener program to obtain a no-cost, park landscape plan. The park replaced most of the exotic plants with representative "time appropriate" native plant vegetation which require less water, maintenance and replacement cost.

##### **Cultural Resources**

- Temporary exhibit walls were rebuilt in-house, which incorporated a system that allows new exhibit panels to be exchanged without the need for new drywall and painting.
- With the addition of the baseball history exhibit, new temporary exhibit space was created and manufactured by the park.
- The historic brick bakery ovens were repointed.
- Added Jewish immigrant exhibit and Seal of Ybor City exhibit to entryway of museum.

## **Recreation and Visitor Services**

- The University of South Florida, Center for Autism and Related Disabilities (USF CARD) designated the museum as an Autism Friendly site.
- The U.S. Citizenship and Immigration Service held a Naturalization Ceremony at the museum garden recognizing Ybor's long history of cultural diversity.
- The President of the United States, Barack Obama; former Governor, Charlie Crist; Florida's First Lady, Ann Scott; Senator Kathy Castor; Florida Representative Michael Scionti; and Florida Representative Janet Cruz, have all visited the museum and held political events at the park.
- Numerous exhibits and programs coordinated with the CSO including: The Art of the Cigar Label, Tampa y Cuba, Sicilians in Tampa, Spain and the Creation of Modern Tampa, Bolita, The Women of Ybor: 125 Years of Influence, Ybor City Architecture – Our Stories, Beisbol – Tampa's Love for the Game, Jewish Roots of Ybor, Ybor City Immigration 1886 – 1930, and Buildings Alive Architecture Hop.
- Numerous exhibits and programs coordinated with the Florida Public Archeology Network including: Ybor City B.C. (Before Cigars) and A.D. (After the Don), and Discover Ybor City Beneath Your Feet, and 2 open test excavations.
- Numerous event participations and park-initiated exhibits and programs including: Viva El Lector Literacy Day event, Smithsonian National Museum Day, "Play in the Park" program which provides educational gardening activities for visiting school-aged children, Saturday Yoga in the Garden program coordinated with the Yoga Loft in Ybor City, and geocaching.
- Youth educational activities were developed to teach the history of Ybor City.

## **Park Facilities**

- Boardwalks were added to improve accessibility to the casitas, including new handrails and larger landings.
- A new roof was installed on one casita.
- Added brick pathways behind casitas and around the museum store, utilizing donated historic bricks from the City of Tampa.
- Re-surfaced and re-plumbed the garden fountain.
- Replaced and modified the garden electrical pattern.
- Manufactured three large electrical boxes to be rolled out and used for large events.
- Stabilized the subfloor in Cigar Maker casita (Building 6)
- Installed a new roof and the HVAC system on the museum.
- The area between the museum and the gift shop was developed and planted with native species.

## **MANAGEMENT PLAN IMPLEMENTATION**

This management plan is written for a timeframe of ten years, as required by Section 253.034 Florida Statutes. The Ten-Year Implementation Schedule and Cost Estimates (Table 5) summarizes the management goals, objectives and actions that are recommended for implementation over this period, and beyond. Measures are identified for assessing progress toward completing each objective and action. A time frame for completing each objective and action is provided. Preliminary cost estimates for each action are provided and the estimated total costs to complete each objective are computed. Finally, all costs are consolidated under the following five standard land management categories: Resource Management, Administration and Support, Capital Improvements, Recreation Visitor Services and Law Enforcement.

Many of the actions identified in the plan can be implemented using existing staff and funding. However, a number of continuing activities and new activities with measurable quantity targets and projected completion dates are identified that cannot be completed during the life of this plan unless additional resources for these purposes are provided. The plan's recommended actions, time frames and cost estimates will guide the DRP's planning and budgeting activities over the period of this plan. It must be noted that these recommendations are based on the information that exists at the time the plan was prepared. A high degree of adaptability and flexibility must be built into this process to ensure that the DRP can adjust to changes in the availability of funds, improved understanding of the park's natural and cultural resources, and changes in statewide land management issues, priorities and policies.

