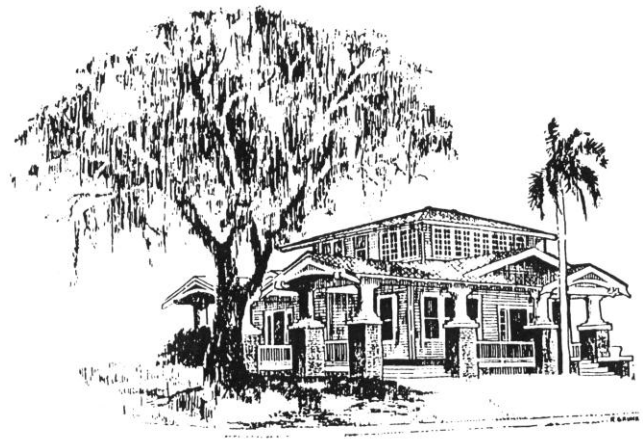
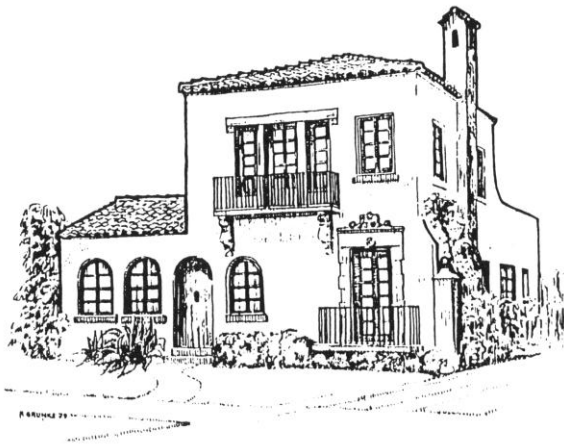


Design of Compatible New Construction



Design of Compatible New Construction

The major development of Seminole Heights extended from the late 1880's through the mid-1920's. Just as Seminole Heights includes a diverse set of architectural styles reflecting the evolving architectural thoughts of each of these four decades, architecture as an art continues to evolve. Creative solutions reflecting current architectural design theory and practice are encouraged in the design of new construction in this Historic District.

While these guidelines set general criteria for compatible new construction, exceptions to these criteria will be made by the Architectural Review Commission when necessary to acknowledge and encourage creative design solutions that are sensitive to the character of the district.

Construction of new buildings within the Seminole Heights Historic District can have a positive revitalizing impact on the district if steps are taken to assure that the historic architectural and cultural features of the district are preserved or enhanced. The focus of design guidelines is on the compatibility of new construction with the existing character of the neighborhood without dictating style.

The term "compatible design" refers to architectural design and construction which will fit harmoniously into the Historic District. Most new construction in Seminole Heights will be in the form of infill on a site adjacent to existing buildings.

These design guidelines do not dictate style, but they set up criteria under which new design can be accurately compared with the setting the Historic District creates. New construction is encouraged to be unique in design while reflecting the basic scale, materials and quality found in the early buildings in Seminole Heights. Replicating styles from the past does not allow creativity and integrity of expression of the present, and should not be confused with compatible design.

Any new construction within the Seminole Heights Historic District will require a Certificate of Appropriateness. All applications for Certificates of Appropriateness will be reviewed by the Architectural Review Commission to assure that the design guidelines have been followed, and that the new construction will be compatible with the Seminole Heights Historic District.

It is recommended that advice be sought from the Architectural Review Commission during the early planning stages of a new construction project.

Design Criteria for New Construction and Additions: Compatible Design

Design guidelines focus attention on those special visual qualities that a historic district is established to project. The following list of criteria will be considered by the Architectural Review Commission in the review of applications for a Certificate of Appropriateness. The criteria applies to new construction, both commercial and residential. Since architectural styles and details vary within the district, the A.R.C. will review new projects on an individual basis in terms of neighborhood context.

Applications for a Certificate of Appropriateness must be made for all new construction and additions. The A.R.C. will consider the following ten items during their review of the application:

1. **Scale: height and width.** The proportions and size of the new building compared with contributory buildings within the historic district.
2. **Massing and building form.** Relationship of building massing and form to other buildings in the district.
3. **Setback.** Maintaining the regular building setback which occurs in the block.
4. **Orientation and site coverage.** The front of the new building in relationship to the front of other buildings along a block, and the percentage of the site that the building covers compared to nearby buildings.
5. **Alignment, rhythm and spacing.** The effect a new building will have on existing patterns along the block.
6. **Maintaining materials within the district.** The use of materials common to the district and the avoidance of use of inappropriate materials in construction.
7. **Trim and detail: Link between old and new.** New construction should be compatible with contributing structures without necessarily copying their detail.
8. **Facade proportions and window patterns.** Location and proportion of windows and their relation to the overall size of the building.
9. **Entrances and porch projections.** Size, shape and proportion of entrances and porches.
10. **Roof forms.** Shapes and materials.
11. **Maintaining quality within the district.** Maintaining the quality of design, detailing and execution in new construction that was present in early buildings in the historic district. Many modest buildings represent that quality in their carefully design and detail.

