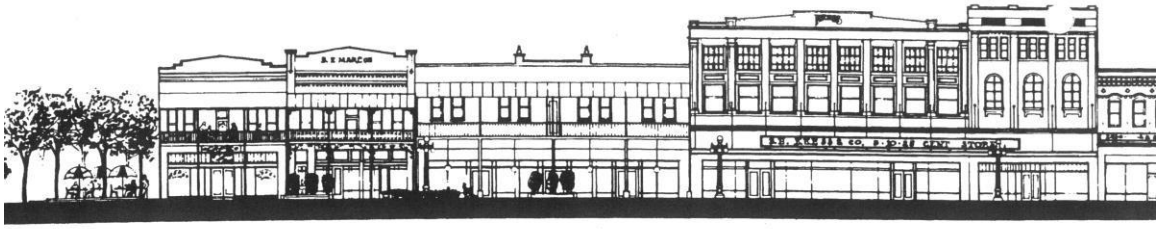
Adopted by Ordinance#2003-0152
July 1, 2003



YBOR CITY DESIGN GUIDELINES

A Guide to Rehabilitation and New Construction in the Ybor City Historic District



YBOR CITY DESIGN GUIDELINES

A Guide to Rehabilitation and New Construction in the Ybor City Historic District

Barrio Latino Commission
City of Tampa
Florida

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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 that approves the Certificates of Appropriateness for work done with in 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 that 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 that 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.

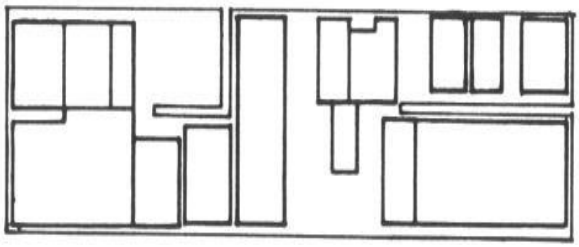
Each section of guidelines is preceded by a statement of intent for each subdistrict affected by the guidelines and by a key plan showing the area of the subdistrict. To locate the various subdistricts, see the map of the Historic District.

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.

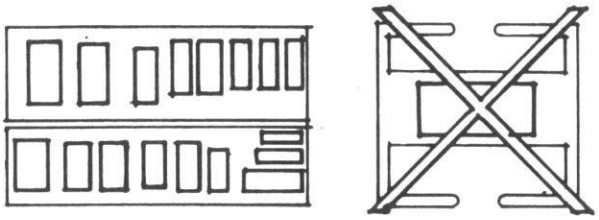
Criteria for Exterior Form and Appearance

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

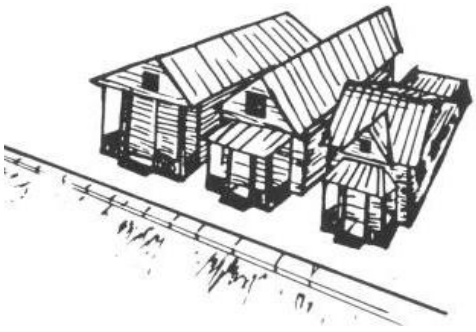


Residential

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

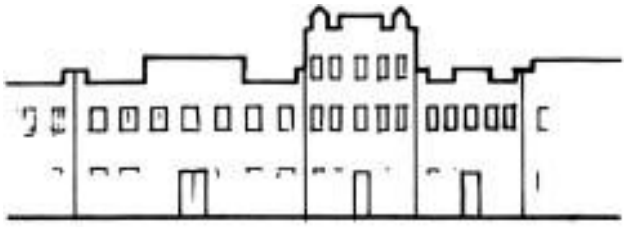


Commercial

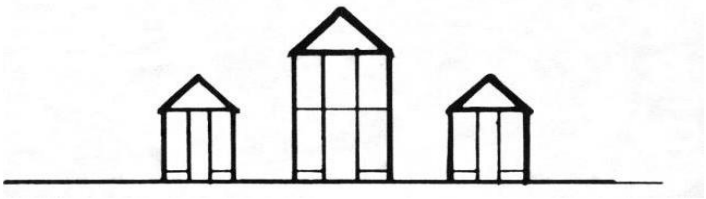


Residential

3. Building Height

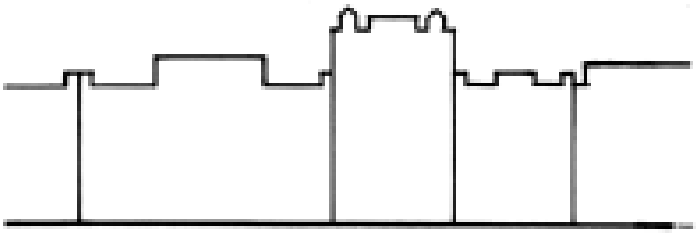


Commercial

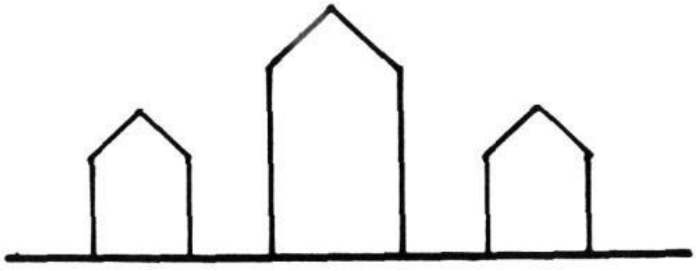


Residential

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

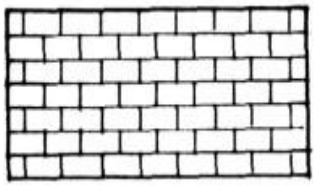


Commercial

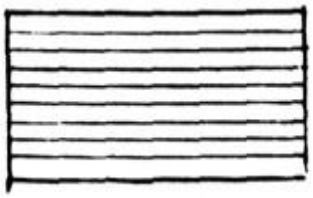


Residential

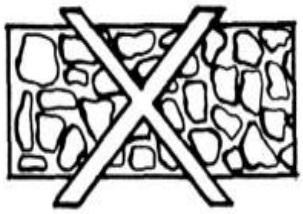
5. Exterior building materials.