Statewide priorities for all aspects of land management are evaluated each year as part of the process for developing the DRP's annual legislative budget requests. When preparing these annual requests, the DRP considers the needs and priorities of the entire state park system and the projected availability of funding from all sources during the upcoming fiscal year. In addition to annual legislative appropriations, the DRP pursues supplemental sources of funds and staff resources wherever possible, including grants, volunteers and partnerships with other entities. The DRP's ability to accomplish the specific actions identified in the plan will be determined largely by the availability of funds and staff for these purposes, which may vary from year to year. Consequently, the target schedules and estimated costs identified in Table 5 may need to be adjusted during the ten-year management planning cycle.



**Table 5**  
**Ybor City Museum State Park Ten-Year Implementation Schedule and Cost Estimates**  
**Sheet 1 of 3**

<b>NOTE: THE DIVISION'S ABILITY TO COMPLETE THE OBJECTIVES OUTLINED BY THE MANAGEMENT PLAN IS CONTINGENT ON THE AVAILABILITY OF FUNDING AND OTHER RESOURCES FOR THESE PURPOSES.</b>				
<b>Goal I: Provide administrative support for all park functions.</b>		<b>Measure</b>	<b>Planning Period</b>	<b>Estimated Manpower and Expense Cost* (10-years)</b>
<b>Objective A</b>	<b>Continue day-to-day administrative support at current levels.</b>	Administrative support ongoing	C	<b>\$193,719</b>
<b>Goal II: Protect water quality and quantity in the park, restore hydrology to the extent feasible, and maintain the restored condition.</b>		<b>Measure</b>	<b>Planning Period</b>	<b>Estimated Manpower and Expense Cost* (10-years)</b>
<b>Objective A</b>	<b>Assess the impact of stormwater run-off and coordinate with City of Tampa Public Works Department for stormwater improvements and/or changes.</b>	Assessment conducted	ST	<b>\$1,000</b>
<b>Goal III: Restore and maintain the natural communities/habitats of the park.</b>		<b>Measure</b>	<b>Planning Period</b>	<b>Estimated Manpower and Expense Cost* (10-years)</b>
<b>Objective A</b>	<b>Coordinate with local agencies such as the Florida Public Archaeology Network (FPAN) to identify the natural community present in the area prior to the development of Ybor City.</b>	Coordination and identification completed	ST	<b>\$1,000</b>
Action 1	Coordinate with local agencies.	Coordination completed	ST	\$500
Action 2	Develop native planting landscape plan for the park's courtyard and garden area.	Plan developed/implemented	ST	\$500
<b>Goal IV: Remove exotic and invasive plants and animals from the park and conduct needed maintenance-control.</b>		<b>Measure</b>	<b>Planning Period</b>	<b>Estimated Manpower and Expense Cost* (10-years)</b>
<b>Objective A</b>	<b>Develop and implement an ongoing plan to treat invasive exotic plant species in the park.</b>	Plan developed/implemented	C	<b>\$800</b>
Action 1	Annually update exotic plant management work plan.	Plan updated	C	\$800
<b>Objective B</b>	<b>Implement a public education and good neighbor program to control the spread of invasive exotics in urban and garden environments.</b>	Plan implemented	LT	<b>\$2,500</b>
Action 1	Conduct periodic seminars or classes on urban gardening and native plants.	Seminars offered	LT	\$2,500

\* 2015 Dollars  
ST = actions within 2 years  
LT = actions within 10 years  
C = long term or short term actions that are continuous or cyclical  
UFN = currently unfunded need



**Table 5**  
**Ybor City Museum State Park Ten-Year Implementation Schedule and Cost Estimates**  
**Sheet 2 of 3**

**NOTE: THE DIVISION'S ABILITY TO COMPLETE THE OBJECTIVES OUTLINED BY THE MANAGEMENT PLAN IS CONTINGENT ON THE AVAILABILITY OF FUNDING AND OTHER RESOURCES FOR THESE PURPOSES.**