The A.R.C. offers suggestions for the following items, and the staff of the A.R.C. is available for discussion on these items:

12. **Paint and stain colors.** Recommendations will be made to the applicant when plans are reviewed by the A.R.C.

These standards apply to a building moved to a new location within the district as well as to new construction.

Scale: Height and Width

The proportion of a new building and the major relationship to neighboring buildings are components in establishing compatibility within the neighborhood.

The height-width ratio, that is, the relationship between the height and width of the front façade (in the case of corner lots, two facades, including porches, wings and porte cocheres) should be of similar proportion to the neighboring buildings.

It is Permissible to...

Add a new building on a site that is similar in height and width to buildings on adjacent sites.

Integrate a new building wider than the buildings on adjacent sites by breaking the building mass or dividing the building width to conform with building widths on adjacent sites.

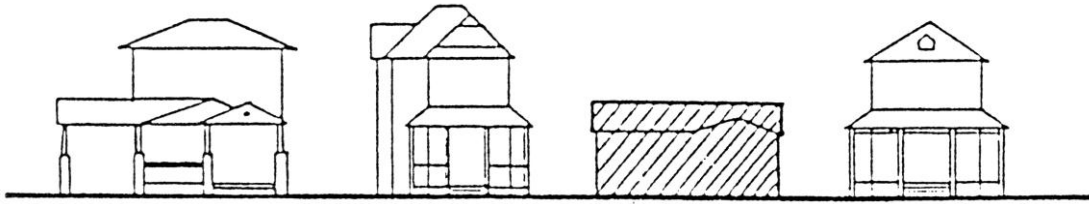
Add a new building which is wider and higher than buildings on adjacent sites if the new building is divided up to suggest buildings of similar width to adjacent buildings, and if the height of the building at the street facade and at sides facing adjacent sites is similar to the height of buildings on those sites. This is achieved by placing the taller masses away from the street and adjacent buildings.

It is Not Permissible to...

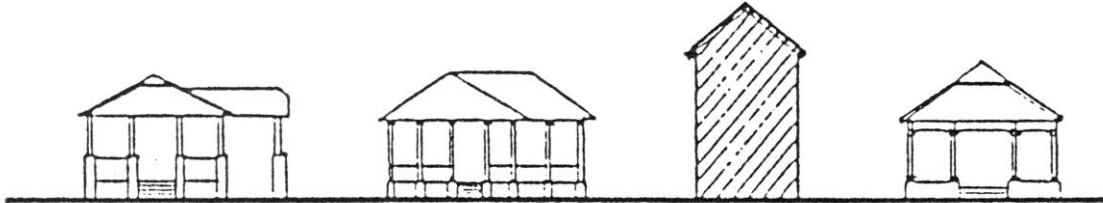
Add a new building to a site which does not maintain or suggest the widths of building on adjacent sites.

Add a new building to a site which does not maintain or blend with the heights of buildings on adjacent sites.

Residential Buildings: Height and Width for Infill Construction



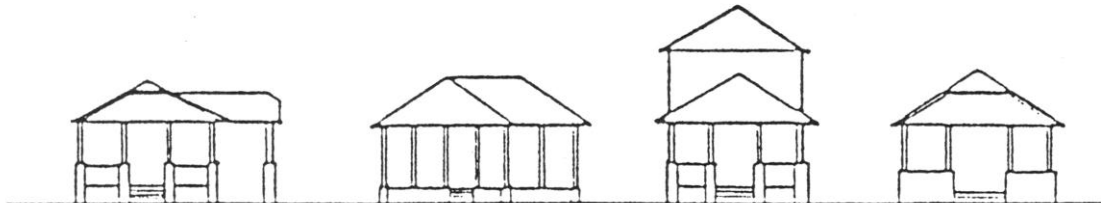
Inappropriate: too wide and low.



Inappropriate: too narrow and tall.

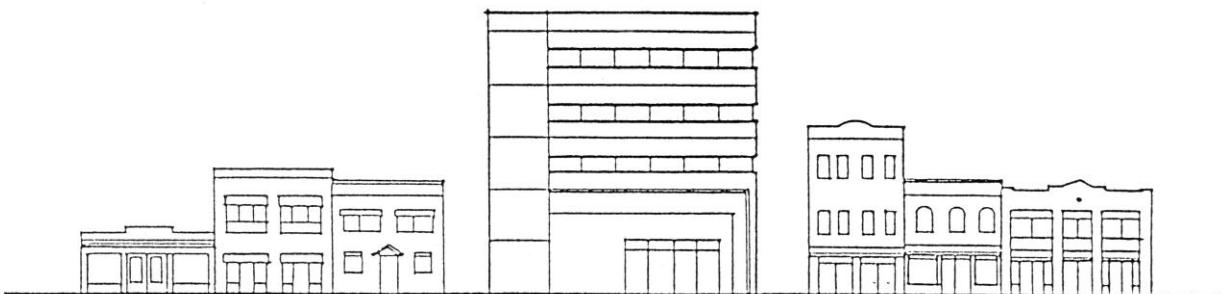


Appropriate: height and width consistent with neighboring houses.



