

Landscaping And Site Details

Adopted by the Barrio Latino Commission on August 20, 1996

Addition to “Ybor City Design Guidelines”, Street Furniture.

The City of Tampa maintains and is responsible for installation of street furniture. The street furniture contributes to the quality of the environment throughout the Historic District.

Existing street elements which are significant historic, architectural, or cultural value should be maintained and preserved. In order to accommodate contemporary needs, new street elements which are compatible with the Historic District are appropriate.

Payphones/Phone Booths

Payphones/phone booths are appropriate in the Historic District. The payphones/phone booths should be located at convenient locations and not distract from the character of the buildings or artifacts in the Historic District.

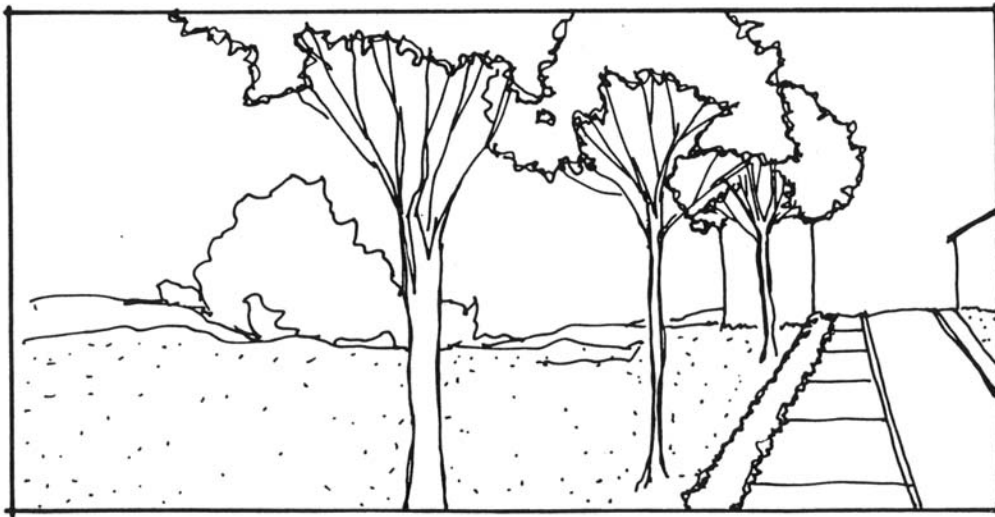
- Architectural features, walls, doors or windows of contributing structures shall not be altered to accommodate payphones/phone booths installation.
- Payphones/phone booths should not alter or distract from the architectural elements of any non-contributing building.
- Service to payphones/phone booths shall not be visible. It is appropriate to see wires, conduit, or other connecting links.
- Equipment shall be compatible with the architecture of the Historic District. Generally, payphone/phone booth equipment of traditional appearance shall be appropriate along 7th Avenue and portions on 8th Avenue Central Commercial Core. Unobtrusive and simple design is appropriate outside the Central Commercial Core.
- Placement of payphone/phone booth equipment shall not impede pedestrian or vehicle movement.
- Equipment shall be maintained to contribute to the historic characteristics of the environment throughout the Barrio Latino. Advertisements and graffiti are inappropriate on payphones/phone booths.
- Equipment lighting shall be compatible with the Historic District.

Landscaping and Site Details

The standards for landscaping and site details throughout the Ybor City Historic District are intended to supplement existing regulations. The City of Tampa has ordinances controlling trees, site clearing and landscaping. These ordinances provide clear instructions for planting and replacing trees, the kinds of trees to use for various conditions, and landscaping for residential and commercial buildings.

Sections of Chapter 27 and Chapter 13 of the Tampa City Code deal with lighting, parking lots and the requirements for screening parking lots and service facilities. These regulations also apply in the Ybor City Historic District.

Plantings in the Historic District may vary within the six subdistricts. There are planter boxes designed for low shrubs and trees along Seventh Avenue in the Central Commercial Core and taller trees in pedestrian areas like the adjoining Centro Espanol. Occasional tall brick and cast stone walls, graceful wrought iron fences and large oak trees dot the Commercial Core, delighting the eye and testifying to Ybor's past ambiance. The neighborhoods to the north and south of Seventh Avenue display concentrations of large, established trees around schools and factories and foundations plantings around individual residences. Low cast stone retaining walls, a legacy of the 1930's Works Progress Administration, add definition to front yards. The sprawling apartment complexes in the redevelopment area are punctuated by oases of trees and shrubs. Rows of palm trees and oleander line Nick Nuccio Parkway and partially shield the railroad tracks. All testify to the mitigating effect of trees and greenery in the Central Florida climate and to their visual appeal in a flat topography.