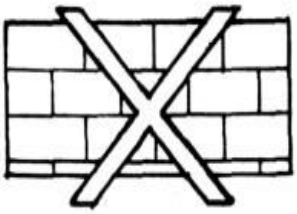
Brick



Horizontal wood siding

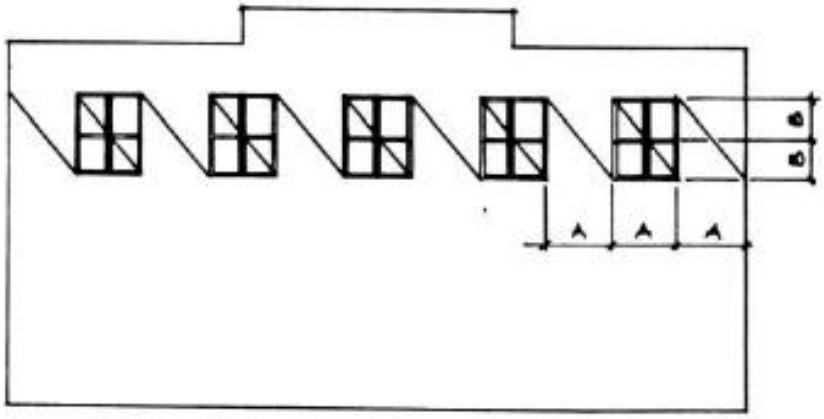


Artificial stone

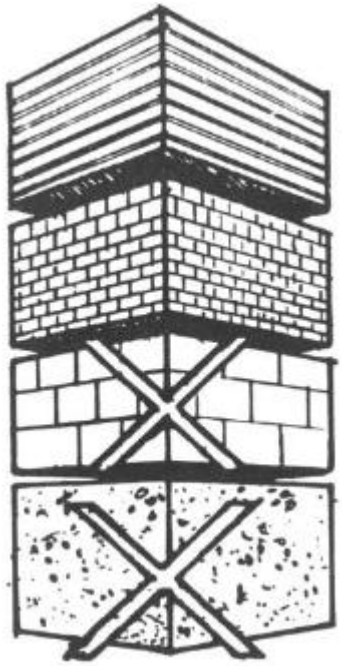


Concrete block

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



7. Surface textures.



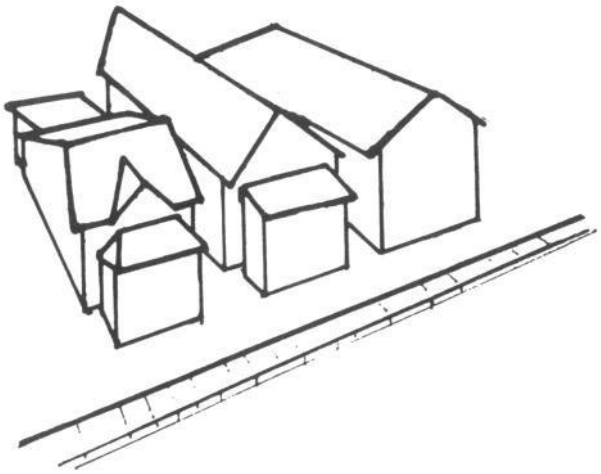
Horizontal wood siding

Brick

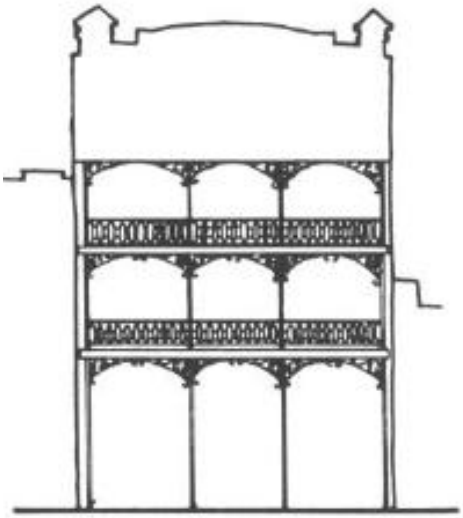
Concrete block

Exposed aggregate

8. Roof shapes, forms, and materials.

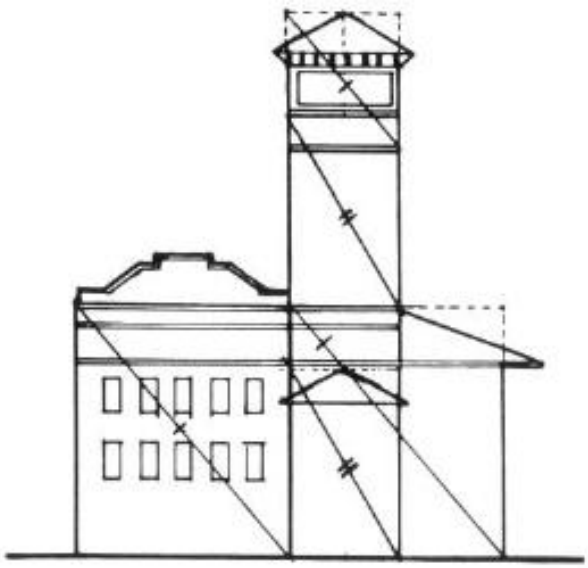


9. Use of local or regional architectural traditions.

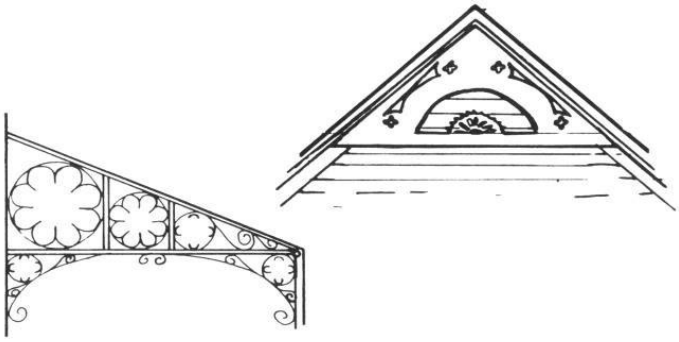


Wrought iron balconies

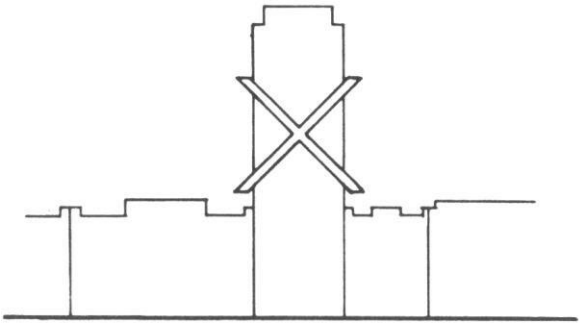
10. General form and proportions of buildings and structures, and relationship of any additions to the main structure.



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



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

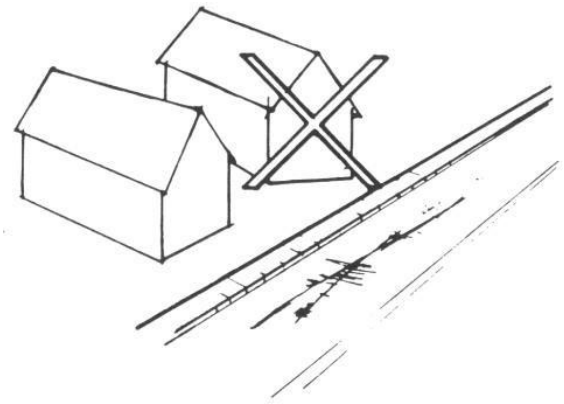


Commercial

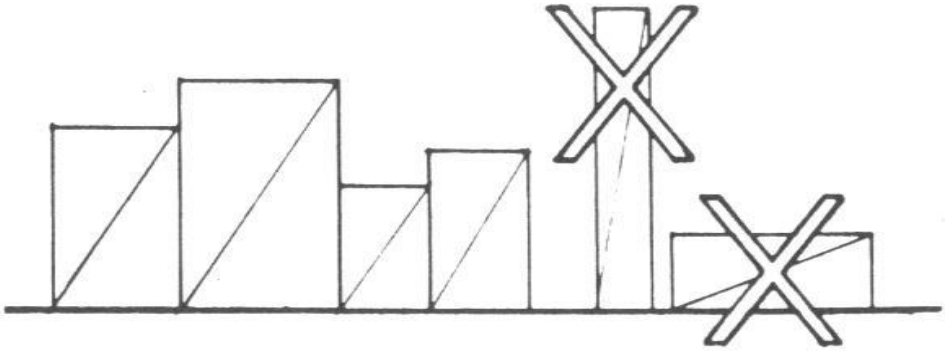


Residential

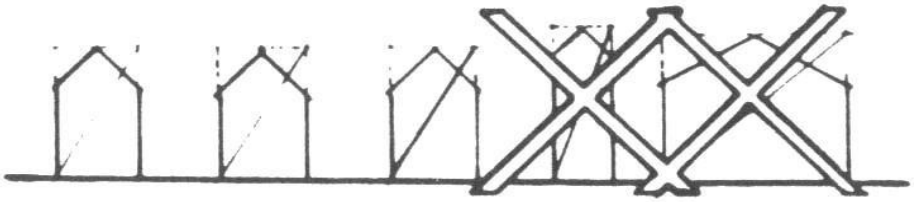
13. Orientation of the building to the street.