<b>Goal V: Protect, preserve and maintain the cultural resources of the park.</b>		<b>Measure</b>	<b>Planning Period</b>	<b>Estimated Manpower and Expense Cost* (10-years)</b>
<b>Objective A</b>	<b>Assess and evaluate 5 of 5 recorded cultural resources in the park.</b>	Documentation complete	LT	<b>\$20,000</b>
Action 1	Complete 5 assessments/evaluations of cultural resources. Prioritize preservation and stabilization projects.	Assessments complete	LT	\$12,000
Action 2	Complete 5 Historic Structures Reports (HSR's) for historic buildings and cultural landscape. Prioritize stabilization, restoration and rehabilitation projects.	Reports and priority lists completed	LT	\$8,000
<b>Objective B</b>	<b>Compile reliable documentation for all recorded historic and archaeological sites.</b>	Documentation complete	LT	<b>\$1,000</b>
Action 1	Ensure all known sites are recorded or updated in the Florida Master Site File.	# Sites recorded or updated	ST	\$1,000
Action 2	Design and implement regular monitoring programs for 5 cultural sites	# Sites monitored	C	\$25,000
Action 3	Create and implement a cyclical maintenance program for each cultural resource.	Programs implemented	C	\$17,000
<b>Objective C</b>	<b>Bring 5 of 5 recorded cultural resources into good condition.</b>	Resources maintained	C	<b>\$10,000</b>
Action 1	Implement cyclical maintenance schedule	Maintenance implemented	C	\$10,000
<b>Goal VI: Provide public access and recreational opportunities in the park.</b>		<b>Measure</b>	<b>Planning Period</b>	<b>Estimated Manpower and Expense Cost* (10-years)</b>
<b>Objective A</b>	<b>Maintain the park's current recreational carrying capacity of 2,000 users per day.</b>	# Recreation/visitor	C	<b>\$11,000</b>
<b>Objective C</b>	<b>Continue to provide the current repertoire of 15 interpretive, educational and recreational programs on a regular basis.</b>	# Interpretive/education programs	C	<b>\$9,000</b>
Action 1	Develop and implement Interpretive Master Plan.	Plan implemented	LT	\$5,000
Action 2	Develop and implement targeted interpretive program to educate public about protection of the park's resources.	Programs implemented	LT	\$4,000
<b>Goal VII: Develop and maintain the capital facilities and infrastructure necessary to meet the goals and objectives of this management plan.</b>		<b>Measure</b>	<b>Planning Period</b>	<b>Estimated Manpower and Expense Cost* (10-years)</b>
<b>Objective A</b>	<b>Maintain all public and support facilities in the park.</b>	Facilities maintained	C	<b>\$130,000</b>
<b>Objective B</b>	<b>Continue to implement the park's transition plan to ensure facilities are accessible in accordance with the American with Disabilities Act of 1990.</b>	Plan implemented	C	<b>\$10,000</b>
<b>Objective C</b>	<b>Improve and/or repair 6 existing facilities as identified in the Land Use Component.</b>	# Facilities/Miles of Trail/Miles of Road	UFN	<b>\$840,000</b>

\* 2015 Dollars  
ST = actions within 2 years  
LT = actions within 10 years  
C = long term or short term actions that are continuous or cyclical  
UFN = currently unfunded need





**Table 5**  
**Ybor City Museum State Park Ten-Year Implementation Schedule and Cost Estimates**  
**Sheet 3 of 3**

**NOTE: THE DIVISION'S ABILITY TO COMPLETE THE OBJECTIVES OUTLINED BY THE MANAGEMENT PLAN IS CONTINGENT ON THE AVAILABILITY OF FUNDING AND OTHER RESOURCES FOR THESE PURPOSES.**

**Summary of Estimated Costs**

Management Categories	Total Estimated Manpower and Expense Cost* (10-years)
Resource Management	<b>\$68,300</b>
Administration and Support	<b>\$193,719</b>
Capital Improvements	<b>\$980,000</b>
Recreation Visitor Services	<b>\$20,000</b>
Law Enforcement Activities <sup>1</sup>	<b>\$0</b>
<sup>1</sup> Law enforcement activities in Florida State Parks are conducted by the FWC Division of Law Enforcement and by local law enforcement agencies.	

