

# Industrial Sector

# INDUSTRIAL SECTOR

The industrial sections of Ybor City play a unique and significant role in the history of the area. This portion of the Ybor City Historic District historically functioned as an area of manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment and vehicular repairs, and other industrial uses. These industrial uses have been in existence since the early development of Ybor City.

The mission of the Industrial Sector of the *Ybor City Design Guidelines* is to enable existing industrial uses to continue to function and provide standards for additions to existing structures and new construction.

Ybor City's proximity to the port, railroad lines, and the cigar factories made the area a natural choice for industrial development, as both Ybor City and downtown Tampa experienced rapid growth during the 1890s and at the beginning of the 20<sup>th</sup> Century. The area housed lumberyards, wholesale distributors, grain elevators, a gas manufacturing plant, and, at one time, the largest box factory in the world.

The early structures were utilitarian and unadorned. The buildings were constructed of wood, masonry, brick, or iron. Many of the structures occupied the entire site, and open spaces were used for either outdoor storage or the movement of vehicles. The historic uses, building materials, patterns of development, and unadorned architectural styles continue to the present.

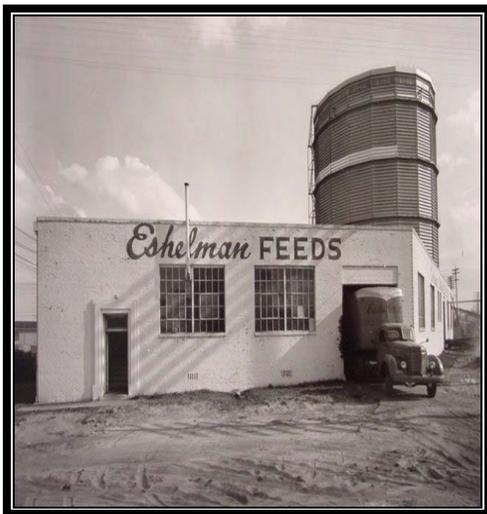
## DEFINITIONS:

- **Industrial Sector** - Those areas in the Ybor City Historic District that are zoned IG-Industrial-General and CI-Commercial Intensive.
- **Ybor City Historic District** – The District includes more than 1,726 buildings, which are located within an area of 601 acres. 1180 of these buildings, have been designated historic. The District is unique to the United States and constituting one of the most outstanding collection of structures associated with late 19<sup>th</sup> and early 20<sup>th</sup> Century Cuban and Spanish settlements in the nation - along with strong Italian, German, and other ethnic associations.

## STANDARDS:

The Barrio Latino Commission, in reviewing an application for additions and new construction to the Industrial Sector Section of the Ybor City Historic District, shall consider the following criteria, when relevant:

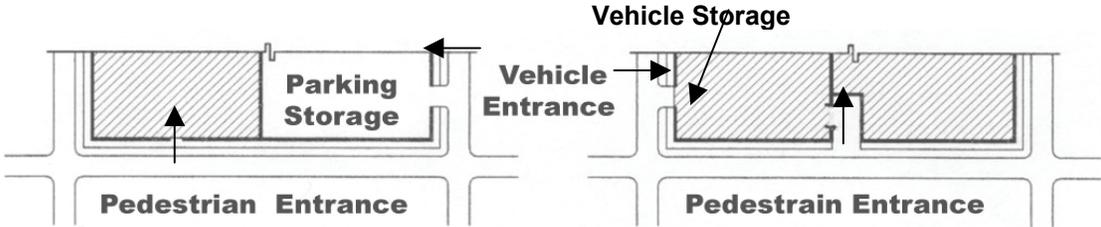
- **Local Architectural Traditions** – The majority of structures in the Ybor City Historic District are defined by the presence of simple buildings, which were generally much less elaborate than the buildings that were being built in downtown Tampa and the residential neighborhoods surrounding downtown.
- **Forms and Materials** - The buildings in Ybor City made strong stylistic statements in their use of locally available materials and direct expression of architectural form. Any applied ornamentation exists at entrances and cornice lines. The details are of Italianate or Queen Anne inspiration; occasionally the Spanish Revival provides a source.



**Architectural Details** – The buildings in Ybor City reflected the need for basic, utilitarian and economical shelter without concern for fashionable stylistic design or details. Unnecessary detailing should not be present.