Appropriate: porch and hipped roof break down height and mass of building.

Commercial Buildings: Height and Width for Infill Construction



Inappropriate: New building's height and width are out of scale with rest of street.



Appropriate: New building steps down in height and breaks up in width to reflect scale of street.

Massing and Building Form

To maintain the existing character of the Seminole Heights Historic District, new buildings should have similar massing and building form to neighboring buildings. Massing may be defined as the three-dimensional, geometric composition of a building or the overall “bulk” of a building and how the building is placed on its site. Having a consistency of massing will allow a new building to be compatible with the adjacent buildings and the entire neighborhood.

It is Permissible to...

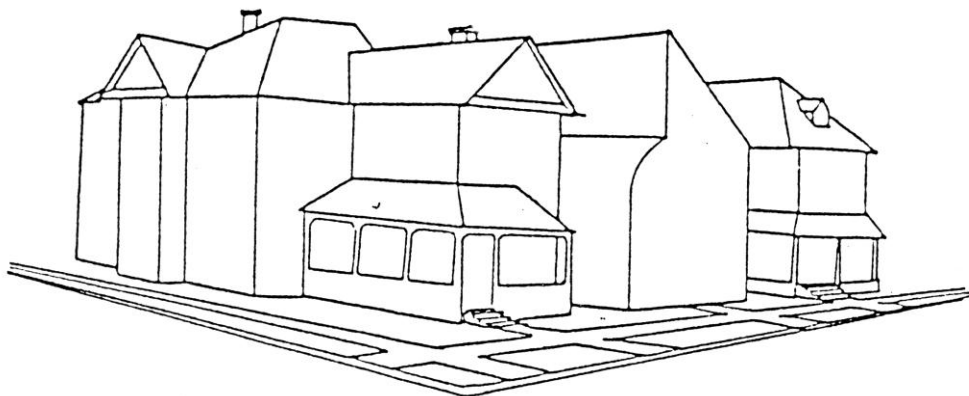
Use massing and form in new construction similar to adjacent historic buildings.

Have a building form which is unique in Seminole Heights but relates to the neighboring buildings and to the neighborhood through its overall massing.

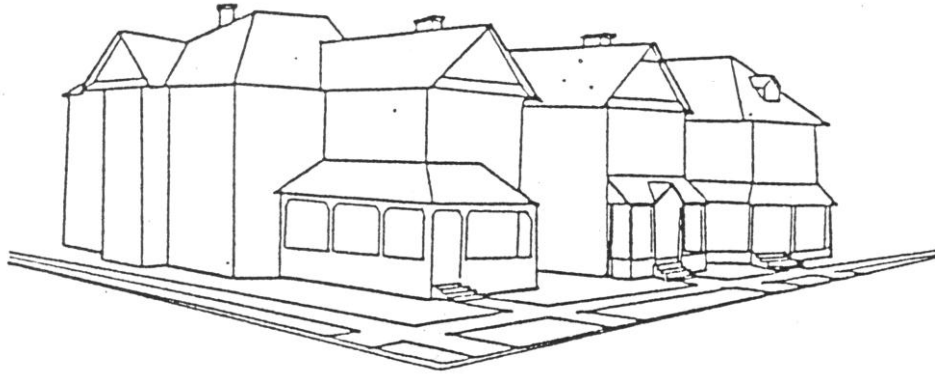
Use elements such as roof forms, lines, openings, and other characteristics which are similar to those found in the district.

It is Not Permissible to...

Use massing and building forms which are completely foreign to the Seminole Heights Historic District.



Inappropriate: Large massing and uncharacteristic form.



Appropriate: Massing and form reflecting that of its neighbor without replicating them.

Setback

To maintain the existing character of the facades within a block, the construction of additions and new buildings should be in conformance with the existing setbacks along that block. Maintaining uniform setbacks of the porte cocheres, porches and main building addresses prevailing patterns of an area and promotes the compatibility of the new building with the neighborhood.

It is Permissible to...

Keep the visual mass of the building at or near the same setback as buildings on adjacent sites.