\* 2015 Dollars  
 ST = actions within 2 years  
 LT = actions within 10 years  
 C = long term or short term actions that are continuous or cyclical  
 UFN = currently unfunded need



## **Addendum 1—Acquisition History**



## Ybor City Museum State Park Acquisition History

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### **Purpose of Acquisition:**

The Board of Trustees of the Internal Improvement Fund (Trustees) of the State of Florida acquired the initial area of Ybor City Museum State Park for the establishment of a park area to provide public, resource-based recreation.

### **Sequence of Acquisition:**

On April 19, 1976, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (Trustees) purchased a 0.76-acre property, which later became the initial area of Ybor City Museum State Park. The Trustees purchased this property from the Board of Trustees of the Hillsborough Community College District for \$8,205. This purchase was funded under the Land Acquisition Trust Fund (LATF) program. Since this initial purchase, the Trustees has acquired two parcels and added them to Ybor City Museum State Park. The two parcels are a 0.15-acre property that the Trustees purchased from the City of Tampa and the 0.046-acre property that the Trustees acquired in exchange for deeding out a 0.044-acre property to Oliva Tobacco Company. The current area of the park is approximately 0.97 acres.

### **Title Interest:**

The Trustees hold fee simple title to Ybor City Museum State Park.

### **Lease Agreement:**

On March 16, 1977, the Trustees leased Ybor City Museum State Park to the State of Florida Department of Natural Resources (predecessor in interest to the State of Florida Department of Environmental Protection), Division of Recreation and Parks (DRP), under a 99-year lease, Lease No. 2943. On August 17, 1983, the Trustees amended Lease No. 2943 to change the term of the lease to 50 years. This new lease term will expire on August 16, 2033.

According to Lease No. 2943, DRP manages Ybor City Museum State Park for the purpose of preserving, developing, improving, operating, maintaining, and otherwise managing said lands for public outdoor recreational, park, conservation, historic, and related purposes.

### **Special Conditions on Use:**

Ybor City Museum State Park is designated as a single-use property to provide resource-based public outdoor recreation and other park related uses. Uses such as water resource development projects, water supply projects, storm-water management projects, and linear facilities and sustainable agriculture and forestry are not consistent with the purposes for which DRP manages the property.

## Ybor City Museum State Park Acquisition History

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### Outstanding Reservations:

The following is a list of outstanding rights, reservations and encumbrances that apply to Ybor City Museum State Park:

**Type of Instrument:**..... Warranty Deed

**Grantor:**..... The City of Tampa

**Grantee:**..... Trustees

**Beginning Date:**..... April 22, 1976

**Ending Date:**..... Perpetuity

**Outstanding Encumbrance:**...According to the warranty deed, the property shall be used only for the purposes of a public museum and parking area.

## **Addendum 2—Advisory Group Members and Report**





**Ybor City Museum State Park  
Advisory Group Members and Report**

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**Local Government Officials**

The Honorable Bob Buckhorn  
Mayor, City of Tampa

The Honorable Sandra Murman, Chair  
Hillsborough County Board of  
County Commissioners

**Agency Representatives**

Brian Pinson, Park Manager  
Ybor City Museum State Park

Mike Wisenbaker, Archaeology  
Supervisor  
Bureau of Archaeological Research  
Florida Division of Historical Resources

The Honorable Betty Jo Tompkins  
Hillsborough Soil and Water  
Conservation District

**Tourist Development Council**

Marilyn Hett, Executive Director  
Hillsborough County Tourist  
Development Council

Wesley "Wes" Miller, Executive Director  
Ybor City Chamber of Commerce

Rich Simmons  
Barrio Latino

**Environmental Representatives**

Janet Bowers, President  
Florida Native Plant Society  
Suncoast Chapter

**Cultural Resource Representatives**

Becky Clark, President  
Tampa Preservation, Inc.