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



Commercial

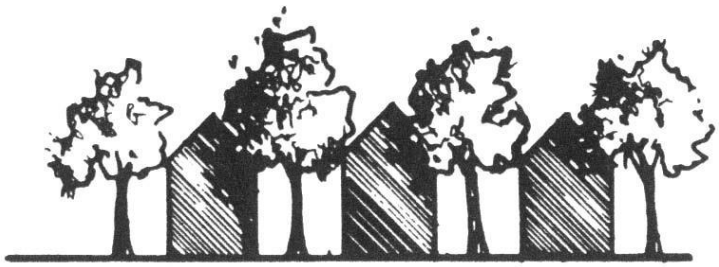


Residential

15. Effect of trees and other landscape elements.



Commercial

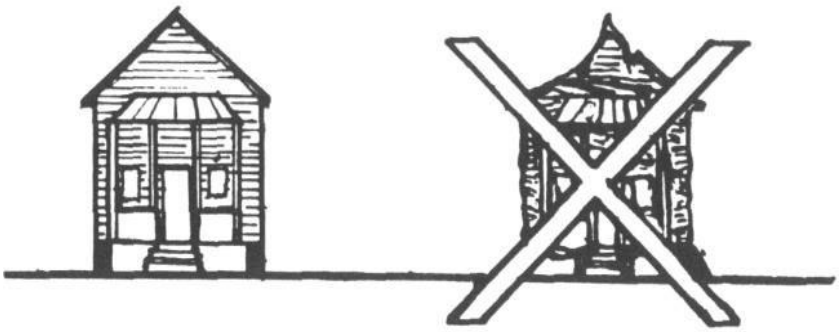


Residential

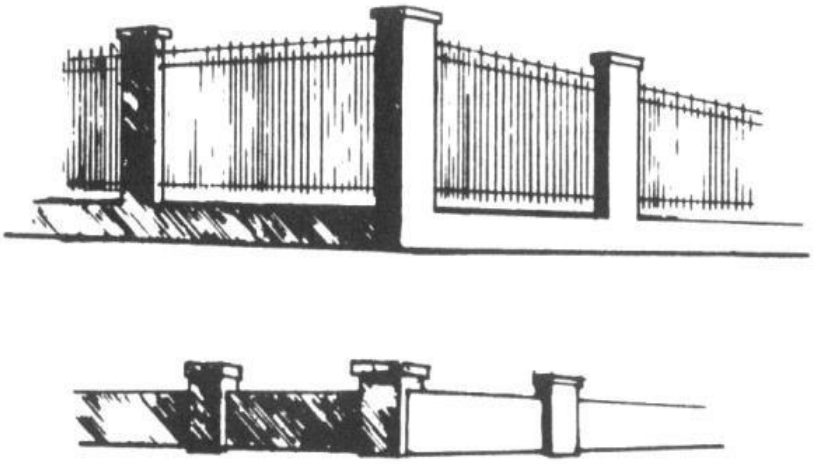
16. Appurtenant fixtures and other features, such as lighting.



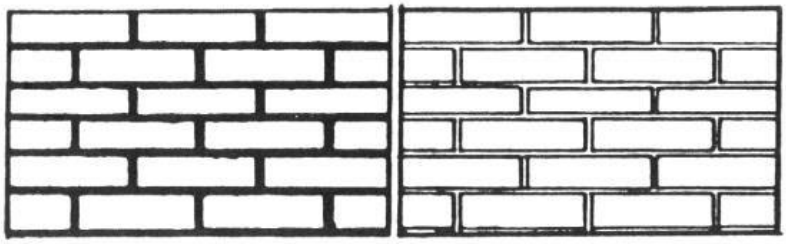
17. Structural condition and soundness



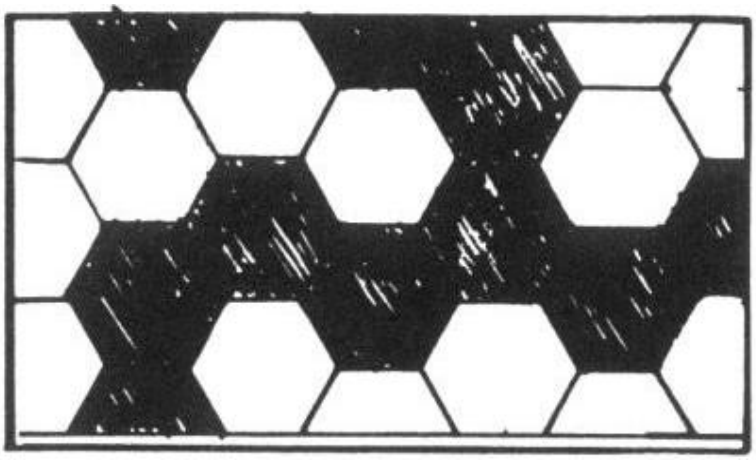
18. Walls - physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building façades, or combinations of these.



19. Color.

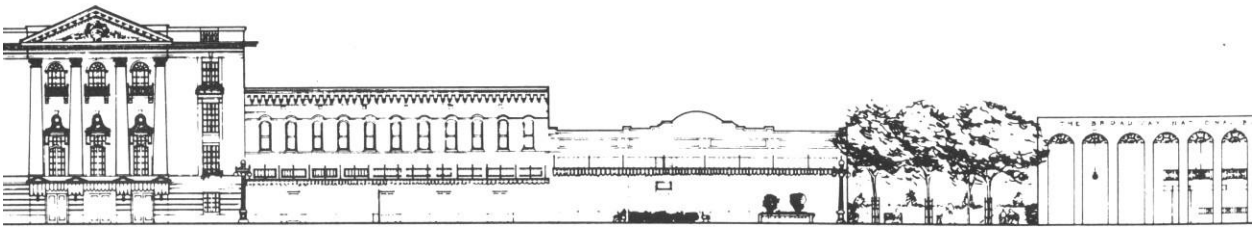


20. Ground cover or paving.



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





Landmark Rehabilitation

Landmark Rehabilitation

The Ybor City Historic District is characterized by several buildings of impressive scale and elaborate style. Their historic associations and architectural value render them unsurpassed as monuments to the most important aspects of Ybor City's past. These buildings are landmarks in the district and must be singled out for special attention and protection.

Included among the landmark structures of Ybor City are the social clubs, the remaining cigar factories, the El Pasaje Hotel, the complex comprising Our Lady of Perpetual Help Catholic Church and other public or institutional buildings, some of which are described prominently in the National Register of Historic Places Nomination for the Ybor City Historic District. The Commission will develop and maintain a list of buildings to be given landmark consideration.

A few of these buildings have undergone rehabilitation to maintain them and, in some cases, adapt them to new uses. Others continue to be used for their original purposes but have experienced unsympathetic alterations during efforts to modernize them. There are also landmark buildings that are vacant and in need of repairs and a new

It is important to ensure the best possible standards of rehabilitation and reuse for these monuments. Therefore, the Barrio Latino Commission has adopted the guidelines set forth in **The Secretary of the Interior's Standards for Rehabilitation** as part of its criteria for review of applications for Certificates of Appropriateness.

These guidelines are comprehensive and the information contained in **The Standards** touches on issues beyond the scope of Section 3. The most frequent use of **The Standards** has been to determine if a rehabilitation project qualifies as a "certified rehabilitation" pursuant to the Economic Recovery Act of 1981 and that of earlier Tax Incentive legislation. (Such an evaluation is still necessary to qualify for benefits under the Tax Incentives Program.)

When dealing with a rehabilitation project involving one of the district's landmark buildings, the Commission will pay special attention to the general guidelines stated in **The Standards.** These are reproduced here.

Secretary of the Interior's Standards for Rehabilitation

(as of September 1, 1983)

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.



Centro Espanol

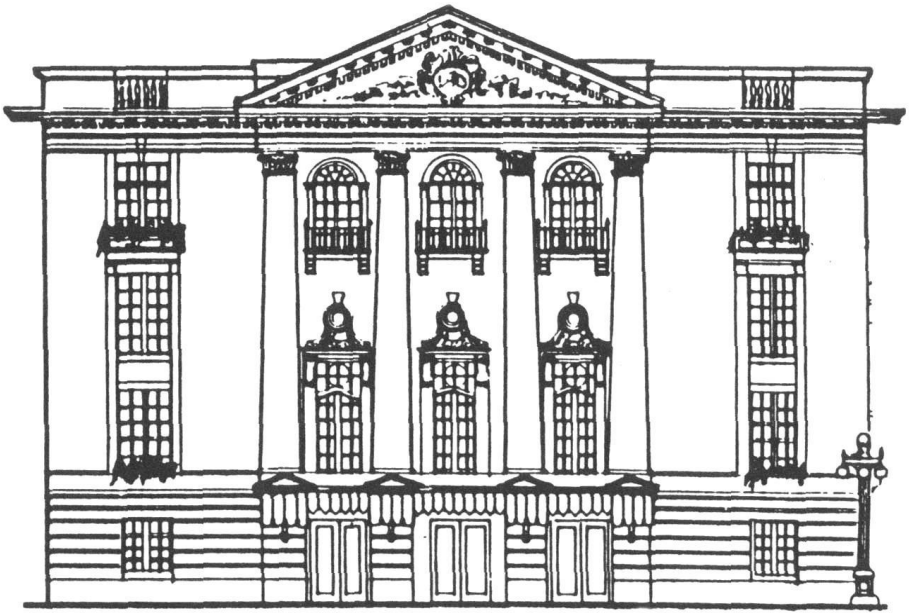
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any rehabilitation project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