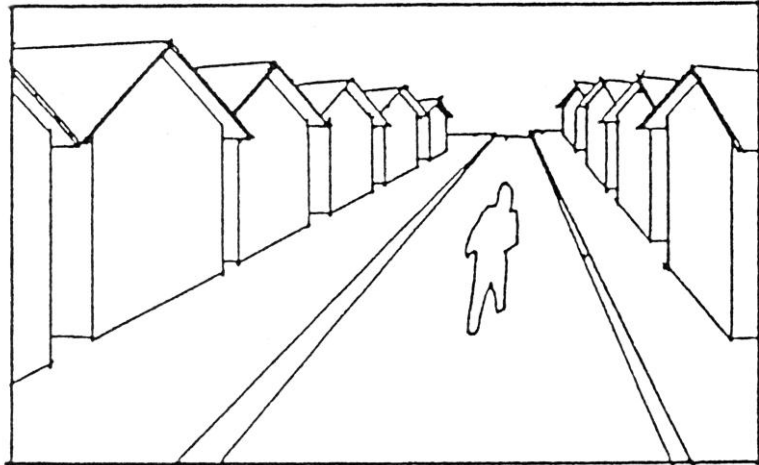
Keep wings, porches, and secondary structural elements at similar setbacks to porches and porte cocheres on adjacent buildings.

It is Not Permissible to...

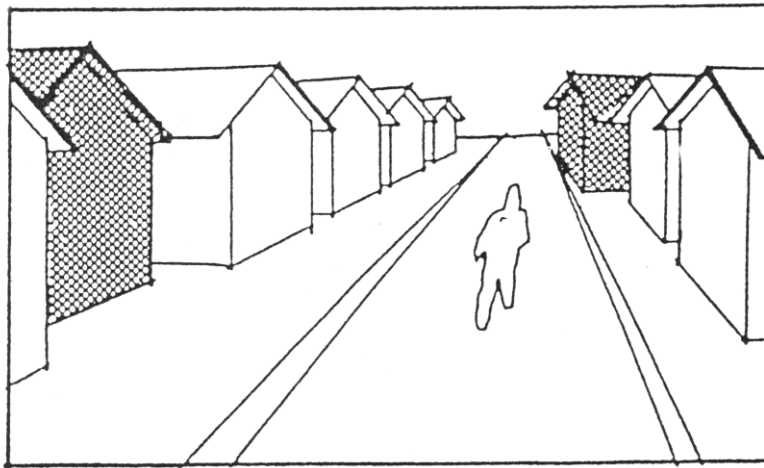
Place a building on a site in a location which is greatly different from the location of buildings on adjacent sites.

NOTE:

If a variance is necessary to allow a new building to have a similar setback to the buildings on adjacent sites, the Architectural Review Commission will review a site plan indicating proposed setbacks and may grant the variance at the regular public hearing in conjunction with the Certificate of Appropriateness approval process.



Uniform setbacks and building spacing are typical.



Inappropriate setbacks will be discouraged.

Orientation and Site Coverage

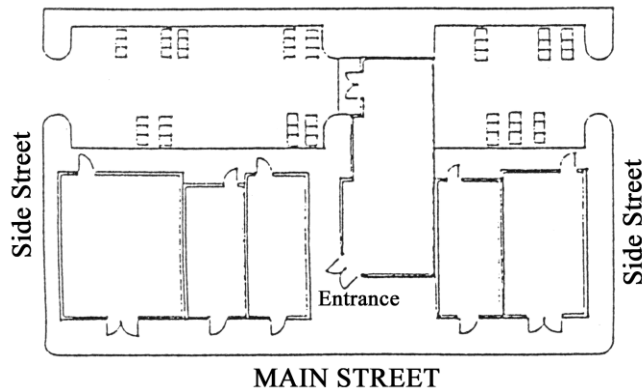
The principal facades of new buildings within the district should be oriented parallel to the street. Also, main entries should be located along these principal facades. This is a consistent pattern throughout the district which should be preserved to maintain the prevailing visual continuity. When this pattern of primary facades and entries is moved from the street side of the building, the activity along the street will be lost and the character of Seminole Heights will change.

Lot coverage, or that percentage of lot area covered by buildings on a lot, should be of a similar proportion to the site coverage on adjacent lots. Side and rear setbacks, as governed by zoning regulations, limit the minimum spacing between buildings; however, the overall proportions of building-to-lot area should remain consistent from lot to lot along the block. If lots are combined to create a larger development, the building-to-lot proportions should be “suggested” by breaking

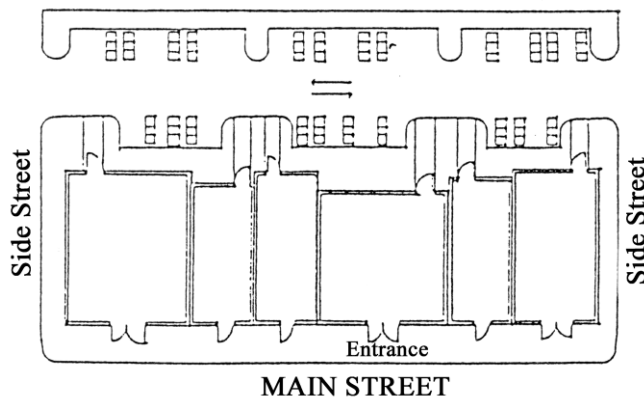
large building masses into smaller elements. This will visually suggest a relationship with adjacent buildings.