**Citizen Support Organization**

Chantal Hevia, President & CEO  
Ybor City Museum Society

**Adjacent Landowners**

Ariel Quintela, Founder of Ariel Homes  
Oliva Cigar Factory Condominiums

Tony LaColla  
Historic Ybor Neighborhood Civic  
Association (HYNCA)



## **Ybor City Museum State Park Advisory Group Members and Report**

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The Advisory Group meeting to review the proposed unit management plans (UMP) for Ybor City Museum State Park was held in the Ybor Building of Hillsborough Community College Ybor Campus on Thursday, January 14, 2016 at 9:00 AM.

Lori Rosso represented Wesley Miller. Courtney Orr represented Mayor Bob Buckhorn. Chantal Hevia was accompanied by Elizabeth McCoy. Commissioner Sandra Murman, Betty Jo Tompkins, Janet Bowers, and Ariel Quintela were not in attendance. Mike Wisenbaker submitted written comments in advance of the meeting. All other appointed Advisory Group members were present.

Attending Division of Recreation and Parks (DRP) staff members were Valinda Subic, Brian Pinson, Alex Kinder, Patricia Cross, Martha Robinson, Ralph Perkins, and Daniel Alsentzer.

Mr. Alsentzer began the meeting by explaining the purpose of the Advisory Group and reviewing the meeting agenda. He provided a brief overview of the DRP's planning process and summarized public comments received during the public hearings of the previous evening as well as the written comments received from members not in attendance. Mr. Alsentzer then asked each member of the Advisory Group to express his or her comments on the draft plan. After all comments were shared, Mr. Alsentzer described next steps for the drafting of the plans.

### **Summary of Advisory Group Comments**

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**Becky Clarke** (Tampa Preservation, Inc.) concurred with the scope of the resource management and land use plan, but recommends consideration of a disaster mitigation element as there has been a history of flooding in the area. She noted Tampa Preservation's role in relocating the historic casitas to their current location in the park. Ms. Clarke commented that in addition to the National Historic Landmark designation, the historic resources of the park and Ybor City as a whole are supported by designations recognized by the Barrio and City of Tampa.

**Marilyn Hett** (Hillsborough County Tourist Development Council) commended the plan for its attention to detail, but stated that the plan has a land-oriented approach rather than community or socioeconomic. She recommended future planning analysis of the park to provide a thorough study of the park's relationship with other aspects of Ybor City's tourism and nearby community development projects. She advised that the park advance its marketing to integrate with district or even city-wide tourism. Ms. Hett compared the potential for the park and Ybor City to Salem, Massachusetts and the Barnacle State Park in Coconut Grove, Miami. She noted that the Tampa Baseball Museum and Sherriff's Museum have recently been established near the park and may join the park in providing cultural and educational tourism in Ybor City. Regarding the park gift shop, housed in the 1920s bungalow, Ms. Hett noted that as Ybor City continues to develop, the park should evaluate retail needs.

**Rich Simmons** (Barrio Latino) agreed with the plan, but noted concerns about the incremental approach to historic preservation, rather than comprehensively addressing the

## **Ybor City Museum State Park Advisory Group Members and Report**

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park's needs. He inquired about the funding timeline for completing the park's proposed improvements. Mr. Simmons recommended developing an exhibit program that introduces new interpretive themes and materials on a regular basis. Additionally, Mr. Simmons noted that the plan does not identify the three casitas along Oliva Street as being National Register listed. He encouraged the park to have these structures added to the National Register.

**Lori Rosso** (Ybor City Chamber of Commerce) stated that she looks forward to the proposed improvements and preservation efforts at the park. She added that the Chamber of Commerce maintains a close relationship with the park as a tenant of one the historic casitas. Ms. Rosso commented that future collaboration between the park and Chamber will facilitate tourism marketing.