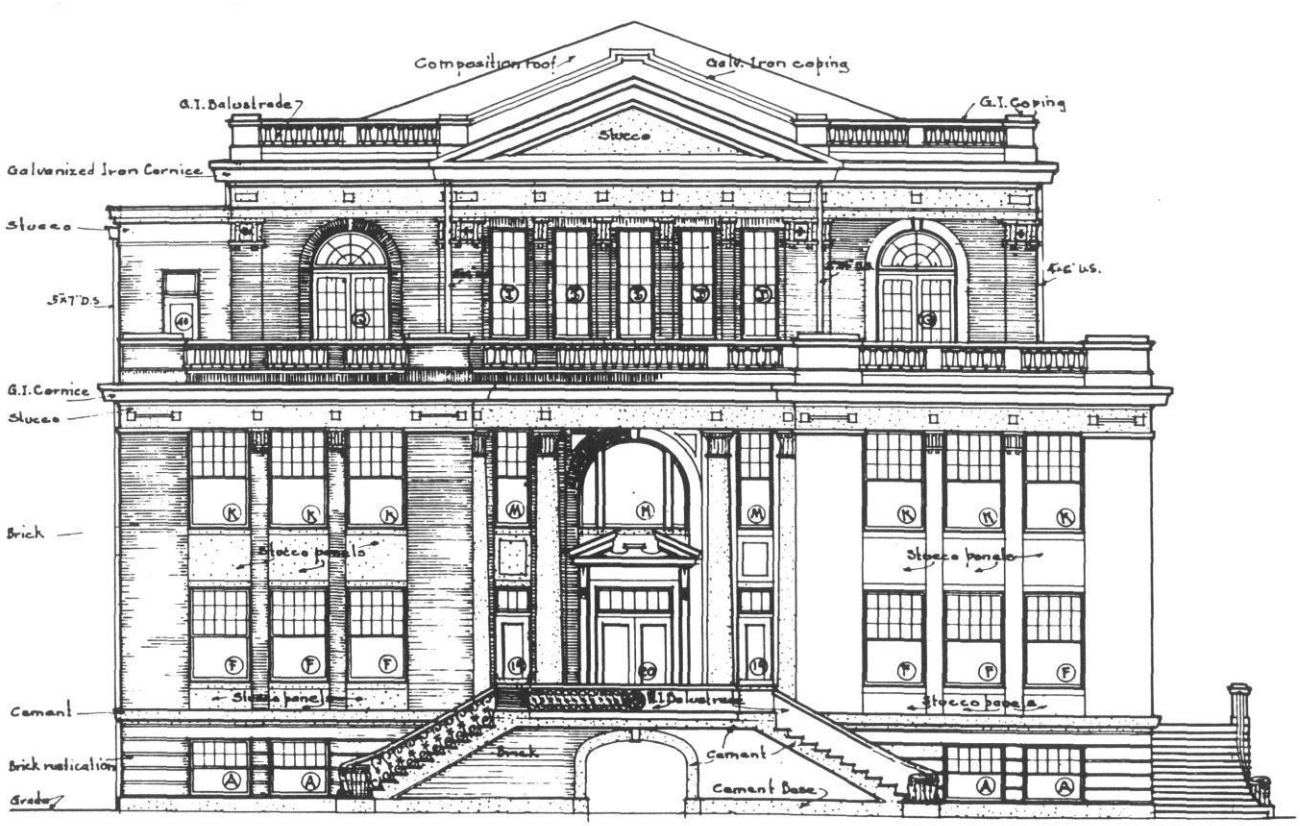
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

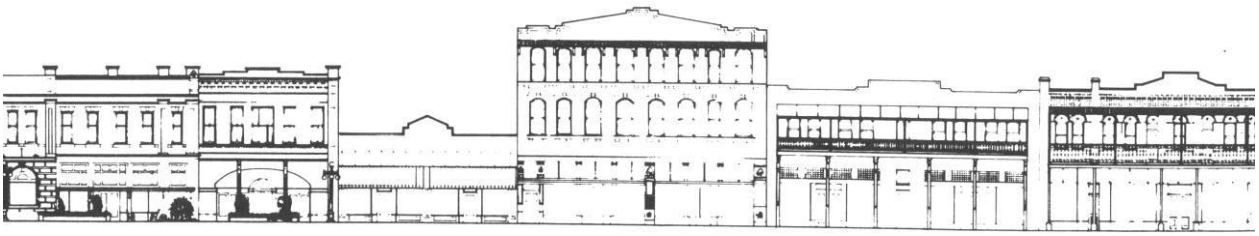


Italian Club (L'Unione Italiana)

Standards: Appropriate Materials and Details for a Prototype Landmark Building

This detailed sketch is of the Cuban Club, a landmark building located in Ybor City. It illustrates the numerous aspects that must be considered in the rehabilitation of a landmark structure. **The Secretary of the Interior's Standards for Rehabilitation** provide an overview of how to approach such a rehabilitation.





Commercial Rehabilitation

Commercial Rehabilitation

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.

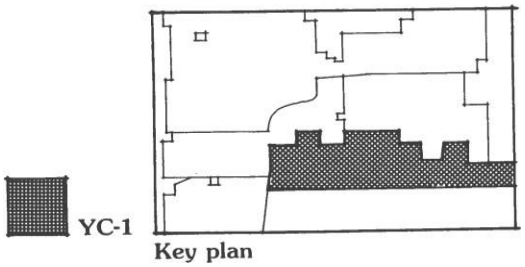
General Physical Description of Subdistrict

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 that 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 rooflines are also examined. These examples provide the property owner with the standards for rehabilitation that must be met to obtain approval of a Certificate of Appropriateness from the Commission.



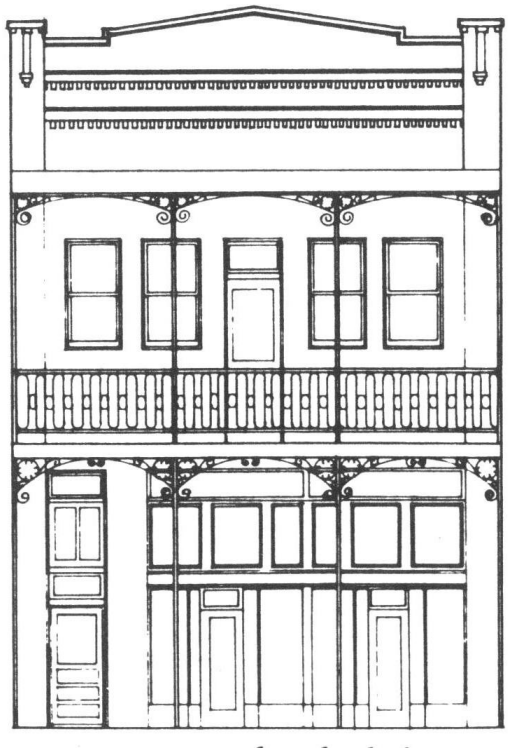
Key plan

Standards: Rehabilitating a Commercial Structure

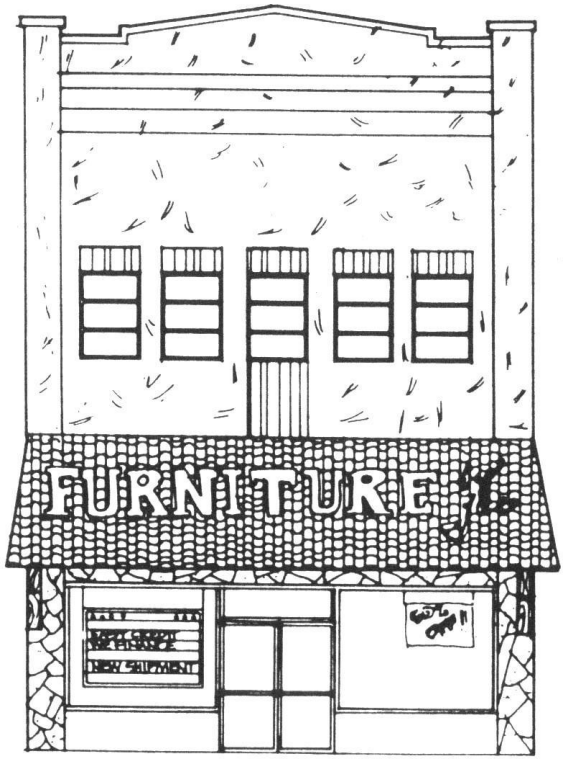
The illustrations on this page show the contrast between an appropriate rehabilitation and an inappropriate one.