Open lots can be softened by effect of sidewalk edge.

Standards:

General Landscaping

Maintain existing trees and shrubs where possible and plant replacements for those showing signs of age, disease or damage. In new construction, plantings must conform to the requirements of the Chapter 13 Tree and Landscape Code, including the steps for protecting existing vegetation from injury due to improper site clearance and construction.

Trees and landscaping can provide visual continuity in a neighborhood, a commercial block or a multi-structured development. Choose plant materials similar to those used in adjoining or nearby structures that exists or devise one that reflects the predominant pattern in the subdistrict.

Plantings should not interfere with pedestrian movement or safety along commercial blocks or in residential areas.

Maintain clear separation between sidewalk and street by means of a planting strip. In residential areas, grass or a ground cover may be maintained on the narrow area between the sidewalk and the curb. In commercial or industrial areas, rows of trees in protected gratings are used to make a delineation between the sidewalk and the street.

Where open sites occur along the street, reinforce the continuity of the sidewalk edge. Such visual continuity can be established by fences, hedges, walls or other devices.



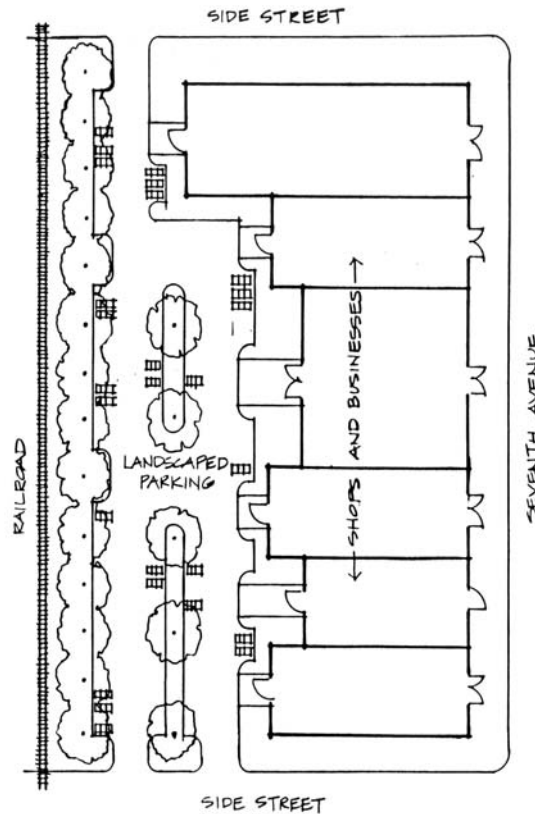
Visual continuity is reinforced by use of low walls along front yards as well as planting strips between streets and sidewalks

Parking

Standards for the location, design and screening of parking lots within the Historic District are critical. Carefully considered standards will allow the district to retain its visual appeal and to function well as a touristic and cultural attraction.

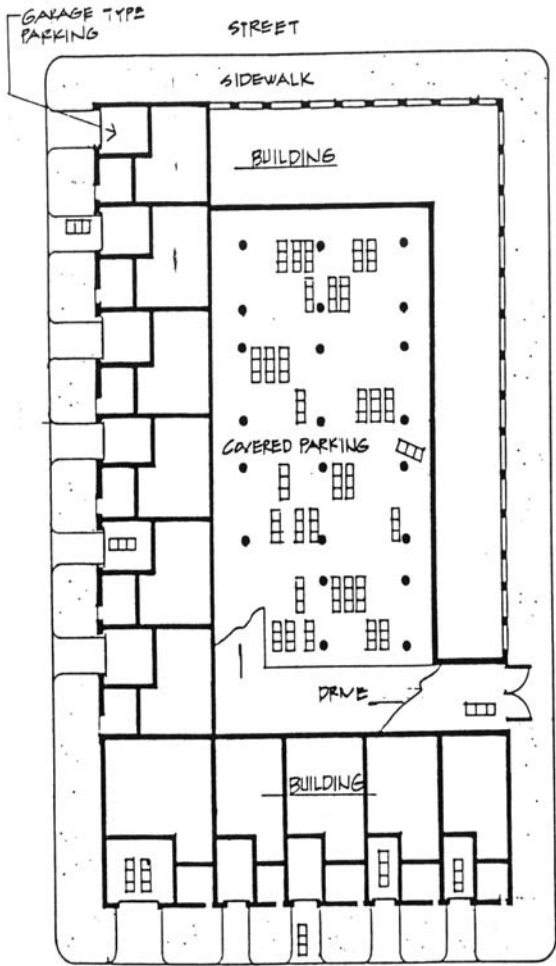
Parking requirements are contained in Chapter 27, Section 27-180 of the Zoning Code. All other applicable parking standards are located in Article X, while screening provisions are covered in the City of Tampa Tree and Landscaping Code, Chapter 13. **No parking lots are allowed to front on Seventh Avenue. (Section 27-272, Article XI).**