**Courtney Orr** (Ybor City Development Corporation/City of Tampa) stated that the developers of the Oliva Cigar Factory Condominiums are eager to collaborate with the DRP on upcoming landscape improvements in the parking area and alley. Ms. Orr noted that proposed improvements will be consistent with the proposed resource management and land use plans and provide overall aesthetic enhancement.

**Elizabeth McCoy** (Ybor City Museum Society) noted that the nuisance species list does not include the chickens, which reside in the park garden. She commented that although the chickens are sometimes favorably viewed as a traditional aspect of the garden, they pose a variety of significant management and maintenance issues. Likewise, she commented that rodents pose a threat to the integrity of collections and historic structures and should be managed accordingly at the park. Ms. McCoy added that curation of the collections and historic furnishings in the museum and interpretive casita should be emphasized equally with the structural preservation of the buildings. Ms. McCoy encouraged promotion of bicycle access to the park, especially as the City of Tampa has launched a bike-share program, but recommends placement of the bicycle racks in the yard adjacent to the park bungalow.

**Chantal Hevia** (Ybor City Museum Society) recommended that the park develop specific thematic directions for the museum improvements and encouraged more detailed planning for interpretive upgrades. She inquired about the proposed improvements for the courtyard stage. Ms. Hevia commented on the distinctions between native and traditional or ornamental garden designs. She noted that native plants are not necessarily representative of the gardens that would have been typical of Ybor City's 19<sup>th</sup> century gardens. Ms. Hevia additionally noted that approximately 30 residences will soon be introduced to the Oliva Cigar Factory Building adjacent to the park. She recommended that the park plan take this new development into account, especially regarding compatible improvements to the parking area and alley, which share property boundary with the condominiums.

**Tony LaColla** (Historic Ybor Neighborhood Civic Association) agreed with the proposal to pave the parking area and suggested that this be made a near-term priority as the site is currently unsightly and prone to washout during rain events. He emphasized that the neighboring residential development will necessitate an improved driveway surface. Mr. LaColla encouraged the park to pursue addition of the Oliva Street casitas to the National Register if possible. Mr. LaColla also commented that the park's use of native plants in the garden has been important to the Florida Park Service Mission, but does not provide a

## **Ybor City Museum State Park Advisory Group Members and Report**

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colorful ornamental display. He suggested that the park install varieties of plants to support the many special events that are held in the courtyard and provide a significant revenue stream.

### **Summary of Written Comments**

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**Mike Wisenbaker** (Division of Historical Resources, Bureau of Archaeological Research) provided written comments that were shared at the Advisory Group meeting.

Mr. Wisenbaker remarked that the park has diligently and comprehensively interpreted the resources at the Ybor City National Historic Landmark. He noted in the plan that both structures and collections at the park are in fair condition and that the park will make efforts to upgrade the conditions of the buildings as well as the collections. Mr. Wisenbaker offered a reminder that DHRs Bureau of Historic Preservation has some grant monies available for which the park may apply to help defray the cost of preserving the structures. He further recommended that the park consult with the Division of Cultural Affairs for funding or guidance on preserving the objects in the Ybor collections. Mr. Wisenbaker also commented that the park should not be concerned with any prehistoric archaeological sites on the property as the focus should be on any archaeological remains that may have been associated with Ybor City itself.

### **Staff Recommendations**

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The staff recommends approval of the proposed management plan for Ybor City Museum State Park as presented, with the following significant changes:

- Language will be added to reference the potential impacts and necessary management actions for control of nuisance species at the park.
- Language will be added to provide details on proposed management actions of preservation of objects in the park collections.
- Language in the plan will be revised to provide more specific guidance on the uses of native and traditional ornamental plant species in the park garden.

Additional revisions were made throughout the document to address editorial corrections, consistency of spellings and notations, and other minor corrections.