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 paneled doors with transoms are simple and practical.

The example on the right shows a building that has lost the elements that 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.

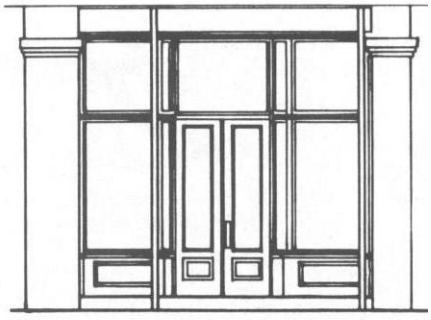
Specialized items such as tile for walls, floors and ornamentation, curved glass display windows, glass transoms, sculpted plaster, wooden soffits and brackets, wrought iron and cast-iron pilasters should also be preserved.

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

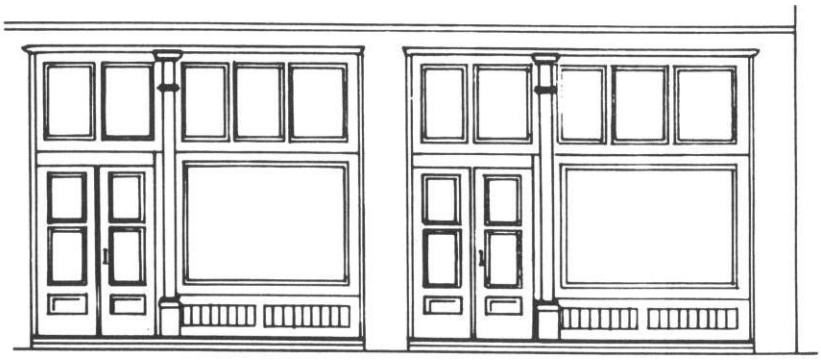
Do not cover storefront display area with aluminum siding, diagonal wood siding, aggregate or stucco where stucco was not the original building material. Every attempt should be made to uncover the original façade when covered by such inappropriate materials.

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



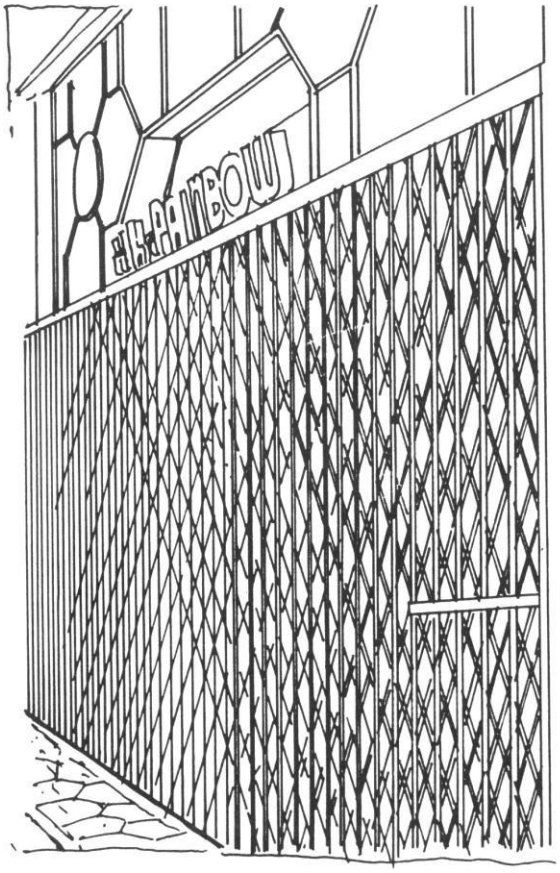
Double storefront

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

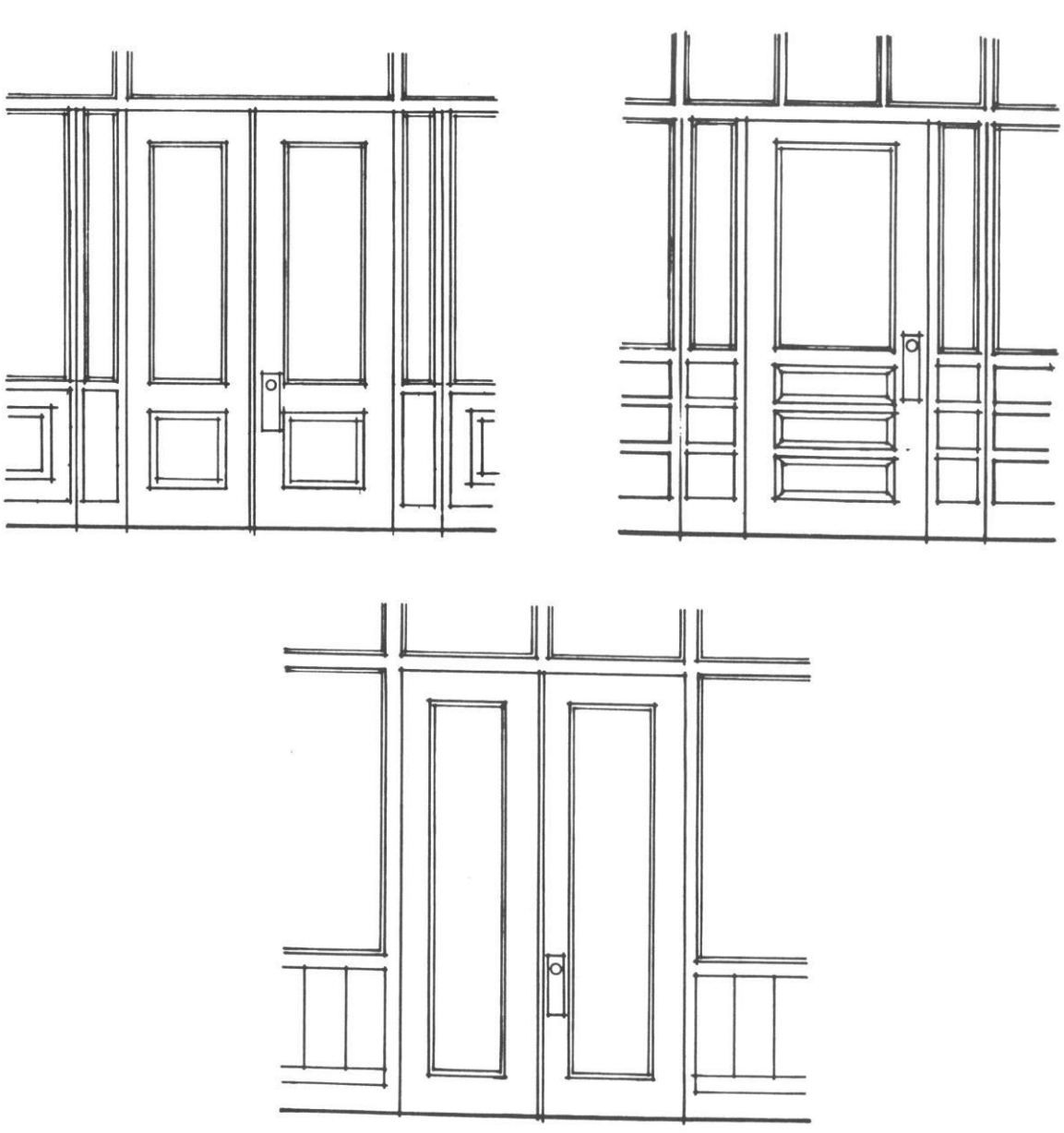


Inappropriate security grille

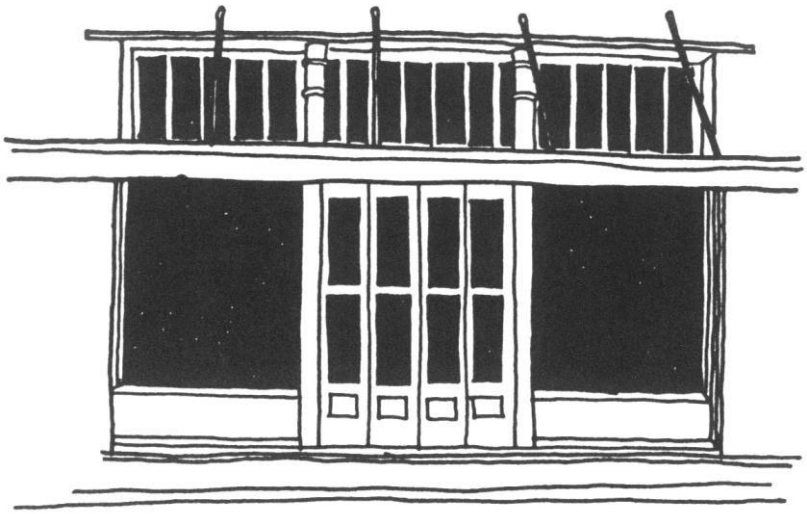
Doors and Windows

Maintain original doors and windows in storefronts.