Landscaping, fencing, walls and organization of the site should obscure parking from view of the street-side pedestrian to the maximum degree possible.

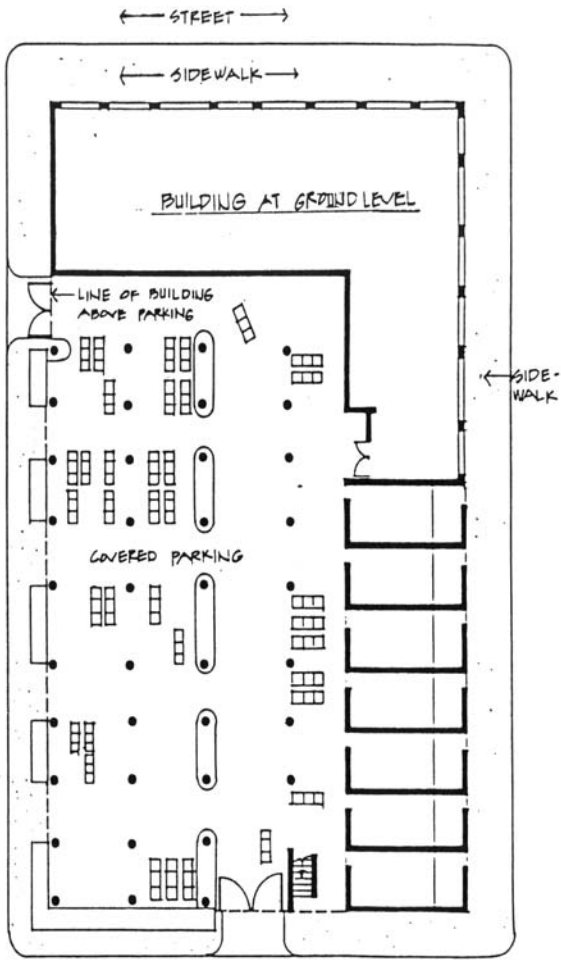


Appropriate landscaped parking

The illustrations on this page show how parking can be screened effectively from the street by the buildings that it serves.