Historically, the proportions of building-to-lots along the streets in Seminole Heights are consistent. This is a design feature of the district which should be preserved or, at least, visually suggested.

Commercial Building Orientation and Site Coverage



Inappropriate: Building pulls away from main street; awkward siting breaks up parking at the back.



Appropriate: Building faces main street and uses existing parking along the back.

It is Permissible to...

Orient the primary facade of a new building parallel with the street.

Provide primary entrances on the street facade.

Maintain the building-to-lot proportions present on adjacent sites.

Suggest the same building-to-lot proportions of adjacent sites by altering the mass of a large building.

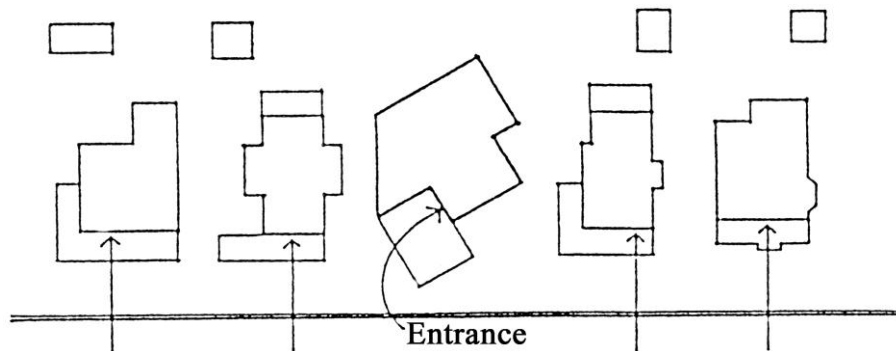
It is Not Permissible to...

Orient the primary facade of a building other than parallel to the street.

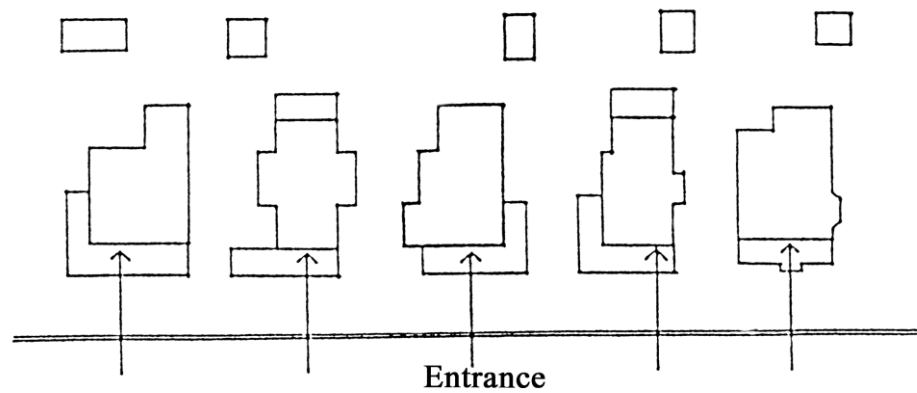
Provide primary entrances on non-street facades if no primary entrance exists on street facades.

Develop a building which does not maintain or suggest building-to-lot proportions of adjacent sites.

Residential Building Orientation and Site Coverage



Inappropriate: Building has an angled entrance and covers a disproportionate amount of its site.



Appropriate: Building entrance is oriented to street; site coverage is proportional to neighboring street.

Alignment, Rhythm and Spacing

Along a block, the uniformity of the proportions of the facades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape. Spacing between buildings should be consistent along the street. The consistent spacing of buildings maintains or establishes a rhythm which is historically prevalent in the district. This applies to new construction in both residential and commercial areas within the district.

Porches, protruding bays, balconies, colonnades and other facade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of facade proportions along the block length.

Front widths of new buildings should correspond with other building widths; however, a long facade can be broken into separate elements. This would suggest front widths similar to those of neighboring buildings.

It is Permissible to...

Align the facade of a new building with the facades of existing buildings on adjacent sites.

Allow the addition of a new building to continue the rhythm of buildings on a block by having similar spacing relative to other buildings along that street.

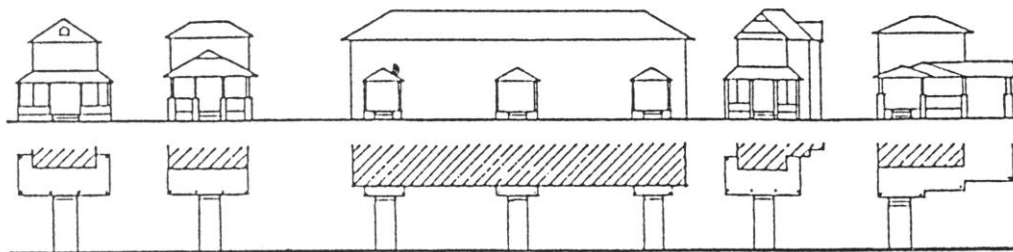
Allow the addition of a new building larger than the buildings on adjacent sites by dividing up the long facade to suggest smaller building masses.