Maintain original size and shape of door and window openings. If replacement of a door or window is necessary, select a duplicate of the original or, as a last resort, one as close to the style of the original as possible. Salvage yards often have an assortment of old doors and windows. Do not use flush doors or picture windows.

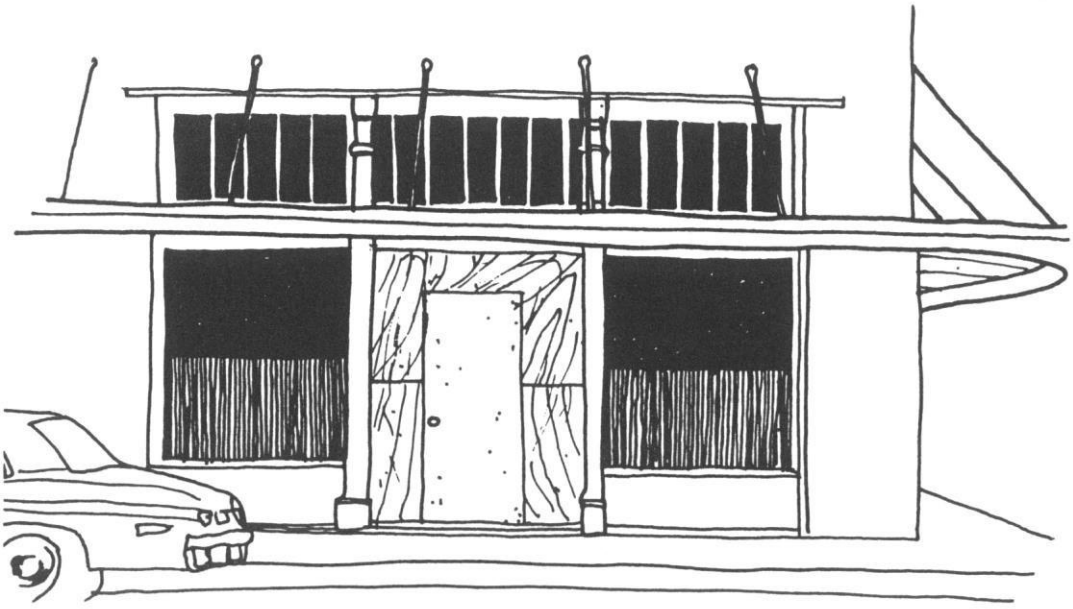


Appropriate doors and ground floor window treatments



Appropriate doors and windows

Unaltered display windows and transom



Inappropriate doors and windows

Flush door in shop façade Partially obscured display windows

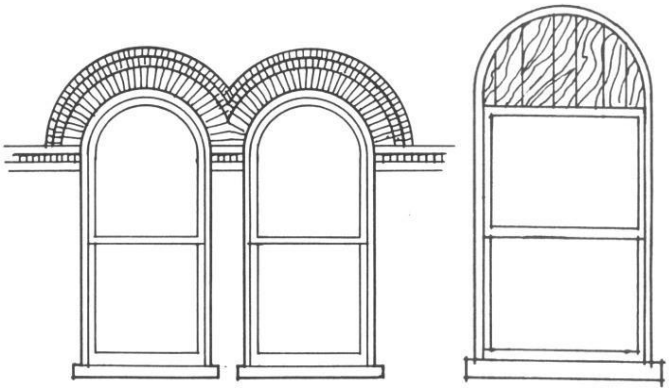
Upper Story Windows

Maintain original size and shape of upper story windows and the original number of lights.

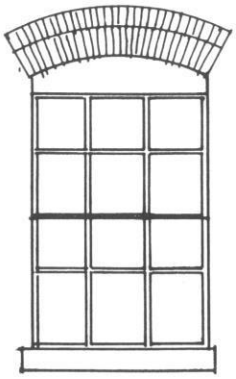
Preserve the lights where possible. Maintain style of trim brick or masonry window surrounds.

Do not use jalousie type windows or other horizontal windows.

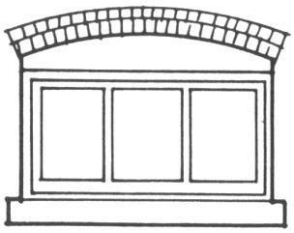
In contrast to the continuous display windows of the storefronts, the windows of the upper stories are typically double hung, single light sash windows. Both arched and plain rectangular window openings are common.



Double-segmented arch with large two-light windows



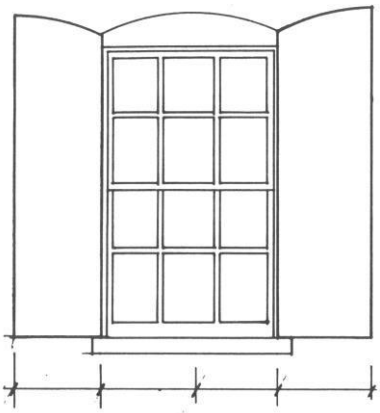
Traditional six over six

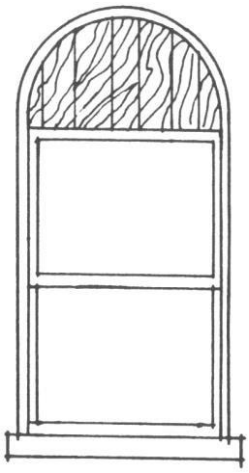


Basement window

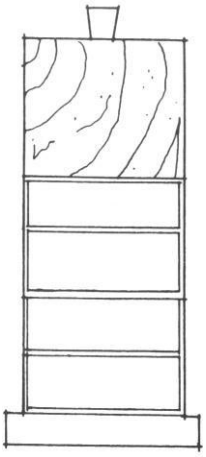
Appropriate window treatments

If shutters are used, shutters must fit the window openings. Do not use shutters that are obviously too narrow to cover windows when closed.



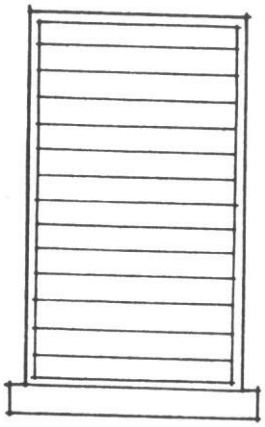


Aluminum single-hung



Awning

Inappropriate material used to fit in original window opening.



Jalousies

Inappropriate window treatments

Galleries, Canopies, & Awnings

Maintain the original elements of the gallery or canopy.

If replacements are necessary, select building materials and decorative items similar to those used in the original. Gallery roofs and canopies are typically flat or slightly pitched and are constructed of wood with sheet metal covering. Supporting columns are usually of slender iron pipe. Railings around the galleries are of wrought iron with restrained decoration.

Doors and windows that open on the gallery should be retained. Replacement doors and windows should fit the original openings and duplicate, as closely as possible, the style of the original.

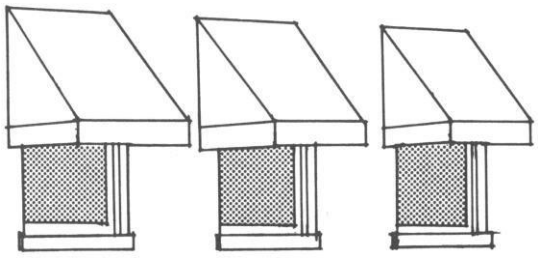
Do not use terra cotta Spanish style tiles for gallery or canopy roofs. Do not use ornate Spanish style woodwork or brackets in gallery or canopy reconstruction.