Appropriate parking surrounded by buildings

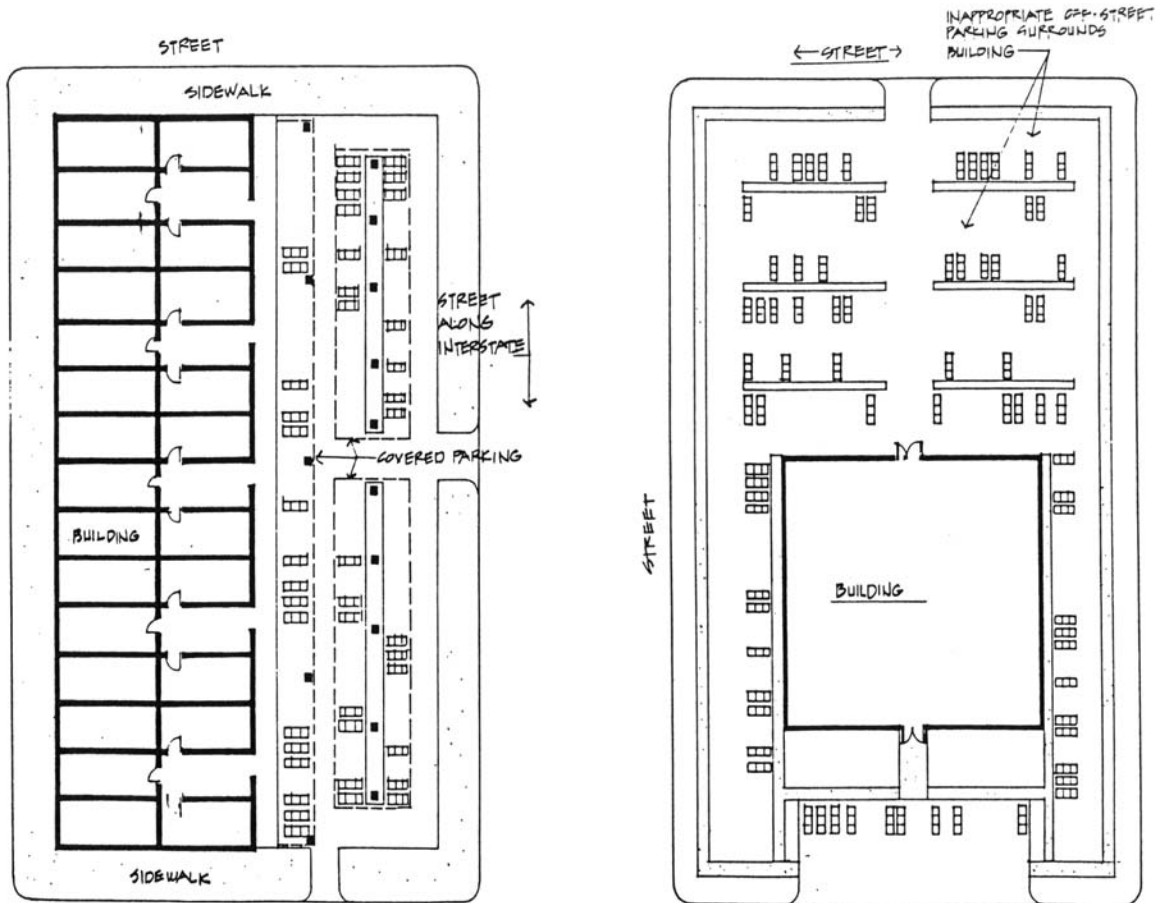


Appropriate parking screened from the major streets

The illustrations on this page are contrasting examples of appropriate parking and inappropriate parking.

In the diagram on the left, covered parking is obscured from the pedestrian's view by buildings. The parking structure is visible only from the street that serves the Interstate traffic.

The diagram on the right shows a building surrounded by open off-street parking which discourages pedestrian access and is visually unattractive.



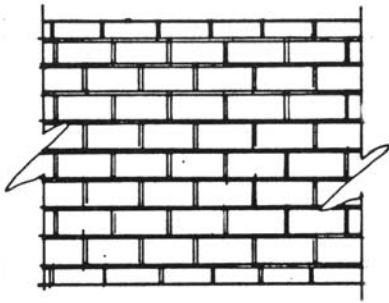
Appropriate parking along minor road

Inappropriate parking surrounding the building

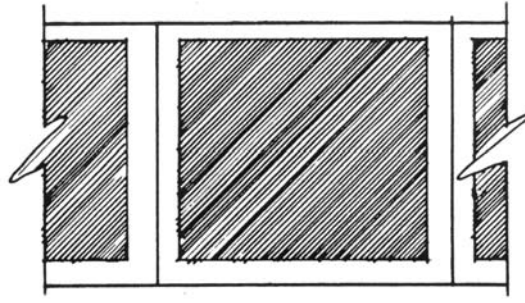
Paving Materials

Paving materials in the Historic District are comprised of alternating black and white hexagonal pavers for sidewalks in the Central Commercial Core. Tile is also used in sidewalks, particularly as accents to a store entrance.

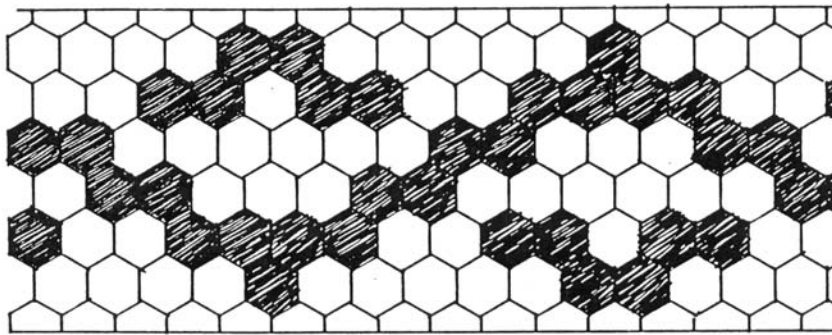
Maintain historic sidewalks. Do not use asphalt, broken tile or pebble surface concrete.



