

Introduction

The adoption of Article VIII, the Ybor City Historic District, as part of Chapter 27 of the City of Tampa Code and the subsequent establishment of the Barrio Latino Commission as the Ybor City Historic District Commission indicates the importance with which the citizens and officials of Tampa view the preservation and revitalization of Ybor City.

In order to fulfill the mandate placed upon them as the body which approves the Certificates of Appropriateness for work done within the district, the Commission must provide clear guidelines for property owners who wish to rehabilitate, restore, move, or demolish a structure, or who wish to build a new one. Additional guidelines exist to aid in the design and placement of lighting, street furniture, landscaping and parking.

Within this handbook, design guidelines for each of the six subdistricts within the Historic District are presented. Additionally, examples of appropriate and inappropriate situations appear to aid in interpreting the guidelines and to illustrate some acceptable and non-acceptable actions.

The guidelines for the rehabilitation of older commercial and residential structures are particularly important. Rehabilitation as defined by the **U.S. Secretary of the Interior Standards for Rehabilitation** is the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. The guidelines for rehabilitation in the Ybor City Historic District will apply to both the older commercial structures and to residences.

Standards for new construction, demolition and moving are similar throughout the Historic District. These standards and guidelines for the placement and design of landscaping and site details, lighting, and parking are described near the end of the handbook.

The subdistricts differ in character and, therefore, in the type of development activities likely to occur within them. To describe these activities more fully, the subdistricts have been organized into the following categories:

Central Commercial Core - YC-1 This area falls generally within the boundaries of the 1974 National Register Historic District and contains a large percentage of the commercial buildings within the Ybor City Historic District.

Residential Commercial Mix - YC-2, YC-5, YC-6 These areas contain a mixture of small scale, single and multi-family dwellings and scattered groupings of neighborhood commercial structures. They constitute transitional areas of historic value which have already undergone considerable change.

Community College and Redevelopment - YC-3, YC-4 These areas provide a critical link between the historic, relatively intact core of Ybor City and the transitional residential area to the north and also the industrial area to the south. They encompass much of the land cleared as a result of the early Urban Renewal program.

Landmarks Scattered throughout the Ybor City Historic District are landmark buildings such as social clubs, cigar factories, churches and schools. These buildings are considered contributing structures in that they enhance the historic nature of the district, even though they differ in scale and material from surrounding structures in many cases. These buildings are the visual and, in some cases, the social anchors for the district.

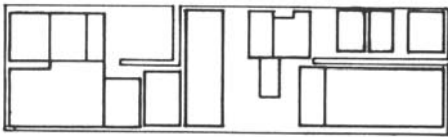
Each section of guidelines is preceded by a statement of intent for each subdistrict affected by the guidelines and by a key plan showing the area of the subdistrict. To locate the various subdistricts, see the map of the Historic District.

These guidelines correspond with the review criteria the Commission must follow in deciding to approve or disapprove an application for a Certificate of Appropriateness. They are reprinted here as an introduction to the basic considerations involved in any project within the Ybor City Historic District.

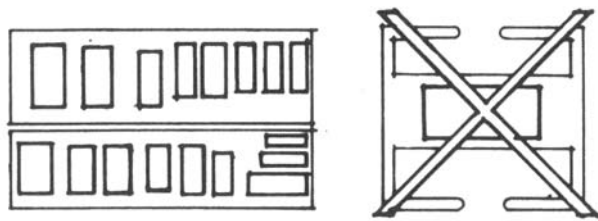
CRITERIA FOR EXTERIOR FORM AND APPEARANCE

The following criteria, outlined in the “Ybor City Historic District Ordinance,” shall be considered, when relevant, by the Commission in reviewing applications for a Certificate of Appropriateness.