No gallery should be enclosed with jalousie windows, screening, or other materials.

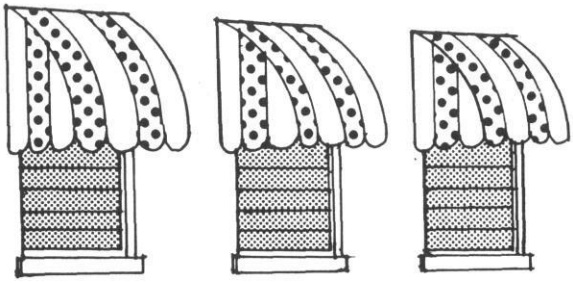
Many buildings in the Central Commercial Core (YC-1) have upper stories that were used for residential occupancy. This arrangement permitted the citizens who worked in the commercial district to live there. Such day and night occupancy of the buildings ensured the safety of the shops below after closing time and provided an upstairs neighborhood for the residents.

The galleries, which open off these upstairs living quarters, served as a cool sitting area and many remain in the district today. Properly rehabilitated galleries may once again become areas for sitting, gossiping, and viewing the passersby below as more residential units are provided.

Canopies over storefronts were practical in Ybor City as shelter from the tropical sun and the sudden, intense rainstorms that occur during the summer months. Like the galleries, canopies were built of simple materials and did not imitate any particular architectural style.



Appropriate simple canvas awnings



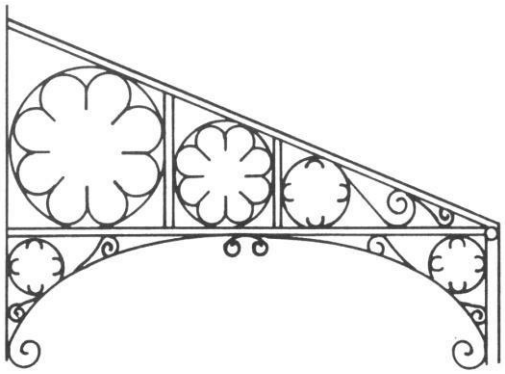
Inappropriate metal awnings and jalousie windows

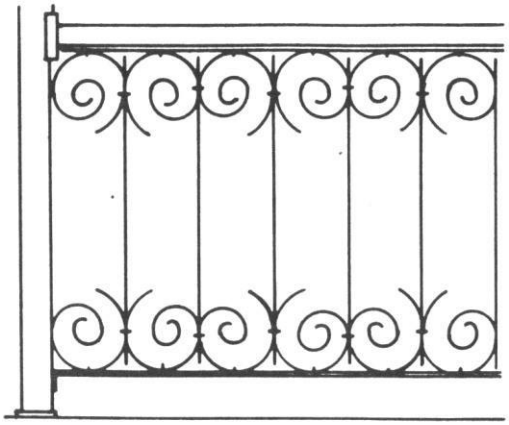


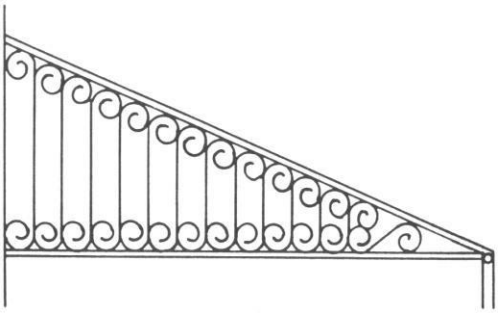
Appropriate rehabilitation of a gallery with a wrought iron railing

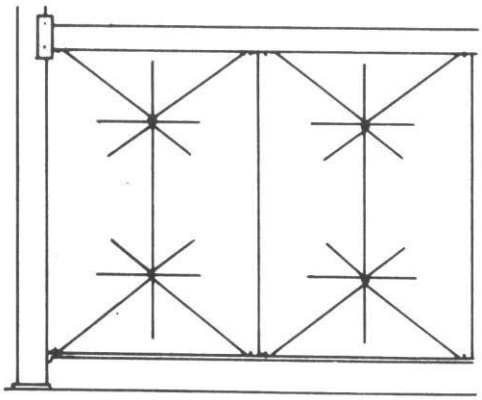
Authentic Decorative Ironwork Styles

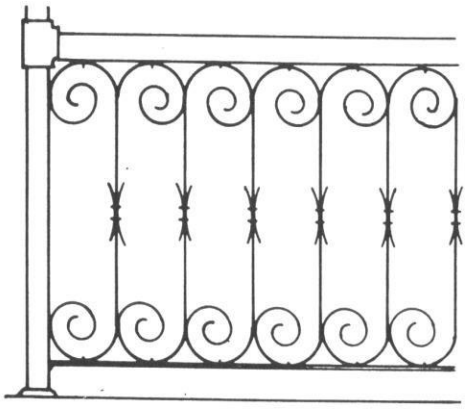
Replacement railings for galleries and balconies can be adapted from traditional ironwork patterns.

