



Crystal River Historic Resource Survey

Presentation to Crystal River Main Street

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Project Overview



- Florida Department of State, Division of Historical Resources
- Crystal River Main Street – Small Matching Grant, \$50,000
- Evaluation of all properties 50 years or older within the survey area.
- In-depth research and study of the history and development of Crystal River.
- Establishes baseline information that may create the foundation for future projects.

Project Team

- Christine Dalton, AICP, CNU-A, Dalton Studio, LLC
- Natalie Kahler, Kahler Consulting
- Holly Baker, Architectural Historian

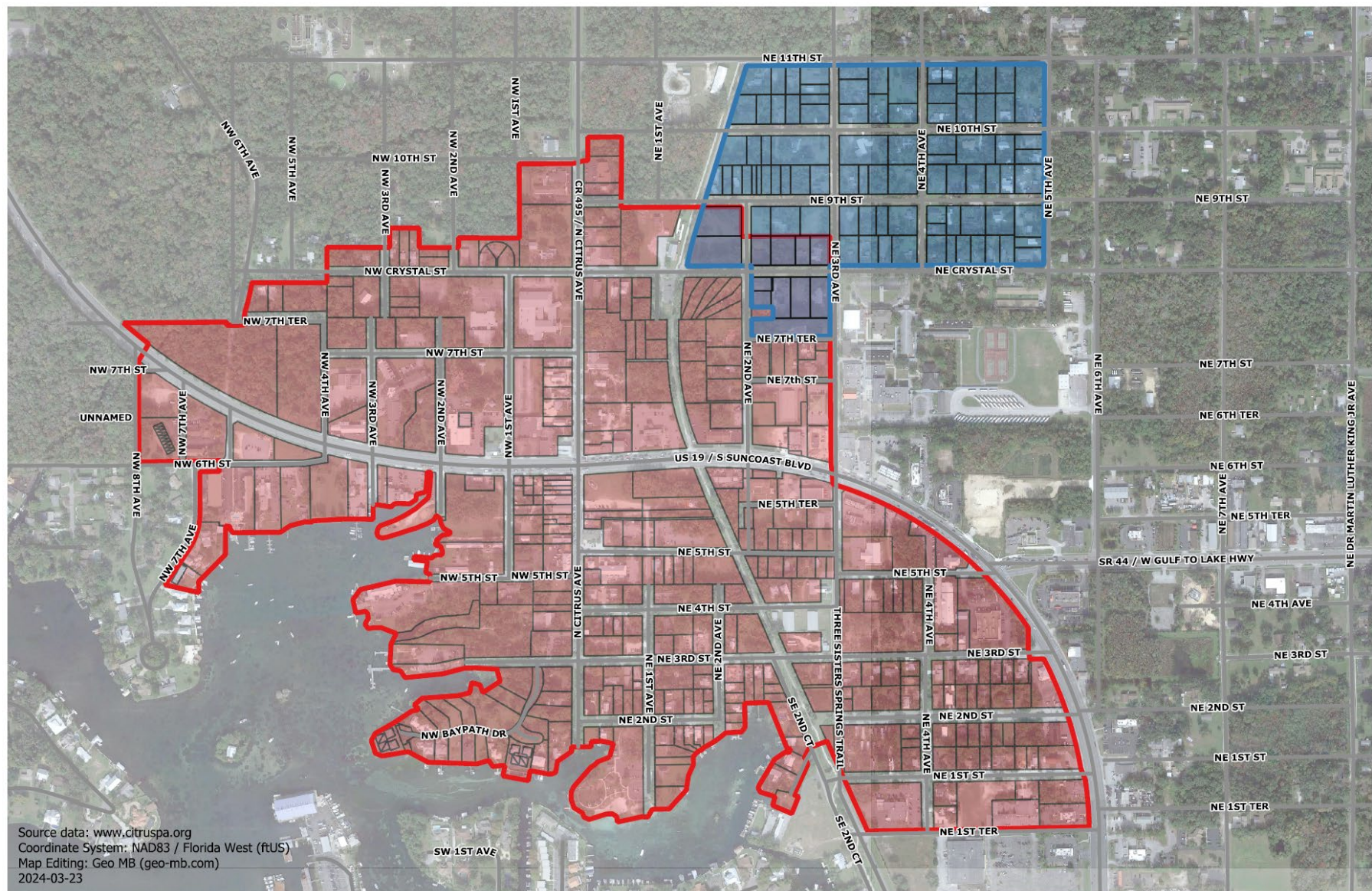
Survey Purpose

- Small Matching Grant: Crystal River Main Street (grantee), Florida Division of Historical Resources (grantor).
- The purpose is to update previously recorded properties and record additional properties built on or before 1974.
- Organize and conduct a survey of a minimum of 250 historic structures, resulting in a final survey report and new or updated Florida Master Site File (FMSF) forms.
- The survey determines the historic integrity and condition of buildings within the survey area. Determines whether or not each building would contribute to a potential National Register Historic District, of individual listing in the National Register.