It is Not Permissible to...

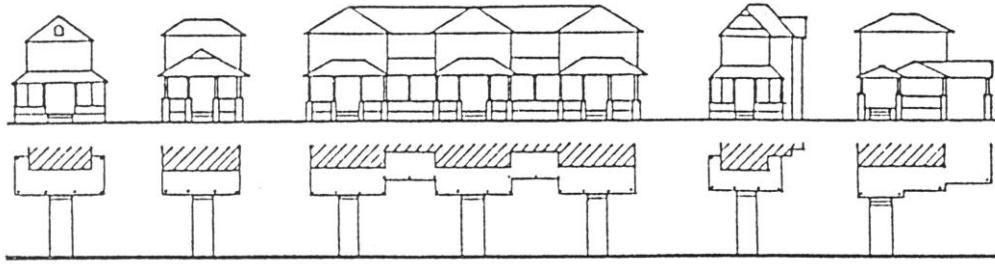
Place the primary facade of a new building out of alignment with the existing buildings on adjacent sites.

Add a building to a site which does not maintain, or suggest the spacing of buildings on adjacent sites.

Alignment, Rhythm and Spacing



Inappropriate: Massive building is sited out of alignment with other buildings on the street.



Appropriate: Building is shaped and sited to reflect street's alignment and rhythm.

Maintaining Materials within the District

The prevalent styles found within the district utilize various common building materials of the Tampa Bay area. Wood siding and brick flourish as the dominant wall materials with stone, rusticated masonry (a concrete product cast to look like cut stone) and stucco used primarily for ornamentation. Rusticated masonry or stone was sometimes used as wall material. Stucco is found primarily in Mediterranean Revival style buildings.

It is important to utilize building materials that are commonly found within the Historic District. Materials which are not part of the Historic District may detract from the continuity and character of the area.

Wood siding is preferred over aluminum, vinyl and other synthetic materials. Artificial siding may be considered; however, the specific material and profile must be approved by the A.R.C. Imitation brick or imitation stone is inappropriate and will not be approved by the A.R.C.

A materials source file is kept in the office of the staff of the A.R.C. for use by persons involved in a rehabilitation or new construction project.

It is Permissible to...

Use materials present in the Historic District as exterior wall materials in new construction.

It is Not Permissible to...

Use stucco on buildings where it is incompatible with the building style.

Use prefabricated buildings.

Use metal buildings.

Artificial Sidings

Definition: The term “artificial siding” shall be understood to include, but not be limited to, vinyl, aluminum, glass and concrete or wood fiber, imitation brick, stone and masonry. It shall also include materials applied to soffits, fascia, porch ceilings, and other architectural elements.

Historically, wood, masonry, and stucco have been the most prevalent siding materials in the Seminole Heights Historic District. In order to protect the original fabric and historic integrity of the area, the use of artificial sidings in the Historic District is discouraged. In compliance with **The Secretary of Interior’s Standards for Rehabilitation**, repair or replacement with duplicate materials, is the preferred rehabilitation method. The use of artificial siding should only be considered after all other appropriate alternatives have been examined.



ARTIFICIAL SIDING

It is Permissible to...

Maintain and repair original siding materials.

Replace damaged or deteriorated artificial materials on buildings currently using such materials.

In some circumstances, to be determined by the A.R.C., it may be considered Appropriate to...

Use artificial siding materials on new construction.

Use artificial siding materials on non-contributing structures.

Use artificial siding on additions or renovations to structures already clad in such materials.

It is Not Permissible to...

Use artificial siding materials on contributing buildings.

Before the A.R.C. will review an application for installation of artificial siding on a contributing building, the following criteria must be met and should be reflected in the application materials:

1. Any existing deterioration shall be identified, repaired and its causes covered.
2. Proposed siding must simulate the original material, taking into account the size and dimension, surface texture, shape or profile, and linear direction.
3. Detail and trim elements (i.e. window casings, sills, fascias, soffits, brackets, corner boards) are not to be removed, altered or covered to facilitate the installation of the new siding or trim cladding without approval by the A.R.C. If the removal of details is necessary for proper installation, they shall be replaced as close to their original configuration as possible. Deteriorated elements, replace with either like or artificial materials, should duplicate the appearance of the original details.
4. New siding materials shall be properly ventilated and flashed to prevent interior moisture accumulation. Any insulation or other material used in conjunction with siding materials shall be penetrable to water vapor.

The A.R.C. will review all applications for the use of artificial sidings. Each case will be decided on its own merit and a decision shall not be rendered based on precedent or interpreted as precedent setting.

In the case that an individual asks for special consideration in his/her application for artificial siding due to economic constraints, the individual shall provide the information to support the request.

Trim and Detail: Link Between Old and New

The exterior details and forms of new construction should provide a visual link between the old and new buildings. New buildings should not copy a style or period of architecture found along the block within the district. New construction in the Historic District should be compatible but should not copy historic detail. Using similar forms such as those found in windows, doors, parapets, rooflines and other facade elements, can establish continuity and compatibility within the block and the Historic District as a whole.