### **Notes on Composition of the Advisory Group**

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**Florida Statutes Chapter 259.032 Paragraph 10(b)** establishes a requirement that all state land management plans for properties greater than 160 acres will be reviewed by an advisory group:

“Individual management plans required by s. 253.034(5), for parcels over 160 acres, shall be developed with input from an advisory group. Members of this advisory group shall include, at a minimum, representatives of the lead land managing agency, co-managing entities, local private property owners, the appropriate soil and water conservation district, a local conservation organization, and a local elected official.”

## **Ybor City Museum State Park Advisory Group Members and Report**

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Advisory groups that are composed in compliance with these requirements complete the review of state park management plans. Additional members may be appointed to the groups, such as a representative of the park's Citizen Support Organization (if one exists), representatives of the recreational activities that exist in or are planned for the park, or representatives of any agency with an ownership interest in the property. Special issues or conditions that require a broader representation for adequate review of the management plan may require the appointment of additional members. DRP's intent in making these appointments is to create a group that represents a balanced cross-section of the park's stakeholders. Decisions on appointments are made on a case-by-case basis by DRP staff.

### **Addendum 3—References Cited**





## Ybor City Museum State Park References Cited

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- Bureau of Economic and Business Research (BEBR), University of Florida. 2013. Florida Statistical Abstract 2013. Gainesville, Florida.
- City of Tampa, Ybor City Redevelopment Authority. 2012. Ybor City Vision Plan 2012. City of Tampa, Florida.
- Florida Department of Environmental Protection. 2003. Florida State Park System Economic Impact Assessment for Fiscal Year 2014/2015. Tallahassee, Florida.
- Florida Exotic Pest Plant Council (FLEPPC). Florida EPPC 2014 Invasive Plant Species List. <http://www.fleppc.org/list/list.htm> 2014.
- Florida Natural Areas Inventory and the Florida Department of Natural Resources. 1990. Guide to the natural communities of Florida. Tallahassee, FL. 111 pp.
- U.S. Department of Agriculture, Soil Conservation Service. Soil Survey Staff. Official Soil Series Descriptions. Available online at: <http://soils.usda.gov/technical/classification/osd/index.html>. Accessed 3/10/2015.
- U.S. Department of Commerce, Bureau of the Census. 2010. U.S. Census 2010.
- Visit Florida! 2013. Domestic Visitor Profile by Florida Vacation Region. 14 pp. In Florida Visitor Survey/2009.



## **Addendum 4—Soil Descriptions**



## Ybor City Museum State Park Soil Descriptions

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**Tavares-Urban land complex** – This very deep, moderately well drained, rapidly or very rapidly permeable soil is on lower slopes of hills and knolls of the lower Coastal Plain. Slopes range from 0 to 5 percent. It commonly is a mixture of 50 percent Tavares and similar soils; 35 percent Urban land; and 15 percent of minor components (Candler; Millhopper; Myakka).

During most years, the water table in the Tavares-Urban complex soil is at a depth of 42 to 72 inches. The soil ranges from extremely acidic to moderately acidic. Typically, the surface layer is dark grayish brown sand about 7 inches thick, with very fine and medium roots. The next 18 inches is very pale brown sand, with very fine carbon particles and common fine roots. From 25 to 34 inches, the sand becomes light yellowish brown, loose, and with few fine roots. The lower 65 inches is very pale brown sand, loose, and with common medium faint very pale brown masses of accumulation.

Most areas of Tavares soils are used for citrus and the natural vegetation consists of slash pine, longleaf pine, a few scattered blackjack oak, turkey oak and post oak with an undercover of pineland threeawn. Due to the heavy urban development and in-fill activity, this soil is not used for cropland, improved pasture, or pine trees. Many of the ornamental plants were replaced with native plants; however, some exist for interpretive programs.

The capability subclass is IIIs.