Brick

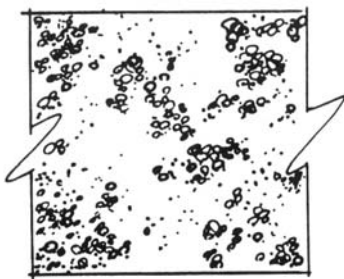


Concrete

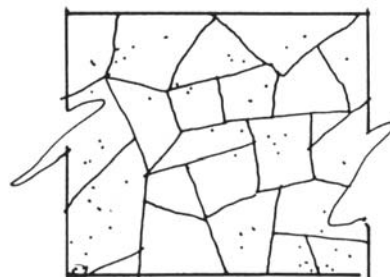


Hexagonal pavers

Appropriate paving materials



Exposed aggregate



Random pattern stone paving

Inappropriate paving materials

Fences and Walls

Fences and walls are used to give definition to a number of locations in the Historic District. They appear in front and side yards of residences, around parking lots, church yards, and public areas such as courtyards of yards of the Ybor City State Museum and the Centro Espanol.

Maintain original walls when possible.

Use appropriate designs and materials when choosing a fence or wall for new construction or to enhance a building. Painted picket fences, simple wrought iron fences, brick walls, stuccoed walls, or fences of brick pillars combined with iron railings are traditional for Ybor City.

Do not use cinder block, elaborate iron work, unpainted redwood, rough cedar, stockade, post and rail, or chain link fences in the Historic District.

Fences and walls should have a regular pattern and be similar in design to those in the same block. The height of the fence or wall should complement the house or building and not obscure it.



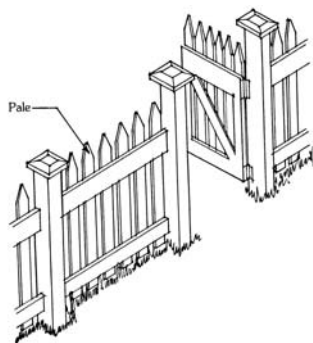
Appropriate residential fence and wall

Appropriate fence designs and materials

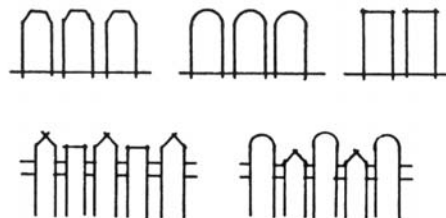
Wood Fences

There are a number of wood fence designs suitable for use in the Historic District. Those shown here include a picket fence with alternative pale designs illustrated.

Wood posts must be pressure treated or isolated from ground moisture to insure longevity.



Wood Fence



Alternative pale designs

Retaining Walls

This brick retaining wall is enhanced by the placement at regular intervals of pilasters which provide visual accents to the structure. In this example, the pilaster is topped by a cast concrete cap block for a finished appearance and variety of texture. The coping on the wall itself serves the same purpose.

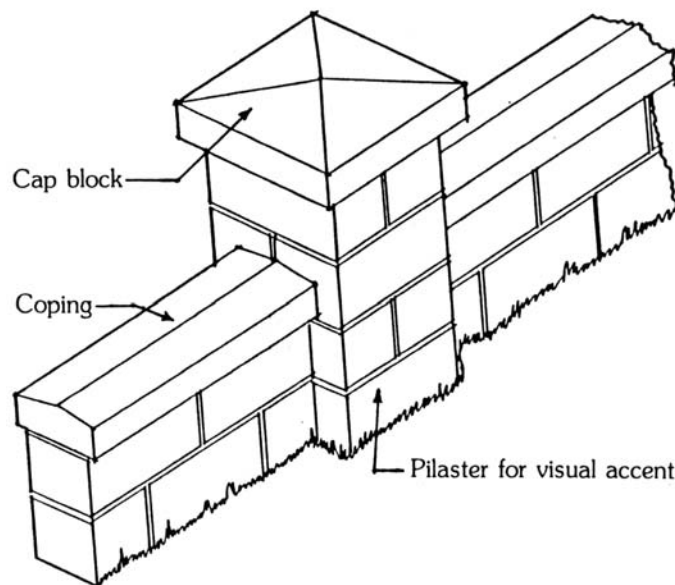
Pilasters may be of difference heights at certain points in the wall to accent an entry, corner or the termination of the wall. Changes in grad or aesthetic consideration can dictate the use of different heights in the wall itself.