Detail and trim should be used to accomplish purposes similar to those used historically, for functional as well as decorative purposes, such as to express a change of plane, to finish what would otherwise be a ragged or rough edge, to act as a transition between different materials or even the simple function of shedding water. Copying historical detail and trim is not necessary and generally should be avoided.

Detail should be functional with a high level of craftsmanship, rather than applied decoration.

It is Permissible to...

Design a new building using similar forms to those present in the Historic District.

Use details which are functional and contain a high level of craftsmanship.

It is Not Permissible to...

Apply incompatible decoration or detail from the past on a new building.

Facade Proportions / Window Patterns

The front facades of buildings within the Historic District may vary in style and detail; however, certain proportional relationships exist among buildings in the immediate setting. It is important to maintain the relationship between the width and height of the front elevation of buildings on the block. Also, the proportion of openings within the street side facade, or more specifically, the relationship of width to height of windows and doors and their placement along the facade should reflect the same relationship within existing facades along the street, or visible from the street.

Walking or driving down a street in Seminole Heights, one notices a pattern of window and door openings on each of the houses along the block. This rhythm of solids to voids, walls to windows, and alteration of strong and less dominant elements should be reflected in the facades of a new building.

Windows are an important design element as they help to establish the scale and character of the building. Windows and window patterns in new construction should be of similar proportion and size to the windows of the other buildings on that block.

Most of the original doors in the Seminole Heights Historic District are divided into wood panels and glass. Many doors also have glass side lights and transoms. New doors should reflect these patterns. New doors should capture the basic character of doors on historic buildings without copying them.

Screen doors, although popular, seldom blend with either the inner door or with the building. Further, most stock screen doors have incompatible embellishments. If screen doors are used, they should be of simple design and blend in with the design of the inner door and the house. Use wooden screen doors and not shiny aluminum or metal louvered doors.

It is Permissible to...

Maintain similar proportions of width to height on the facade of a new building to facades of buildings on adjacent sites.

Provide windows of overall proportions similar to the windows used on buildings on adjacent sites.

Provide doors of overall proportions similar to those used on buildings on adjacent sites.

Provide a pattern of windows and doors on a new building facade which recalls similar patterns on facades of other buildings in the Seminole Heights Historic District.

It is Not Permissible to...

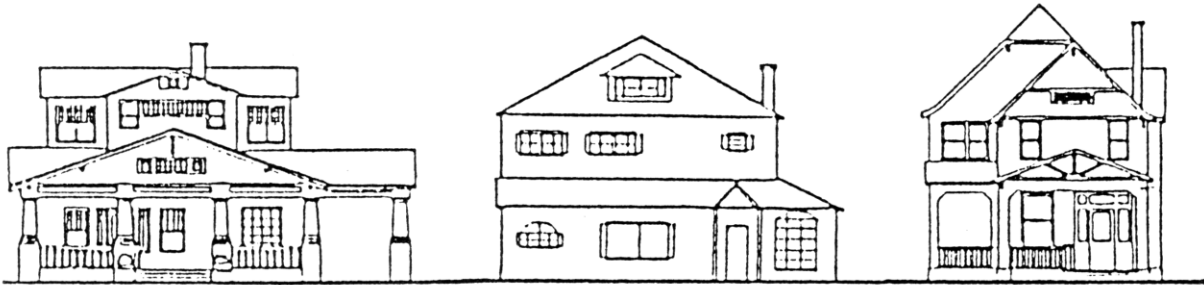
Erect a new building which does not maintain the proportions or pattern of windows similar to those in the district.

Provide windows of overall proportions which are greatly different from windows on buildings on adjacent sites.

Use window and door types incompatible with the character of the district.

Install single-pane picture windows where they previously did not exist.

Façade Proportions and Window Patterns



Inappropriate: Doors and windows are spaced awkwardly and window style is out of character with neighborhood.



Appropriate: Fenestration follows rhythm set by adjacent buildings; windows are patterned after existing styles.

Entrances and Porch Projections

Moving past a sequence of buildings in the Historic District, one experiences a rhythm of entrances and porch projections. The main entrance of the buildings in almost all cases is parallel to the street. New buildings should have comparable elements, such as porch projections, to establish visual continuity and create a pleasant transition between building and sidewalk. These porches also divide the length of the street in a pleasing pattern and relieve an otherwise flatter appearance of the buildings.

Entrances into buildings in the Historic District are usually raised above ground level a few steps. New buildings should reflect the pattern of raising the first few steps above street level to continue this pattern of construction in Seminole Heights.

The design of porches in new construction within the district should capture the character of the porches on historic buildings within the district without imitating them. Ornamentations and details of new porches and entrances should be compatible with detail on historic structures without copying them.

It is Permissible to...

Place the main entrance to a building parallel to the primary street.

Raise the entrance and first floor a few steps above street level in keeping with the building's context.