Boundaries

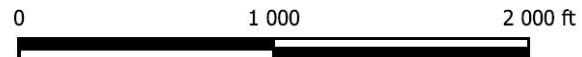


- The survey boundaries mirror those delineated by Dover Kohl on the recently adopted Civic Master Plan.
- Additional historic resources exist outside of the boundaries outlined in the Civic Master plan, and additional survey work will be done to capture many of those.

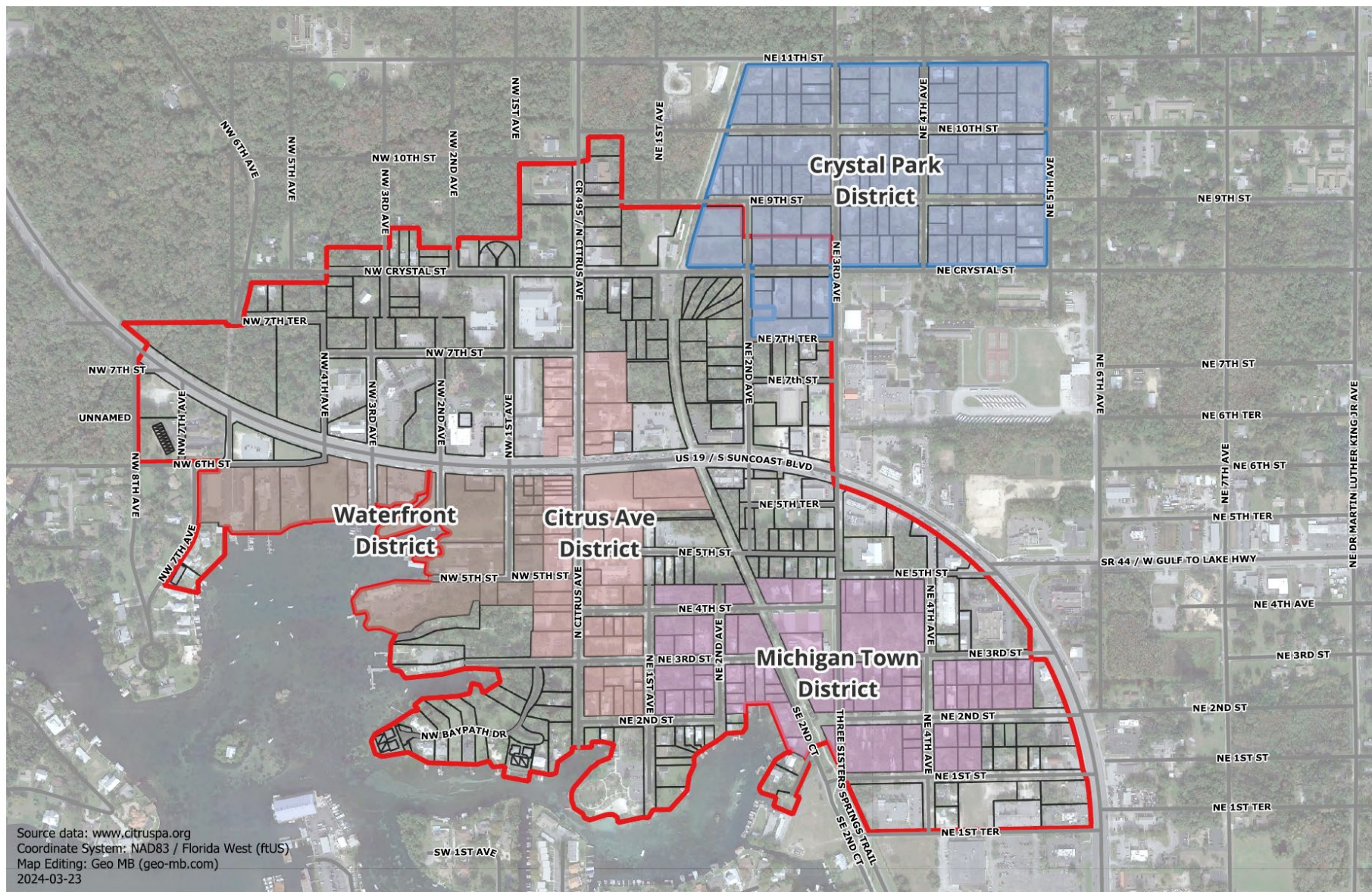


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Project Boundary Map

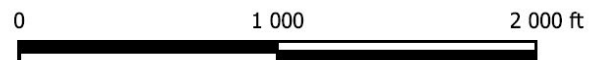


- Streets
- Crystal Park District
- Crystal Park District parcels
- Downtown CRA
- Downtown CRA parcels