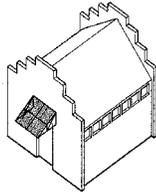
- **Orientation of the Building to the Street** – Buildings shall be oriented so that the directions of the primary pedestrian entrances are directly accessible to the street. In situations where there is the need for vehicle access, the access shall be internal to the site.
- **Maintenance of Pedestrian Scale and Orientation** – The Ybor City Historic District evolved as a pedestrian community, enabling the citizens to walk to work, retail centers, and social centers. Notwithstanding the fact that a pedestrian lifestyle no longer exists, it is important to maintain the ability for easy and natural movement. With the opening of the streetcar, the increased residential population, and influx of visitors to the historic district, pedestrian movement is important in the industrial sector. All buildings shall have pedestrian access to a public right of way, but should still be sensitive to the industrial uses that currently exist.



**APPROPRIATE**

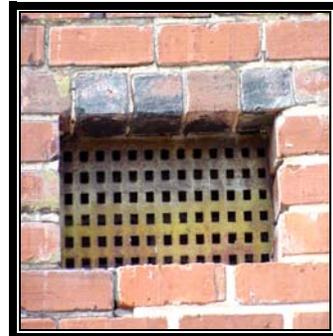
**INAPPROPRIATE**

- **Appurtenants, Fixtures and Features** – Lighting, hardware, mailboxes, and similar features should maintain the simple minimal traditions of the industrial areas. Security bars can be deemed to be appropriate when there is a historic precedence.



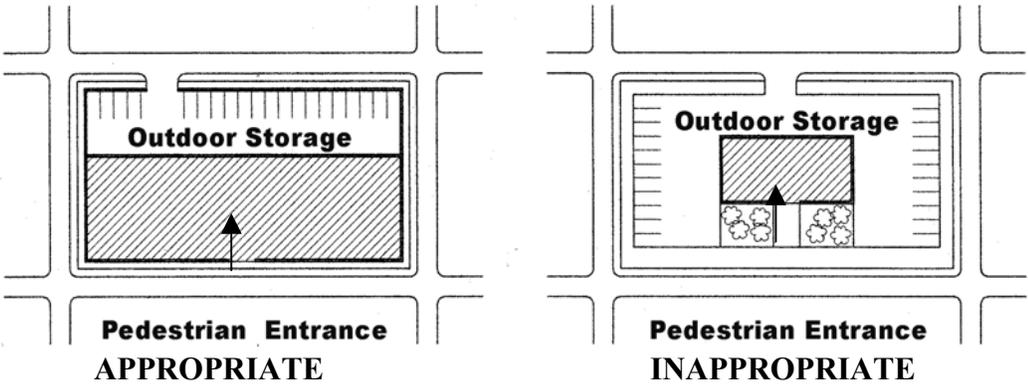
### Appropriate Features

1. Industrial Type awning:
  - a. Exposed Structural steel support bracket
  - b. Corrugated Sheet Metal Roofing
2. Clerestory Windows
3. Isolated end wall and parapet separate from roof of applicable space.



**Lot Coverage** – Subject to the requirements of the zoning district, a significant percentage of site coverage is historically appropriate. Outdoor storage and parking on site is appropriate in the industrial districts.

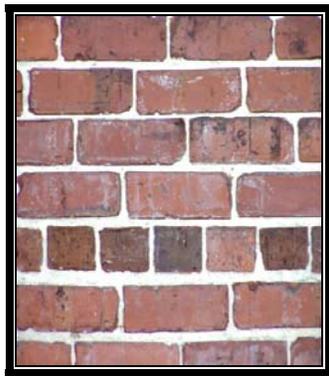
- **Setbacks** – The historic pattern in the industrial sector is lot line to lot line with no ornamental landscaping. Zero lot line development is preferred and encouraged, subject to land use regulations.



- **Building Heights** – The majority of the structures in the industrial area are single and two story. It is significant to note that two of the tallest structures in Tampa built in the early 20<sup>th</sup> Century were the Florida Brewing Company Building and the Tampa Gas storage tanks. The tanks were West of the Ybor City Historic District.



- **Exterior Building Materials** – Certain uses are more appropriate to different types of building materials. Appropriate building materials are masonry, brick, iron or corrugated metal. The use of wood in an industrial area is approved under certain situations and subject to satisfaction of the fire codes.
- **Surface Textures** – The materials most appropriate for the industrial sector – wood, masonry, brick, iron, and metal – also provide textures that are appropriate within the historic district.
- **Physical Ingredients of Walls** – Appropriate materials, as defined under exterior building materials, shall include fences and walls, building facades, or combinations of these. Chain link fence materials can be approved in the Industrial Sector.