Design an entrance which uses elements of a porch to create a transition from outside to inside for specific styles.

Design a porch or entrance with modern detail that reminds one of detail present on other porches in the Historic District.

It is Not Permissible to...

Place the main entrance on the side or rear of a building.

Design an entrance which is simply a door and creates no transition from outside to inside.

Roof Forms and Materials

In new construction, it is important to use similar roof and parapet forms drawn from historic structures in the district.

Often, the architectural character of an older building is expressed in its roof form and roofing material. Most of the roofs in Seminole Heights are either gabled or hipped, some with combinations of both. The roofs project beyond the building walls to protect the window and door openings and to provide shade. These eaves are sometimes enclosed with wood soffits (the underside of a roof overhang) which are vented. (Enclosed metal soffits are inappropriate). Wood fascia boards (a horizontal board between the edge of the roof and the soffit) are also quite common among the various architectural styles. Each of these elements is important in defining the character of the house and its surroundings.

The materials used for the roofs of buildings throughout the district vary. Clay tile and flat parapet roofs are common in the Mediterranean Revival style. Other styles incorporate clay tile, metal, slate or composition materials such as asphalt or asbestos shingles. The design of roofs for new buildings should relate to the size, slope, color and texture of other roofs on the block.

It is Permissible to...

Add a new building with a roof that relates to the overall size, shape, slope, color and texture of roofs on adjacent sites or in other areas of the Historic District.

Use materials on a new roof which are similar to materials found on roofs in the Historic District.

It is Not Permissible to...

Use a roof of a size, shape or slope not present in the Historic District.

Use a roof material which is not in use in the Historic District.

Maintaining Quality within the District

Construction in Seminole Heights through the 1930's contained a high degree of quality. This quality can be seen in the materials that were used. The detailing and execution of these materials also shows a pride of workmanship. The quality which was present during the early development of Seminole Heights is one element which has given the Historic District its character. In new construction, the quality of materials, design, detailing and execution should be present to assure the continued positive character of the Historic District. Modest buildings constructed on relatively low budgets can show quality of design and detail with careful material selection and construction.

Suggested Treatment

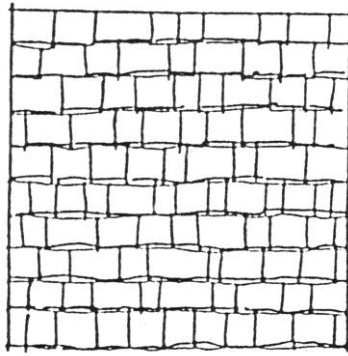
Use a design which is planned for the specific site.

Use quality materials which approach the level of quality present on older buildings in Seminole Heights.

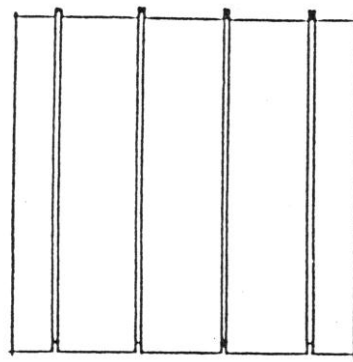
Utilize construction methods and techniques which allow quality design and detailing to be realized.

Consult an architect with preservation experience to assist in a project. Do not use universal or stock design solutions designed to "fit any site".

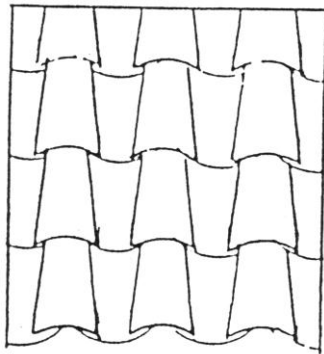
Appropriate roofing materials



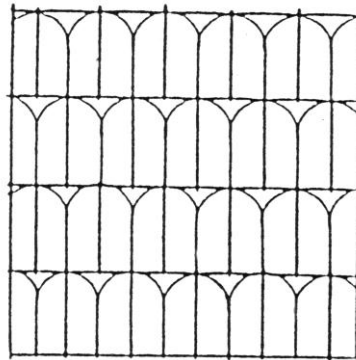
Sawn Wood Shingles



V-Crimp Sheet Metal



Clay Tile



Patterned interlocking sheet metal

Paint and Stain Colors

In selecting paint and stain colors within the Historic District, it is important to consider how the color selected will blend with other buildings on the street. Generally, the number of colors for the exterior should be limited in keeping with other buildings within the Historic District. Light colors visually reduce the massiveness of a wall and absorb less heat.

Historic precedent shows that a wide range of colors were used in Seminole Heights. Light chalky tones, deep rich tones, and pastels all have their place in Seminole Heights' development. Successful color combinations unify a building, while inappropriately chosen colors may emphasize unimportant details or draw attention away from more important elements of a building.

Wood surfaces should be stained or painted and not left untreated.

Suggested Treatment

Use color to accent important detail.

Avoid allowing wood to weather.