

Commercial Rehabilitation

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Statement of Intent of Zoning Ordinance

YC-1 Subdistrict - - Central Commercial Core

This subdistrict comprises the cultural, social, shopping and service heart of the Ybor City Historic District. The regulations are intended to preserve and enhance its touristic, cultural and economic functions by preserving its rich mixture of land uses, relatively modest intensity of development, low rise structures and distinctive architecture.

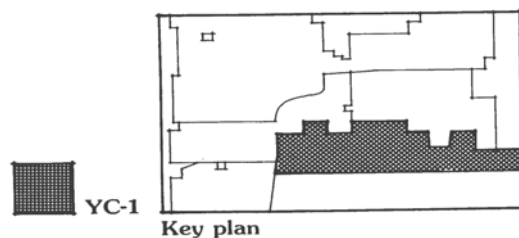
General Physical Description of Subdistrict

The heart of Ybor City is Seventh Avenue (also called Broadway). It is flanked to the north and south by streets similar in appearance and character. The area is a small scale, compact urban setting with an exciting mixture of commercial, retail and residential uses. The buildings are generally of brick construction, two to three stories high, often with a common brick wall between adjacent structures. Zero front setback is the usual pattern, giving each block a continuous façade directly abutting the sidewalk.

This promenade of storefronts is broken occasionally by courtyards forming pleasant pedestrian ways through blocks. Typically, each commercial block was divided lengthwise by a service alley which left the streets free for customer parking. Many of these alleys are still in use today. Commercial lots are generally seventy feet wide and often divided into two thirty-five foot storefronts.

Rehabilitation Overview

The nature of much of the existing development in the Central Commercial Core (YC-1) requires an emphasis on the face the structure presents to the street, as little else is visible to the pedestrian or the automobile passenger. To encourage quality façade rehabilitation, many standards must be observed. This section emphasizes sympathetic treatments of commercial buildings and includes storefronts, windows, doors, galleries and architectural and ornamental details. Building materials and roof-lines are also examined. These examples provide the property owner with the standards for rehabilitation which must be met to obtain approval of a Certificate of Appropriateness from the Commission.