**BRICK**



**RUSTICATED MASONRY**

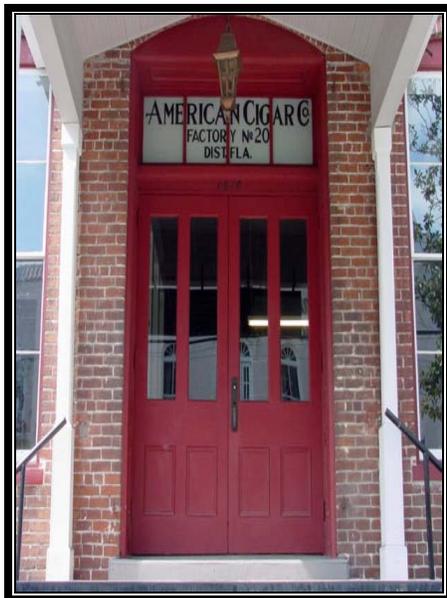


**METAL**

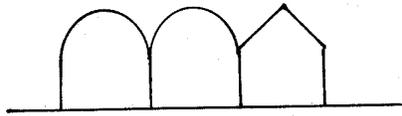


**CONCRETE BLOCK**

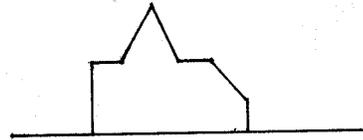
- **Fenestration** – Industrial uses typically require large solid wall areas. Depending upon usage, various fenestration patterns may be deemed as appropriate.



- **Shapes, Forms, & Materials** – Regular shapes and forms are appropriate for the industrial sector. Irregular shapes and jolted forms were not traditional to the area and, thereby, are not appropriate, unless referencing a historic precedence. Materials utilized should complement the shapes and forms employed.
- **General Form and Proportions of Buildings** – The buildings shall be linear with rectangular and circular forms building up to the property line.
- **Scale** – The height and width of the building shall be in proportion to what is generally found in the Ybor City Historic District.



**APPROPRIATE**



**INAPPROPRIATE**

- **Proportion** – The buildings shall articulate a relationship between the width and height of the building and that of the fenestration pattern on the structure.

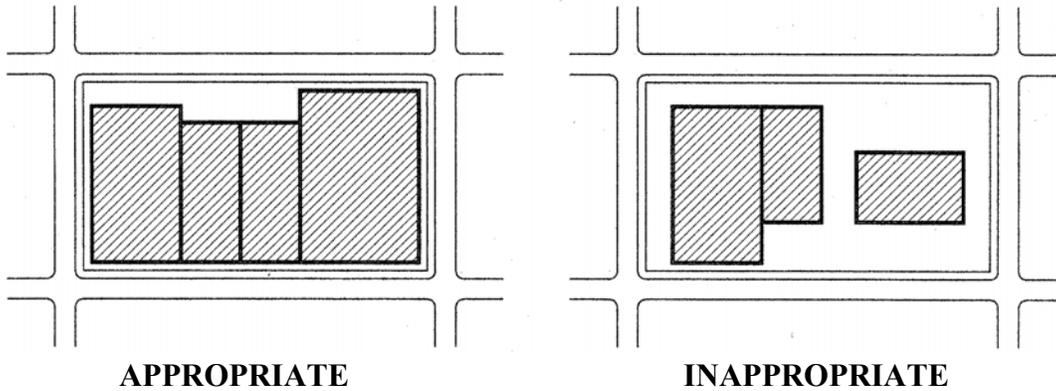


**APPROPRIATE**



**INAPPROPRIATE**

- **Spacing of Buildings** – Buildings adjacent to one another, even with a common party wall, are appropriate in the industrial sector.



- **Structural Condition and Soundness** – The building shall maintain minimum building standards to conform to health, safety, and welfare requirements.
- **Color** – Color in the industrial district should conform to the color schemes that presently exist in the district. The traditional hues tend to be pale earth tones with the more intense tones provided by the brick buildings.
- **Trees & Other Landscape Elements** – There is minimal historic precedence of trees and landscaping in the industrial area. The introduction of landscaping, if desired, should be minimal and subordinate to the building on the site.
- **Ground Cover and Paving** – As appropriate, new construction and expansion to existing projects, shall conform to the City of Tampa’s Landscape & Tree Code.