## **Addendum 5—Cultural Information**





## **Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties (revised March 2013)**

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**These procedures apply to state agencies, local governments, and non-profits that manage state-owned properties.**

### **A. General Discussion**

Historic resources are both archaeological sites and historic structures. Per Chapter 267, Florida Statutes, *'Historic property' or 'historic resource' means any prehistoric district, site, building, object, or other real or personal property of historical, architectural, or archaeological value, and folklife resources. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state.'*

### **B. Agency Responsibilities**

Per State Policy relative to historic properties, state agencies of the executive branch must allow the Division of Historical Resources (Division) the opportunity to comment on any undertakings, whether these undertakings directly involve the state agency, i.e., land management responsibilities, or the state agency has indirect jurisdiction, i.e. permitting authority, grants, etc. No state funds should be expended on the undertaking until the Division has the opportunity to review and comment on the project, permit, grant, etc.

State agencies shall preserve the historic resources which are owned or controlled by the agency.

Regarding proposed demolition or substantial alterations of historic properties, consultation with the Division must occur, and alternatives to demolition must be considered.

State agencies must consult with Division to establish a program to location, inventory and evaluate all historic properties under ownership or controlled by the agency.

### **C. Statutory Authority**

Statutory Authority and more in depth information can be found at:  
<http://www.flheritage.com/preservation/compliance/guidelines.cfm>

### **D. Management Implementation**

Even though the Division sits on the Acquisition and Restoration Council and approves land management plans, these plans are conceptual. Specific information regarding individual projects must be submitted to the Division for review and recommendations.

**Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties (revised March 2013)**

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Managers of state lands must coordinate any land clearing or ground disturbing activities with the Division to allow for review and comment on the proposed project. Recommendations may include, but are not limited to: approval of the project as submitted, cultural resource assessment survey by a qualified professional archaeologist, modifications to the proposed project to avoid or mitigate potential adverse effects.

Projects such as additions, exterior alteration, or related new construction regarding historic structures must also be submitted to the Division of Historical Resources for review and comment by the Division's architects. Projects involving structures fifty years of age or older, must be submitted to this agency for a significance determination. In rare cases, structures under fifty years of age may be deemed historically significant. These must be evaluated on a case by case basis.

Adverse impacts to significant sites, either archaeological sites or historic buildings, must be avoided. Furthermore, managers of state property should make preparations for locating and evaluating historic resources, both archaeological sites and historic structures.

**E. Minimum Review Documentation Requirements**

In order to have a proposed project reviewed by the Division, certain information must be submitted for comments and recommendations. The minimum review documentation requirements can be found at:

[http://www.flheritage.com/preservation/compliance/docs/minimum\\_review\\_documentation\\_requirements.pdf](http://www.flheritage.com/preservation/compliance/docs/minimum_review_documentation_requirements.pdf).

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Questions relating to the treatment of archaeological and historic resources on state lands should be directed to:

Deena S. Woodward  
Division of Historical Resources  
Bureau of Historic Preservation  
Compliance and Review Section  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Phone: (850) 245-6425

Toll Free: (800) 847-7278

Fax: (850) 245-6435

## Eligibility Criteria for National Register of Historic Places

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The criteria to be used for evaluating eligibility for listing in the National Register of Historic Places are as follows:

- 1) Districts, sites, buildings, structures, and objects may be considered to have significance in American history, architecture, archaeology, engineering, and/or culture if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
  - a) are associated with events that have made a significant contribution to the broad patterns of our history; and/or
  - b) are associated with the lives of persons significant in our past; and/or
  - c) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or
  - d) have yielded, or may be likely to yield, information important in prehistory or history.
  
- 2) Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the *National Register*. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
  - a) a religious property deriving its primary significance from architectural or artistic distinction or historical importance; or
  - b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
  - c) a birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
  - d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or association with historic events; or a reconstructed building, when it is accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived; or a property primarily commemorative in intent, if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
  - e) a property achieving significance within the past 50 years, if it is of exceptional importance.

## Preservation Treatments as Defined by Secretary of Interior's Standards and Guidelines

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**Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.

**Stabilization** is defined as the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

**Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.