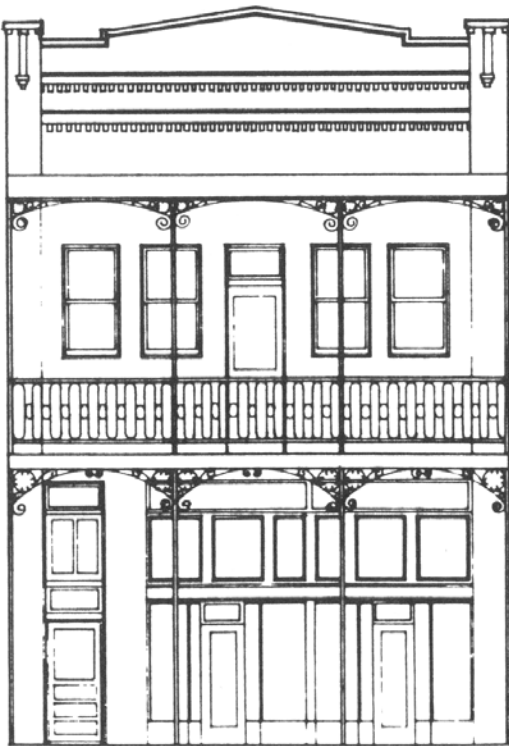


Standards: Rehabilitating a Commercial Structure

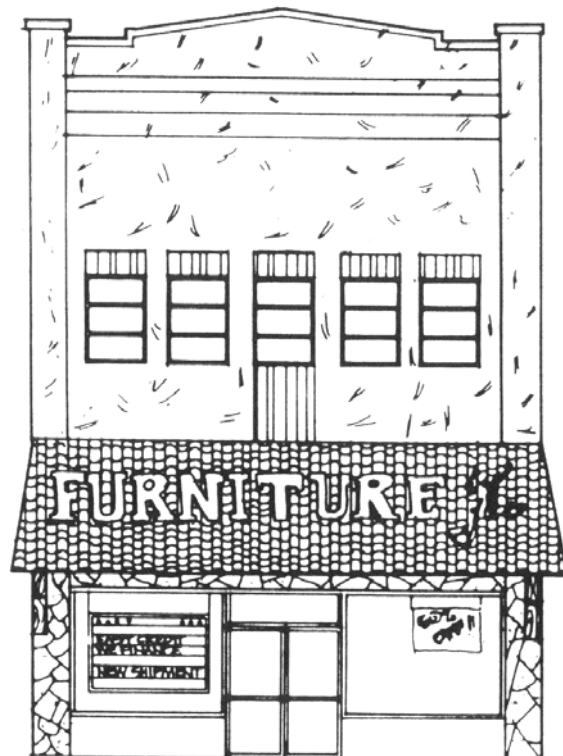
The illustrations on this page show the contrast between an appropriate rehabilitation and an inappropriate one.

The rehabilitated building on the left side of the page has retained the elements of an Ybor City commercial structure. The upper gallery with appropriate wrought iron supports and railings is retained. Traditional sash windows and transom doors provide access to it from the second story. The storefront entrances and display windows are intact, and a separate street door leads to the stairwell. The decorative features such as slender iron pipe gallery supports, restrained wrought Iron decoration and glass panelled doors with transoms are simple and practical.

The example on the right shows a building which has lost the elements which make up a consistent whole. The exterior has been covered with a mixture of textured stucco, and artificial stone. The upper story gallery has been removed and the window and door opening altered. Louvered windows with wood lintels have replaced the sash windows and wood siding covers the original door opening. The traditional three bay storefront has been removed and the display windows replaced with plate glass windows and doors.



Appropriate commercial rehabilitation



Inappropriate commercial rehabilitation

Storefronts

Maintain original characteristics of storefront.

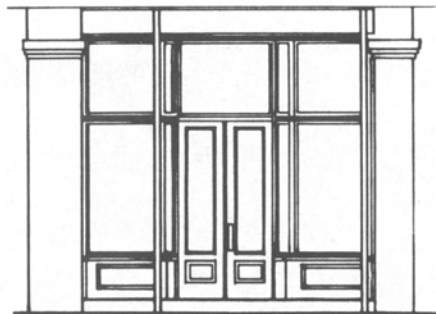
Specialized items such as tile for walls, floors and ornamentation, curved glass display windows, glass transoms, sculpted plaster, wooden soffits and brackets, wrought iron and cast iron pilasters should also be preserved.

Storefronts and display windows should encourage window shopping by providing well-maintained spaces and Inviting displays of merchandise or related activities.

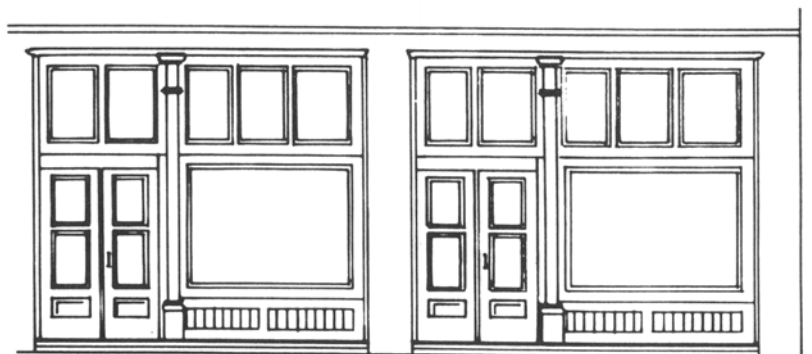
Do not cover storefront display area with aluminum siding, diagonal wood siding, aggregate or stucco where stucco was not the original building material. Every attempt should be made to uncover the original façade when covered by such inappropriate materials.