Possible Fence Variances

In residential zones of the Historic District, the Commission may consider approval of fencing materials other than those recommended in these guidelines with the following stipulations.

1. Where like fencing materials are predominant as seen from the public right-of-way and
2. Where the requirement for use of recommended fencing materials would place an undue economic hardship upon the applicant.

In commercial zones of the district, where dedicated alleys abut rear building yards, alternative fencing materials will be considered under the condition that such material cannot be seen from a alley, public right-of-way or street. Where chain link fence is the material selected and approved, it shall be vinyl-covered chain link fencing. The fence and its surroundings shall be suitably landscaped.



Retaining wall

Lighting

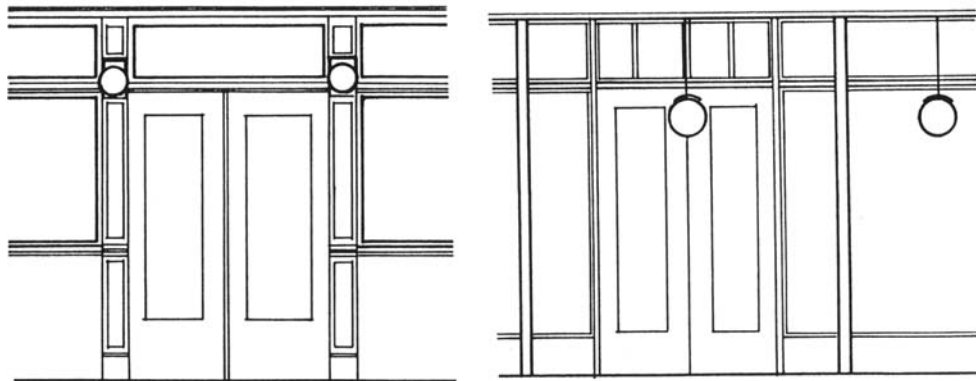
Streetlights in the Central Commercial Core of the Historic District are distinctive iron posts with five illuminated globes. These are spaced in a regular pattern along Seventh Avenue and around the Hillsborough Community College campus. Lighting fixtures in the commercial areas are used to accent display windows and illuminate parking and public areas and building façades. Windows, porches and streetlights provide light in the residential areas.

Maintain historic lighting fixtures when possible. Use lights to define spaces and accent vegetation. Do not use floodlights on façades or invade surrounding properties by indiscriminate use of omni-directional lights. Do not use prominent or obtrusive fixtures.

Simple globe light fixtures attached to store façades or suspended in front of display areas blend well with the architecture of the Historic District.



Typical street light

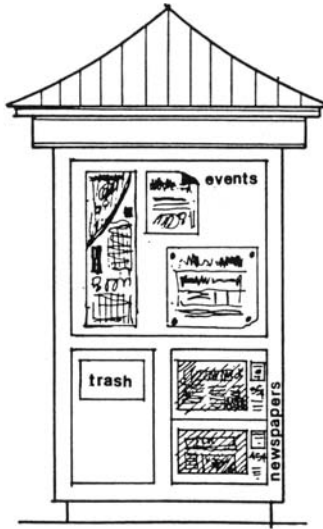


Unobtrusive globes light storefronts

Street Furniture

Street furniture for the Central Commercial Core is desirable because it encourages pedestrian interaction with the public spaces and retail establishments. Such furniture may consist of sidewalk benches of the style already in use in the district, café tables and chares where a patio is available, furniture for galleries, discreet trash containers, wrought iron enclosures to organize banks of newspaper dispensers, decorative fountains and other public amenities. **The design and building material of such furniture should be unobtrusive and in keeping with the design elements presently in the district.**

Kiosk stationed appropriately throughout the Historic District can help organize the posters, advertisements and newspaper dispensers which now appear randomly within the District.



Amenities organized by kiosk



Fountain obscured by clutter