1. Lot coverage, defined as the percentage of lot area covered by primary structures.



Commercial

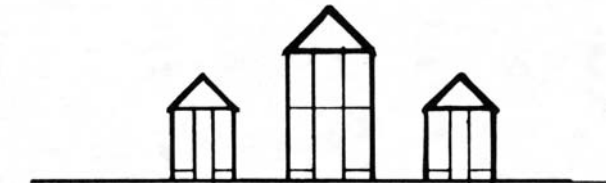


Residential

3. Building height.



Commercial

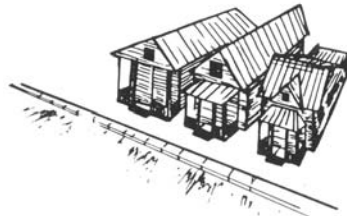


Residential

2. Setback, defined as the distance from the lot lines to the building(s).

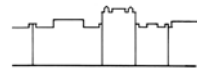


Commercial

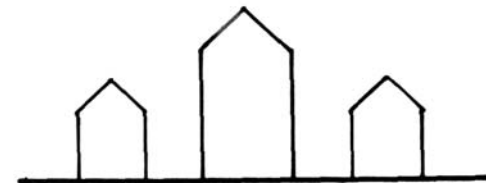


Residential

4. Spacing of buildings, defined as the distance between adjacent buildings.

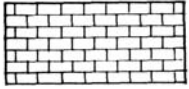


Commercial



Residential

5. Exterior building materials.



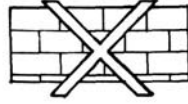
Brick siding



Horizontal wood

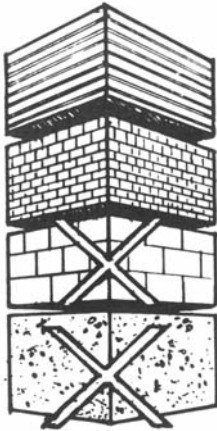


Artificial Stone



Concrete block

7. Surface textures.



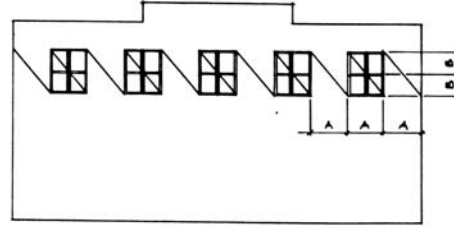
Horizontal Wood Siding

Brick

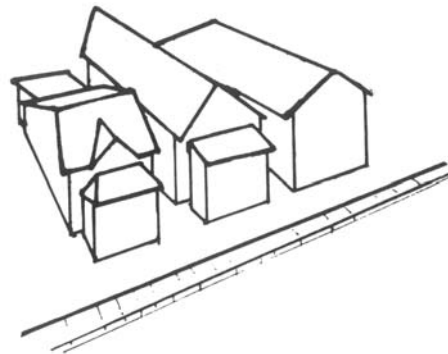
Concrete Block

Exposed Aggregate

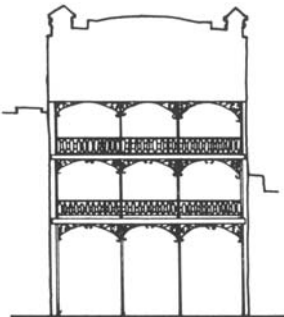
6. Proportion, shape, positioning, location, pattern and sizes of elements of fenestration.