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Crystal River Potential Historic Districts



- Streets
- Crystal Park District
- Downtown CRA

Research Methods



- The Florida Photographic Collection
- State Archives and Library of Florida
- Library of Congress (Online Records)
- Florida State University's Strozier Library (Online Records)
- University of Florida's Smathers Library (Online Records)
- University of Central Florida RICHES Mosaic Interface™ (Online Records)
- Citrus County Property Appraiser
- Local Newspapers and Published Histories
- Maps: Plat Maps, Sanborn Fire Insurance Maps, Chamber of Commerce Maps



History of Crystal River



- Introduction of Crystal River History
- Native Americans' Hub of Florida (10,000 Bc-1821)
- Florida as a United States Territory (1821-1845)
- The Perks of Statehood (1845-1861)
- Crystal River in the American Civil War (1861-1865)
- The Bustling Village of Crystal River (1865-1888)
- The Year It All Came Together (1889)
- Changing Times (1890-1899)

History of Crystal River



- Tourism, Industry, & Placemaking (1900-1926)
- Nature Asserts Authority (1927-1938)
- War and Patriotism (1939-1945)
- Return to Normalcy (1946-1959)
- Shifting Community and Priorities (1960-1974)
- Manatee Mania (1975-2024)
- Notable Residents

Long-Term Impact



The project's long term impact exists in the potential for future projects and funding. Some potential projects include:

- Tour Brochures & Guided Tours
- Lecture Series
- Heritage Markers
- State Historical Markers
- National Register Designation
- Local Tax Incentives
- Design Guidelines for Historic Buildings

How This Information May Be Used

- Property owners may pursue the Federal Rehabilitation Tax Credit, which provides up to a 20% credit in federal income taxes for allowable expenses incurred in rehabilitation for income producing properties;
- A Historic Resource Survey is a necessary step in creating an active, local historic preservation program;
- As the basis for efforts to create a National Register Historic District;
- The City of Crystal River and local groups can utilize the information in marketing programs, specifically those that focus on heritage tourism;
- As an educational tool, to provide a deeper understanding of Crystal River's history and heritage, and help to define Crystal River's identity and sense of place.

Historic Preservation & Sense of Place

“Sense of place” refers to the unique identity and character of a particular location, shaped by its physical features, history, culture, and the people who inhabit it. It's about the feeling of belonging and attachment that individuals have to a place, rooted in their experiences, memories, and cultural connections.

- Identity and Cultural Heritage
- Authenticity and Character
- Community Engagement and Ownership
- Economic and Social Benefits
- Sustainability and Continuity

Historic preservation and sense of place are vital in the effort to protect a community's character, especially a community such as Crystal River, which has grown exponentially in the past decade and continues to grow at a rapid rate.



Crystal River already has an identity that has helped with ecotourism and economic development around that industry. Historic resources can be capitalized upon in a similar manner.

Photos taken with permission at Anchored Souls, 611 Citrus Avenue.

Small-Matching Grant #24.h.sm.200.050
Dalton Studio, LLC

What This Survey Will Not Do

- While the survey results may be used for future planning and potential creation of historic districts, the survey will not in itself create regulations or historic districts;
- Though in some rare instances original photographs and drawings may be discovered through the research process, it is very uncommon. It is likely that the survey will not result in original photographs or drawings for homes or commercial buildings;
- As the basis for efforts to create a National Register Historic District;
- The City of Crystal River and local groups can utilize the information in marketing programs, specifically those that focus on heritage tourism;
- As an educational tool, to provide a deeper understanding of Crystal River's history and heritage.

National Register of Historic Places

- The NRHP was created through the National Historic Preservation Act of 1966.
- The NRHP is an inventory of historic buildings, sites, structures, objects, districts that are important historically, culturally, and from an archaeological perspective.
- A property must have "integrity" of "location, design, setting, materials, workmanship, feeling, and association".
- Relatively minor alterations of materials and design = determination of potentially "contributing" to a local or National Register district.
- Significant alterations, incompatible additions = determination of "non-contributing" to a local or National Register district.

A rectangular plaque with a dark blue, textured background resembling leather. The text is embossed in a light, metallic color. The plaque is framed by a thin, light-colored border. Two small, dark circular fasteners are visible at the top corners.

THIS PROPERTY
HAS BEEN PLACED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR

Preliminary Recommendations

- Pursue individual designation to the National Register for properties that have been determined eligible.
- Pursue creation of ad valorem tax exemption to property owners for improvements to historic properties.
- City establishment of internal policies and procedures for reviewing building permits for historic buildings.
- Produce marketing materials for sensitive treatment of historic buildings. For example, a pamphlet of images portraying recommended/preferred treatments vs. non-recommended treatments to assist property owners in planning and decision making.
- Work to build a preservation ethic within the community.

Questions?