The typical Ybor City storefront is three bays in width with a recessed central entrance flanked on both sides by display windows.

The display windows are divided vertically into three elements: a low wainscot, the undivided display window, and a transom either operable or fixed. The lights of the transom are often divided by mullions.



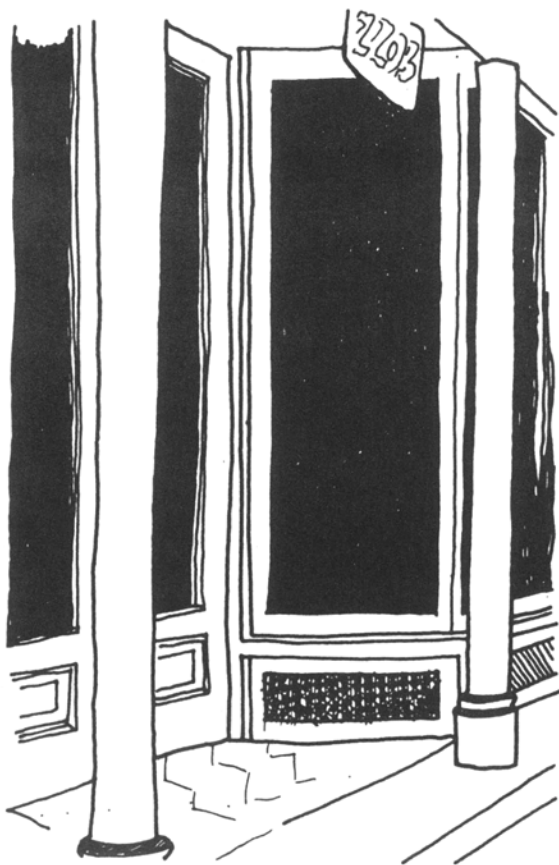
Typical three bay storefront



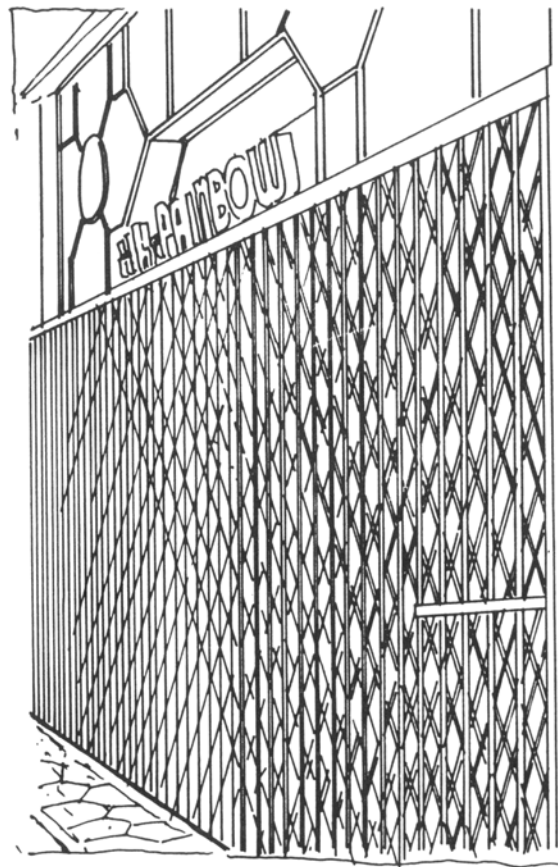
Double storefront

A typical shop façade recedes at a cast iron threshold to a glazed wood panel door. Double-leaf doorways are common. The entrance is flanked at the face of the building by a pair of cast iron columns or pilasters that support the brick-faced iron lintel above the storefront.

Security bars on storefronts and windows along the pedestrian ways are the ultimate contradiction. While the storefront invites the pedestrian, the bars connote fear. Any use of iron security bars should be carefully considered with attention to historic precedents and potential psychological effect on the pedestrian.



Appropriate recessed entrance



Inappropriate security grille