8. Roof shapes, forms and materials.

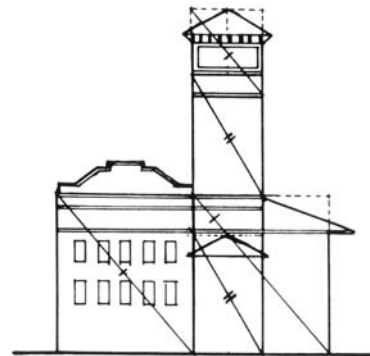


9. Use of local or regional architectural traditions.

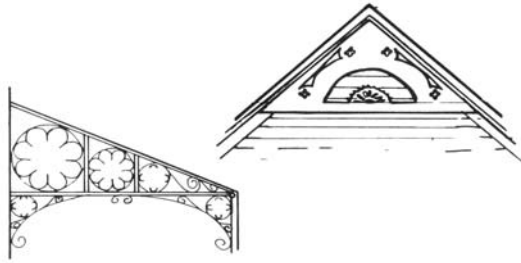


Wrought Iron Balconies

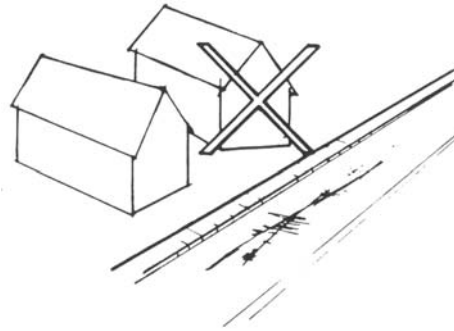
10. General form and proportions of buildings and structures, and relationship of any additions to the main structure.



11. Expression of architectural detailing, such as lintels, cornices, brick bond, and foundation materials.

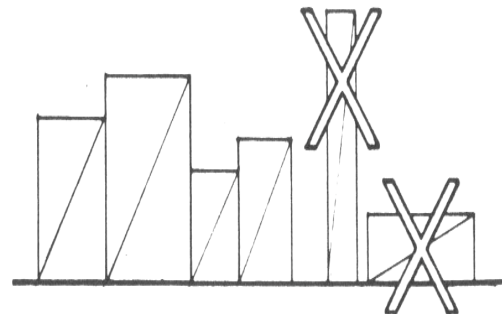
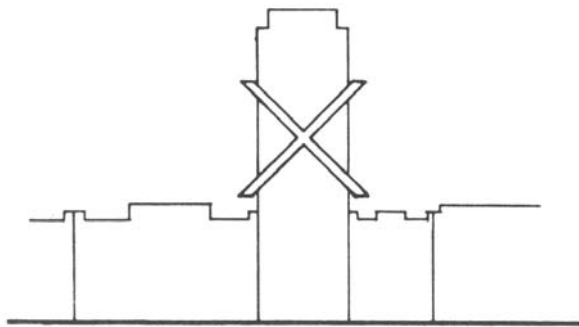


13. Orientation of the building to the street.



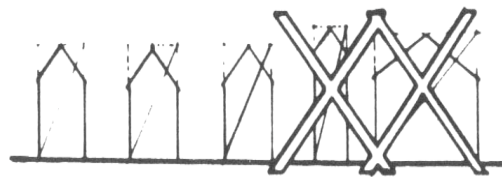
12. Scale, determined by the size of the units of construction and architectural details in relation to the size of man and also by the relationship of the building mass to adjoining open space and nearby buildings and structures

14. Proportion of width to height of the total building façade.



Commercial

Commercial



Residential

Residential

15. Effect of trees and other landscape elements.



Commercial

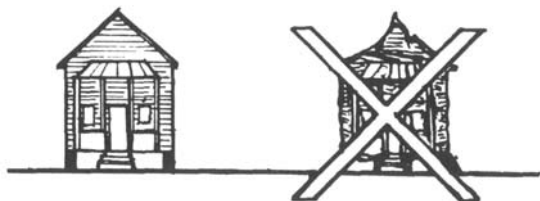


Residential

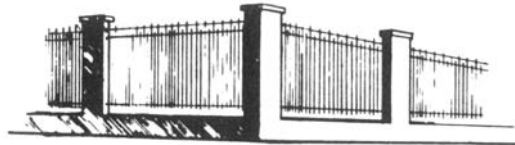
16. Appurtenant fixtures and other features, such as lighting.



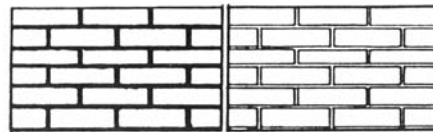
17. Structural condition and soundness.



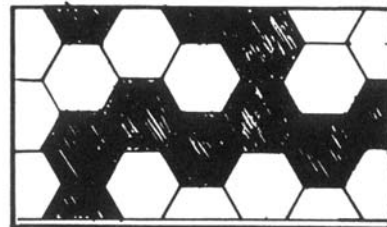
18. Walls - physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building façades, or combinations of these.



19. Color.



20. Ground cover or paving.



21. Maintenance of pedestrian scale and orientation as well as provision for safe pedestrian movement