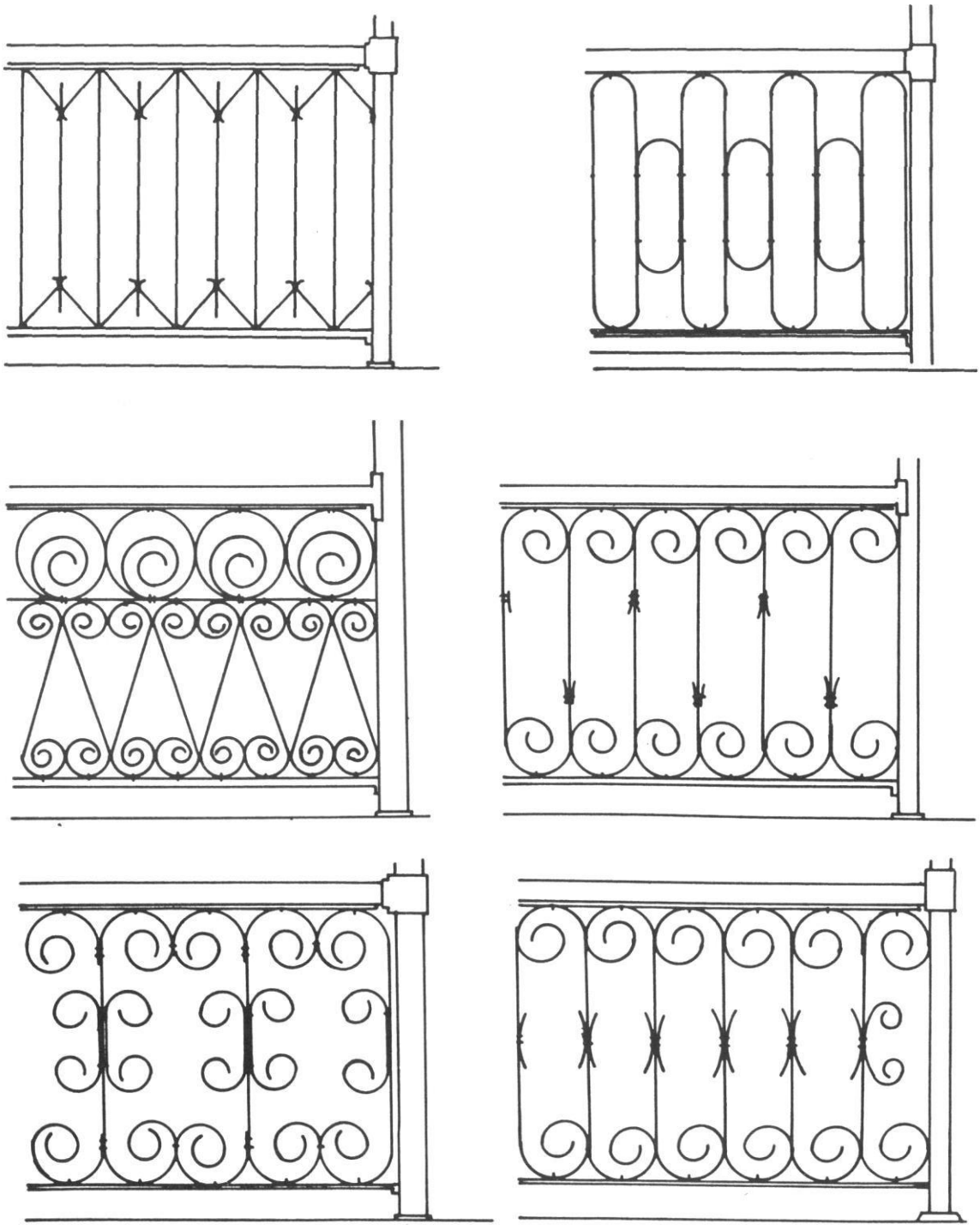








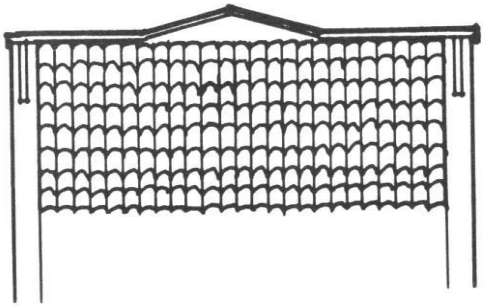




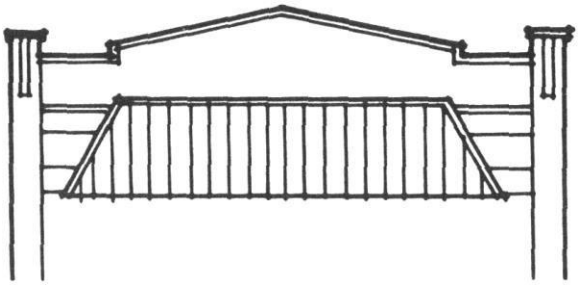
Roof Lines and Parapets

Retain the original roof line and parapet. Roofs in the Central Commercial Core (YC-1) tend to be flat, built-up roofs with parapets added for interest and decoration. Materials used for repair or restoration of the parapet should be similar to the original materials and will not be hard to obtain.

Avoid mansard and pseudo-Spanish style replacement roofs or canopies that obscure the original parapet.

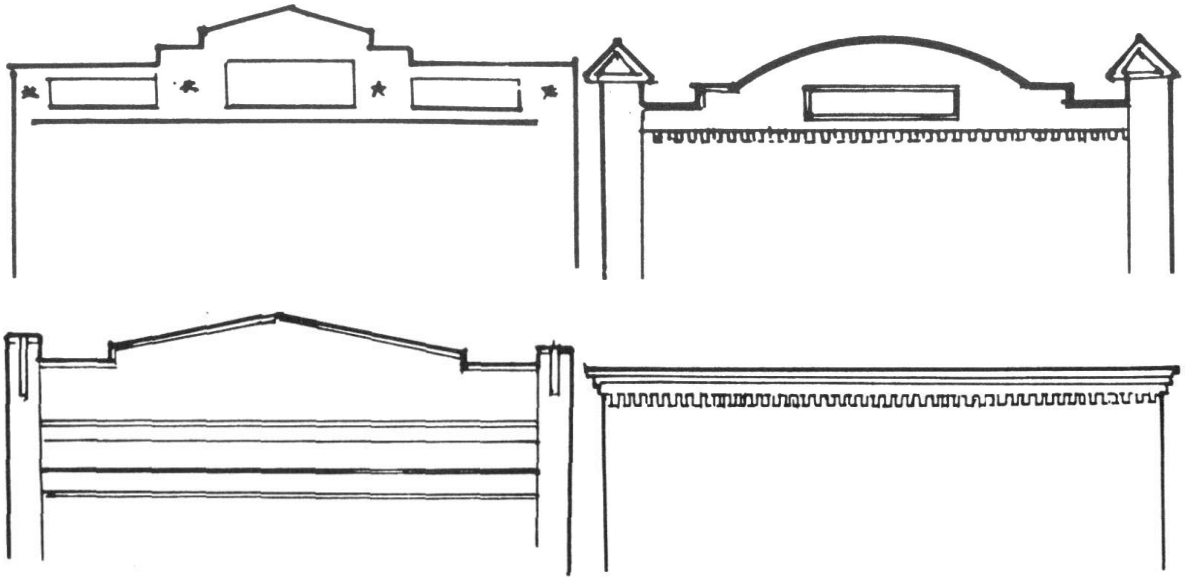


Canopy covers parapet



Canopy cuts off parapet design

Inappropriate parapets



Appropriate parapets

Architectural Details and Ornamentation

Much of the charm of older urban areas such as Ybor City's Central Commercial Core (YC-1) is due to the attention to detail evident in the brick work, wrought iron, tile, carved wooden brackets, fountains, paving materials, and other embellishments that please the eye. It is important to replace and refurbish such existing ornamentation when necessary and not detract from its effect by the addition of inappropriate materials.

Security bars are not appropriate on storefronts. However, such devices patterned on historical precedents may be used on side or rear doors and windows that are not part of the storefront.

Security bars must be unobtrusive and complement the decorative iron work extant in the district, not look like prison bars.

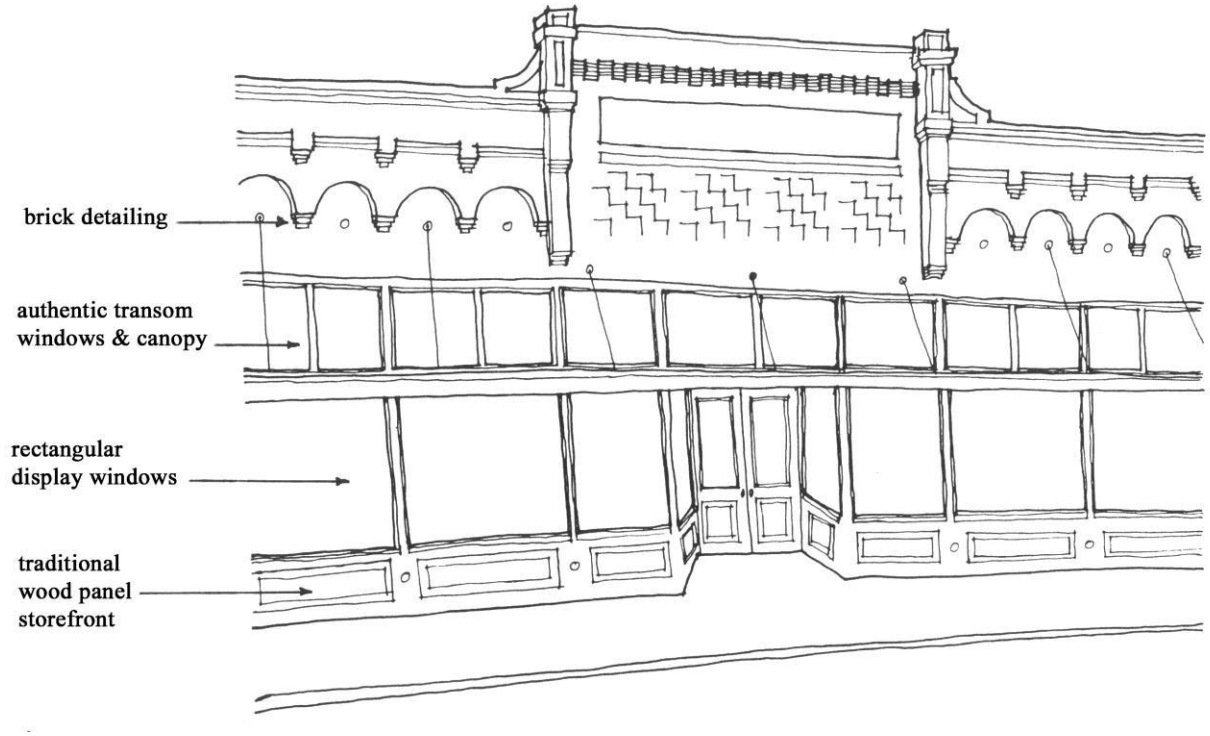


Original bars cover basement windows of old cigar factory

Building Materials

Retain the original building materials and colors where possible. If original material has been overlaid by such coverings as aluminum or wood siding or stucco, these additions should be removed and original material restored or duplicated as closely as possible.

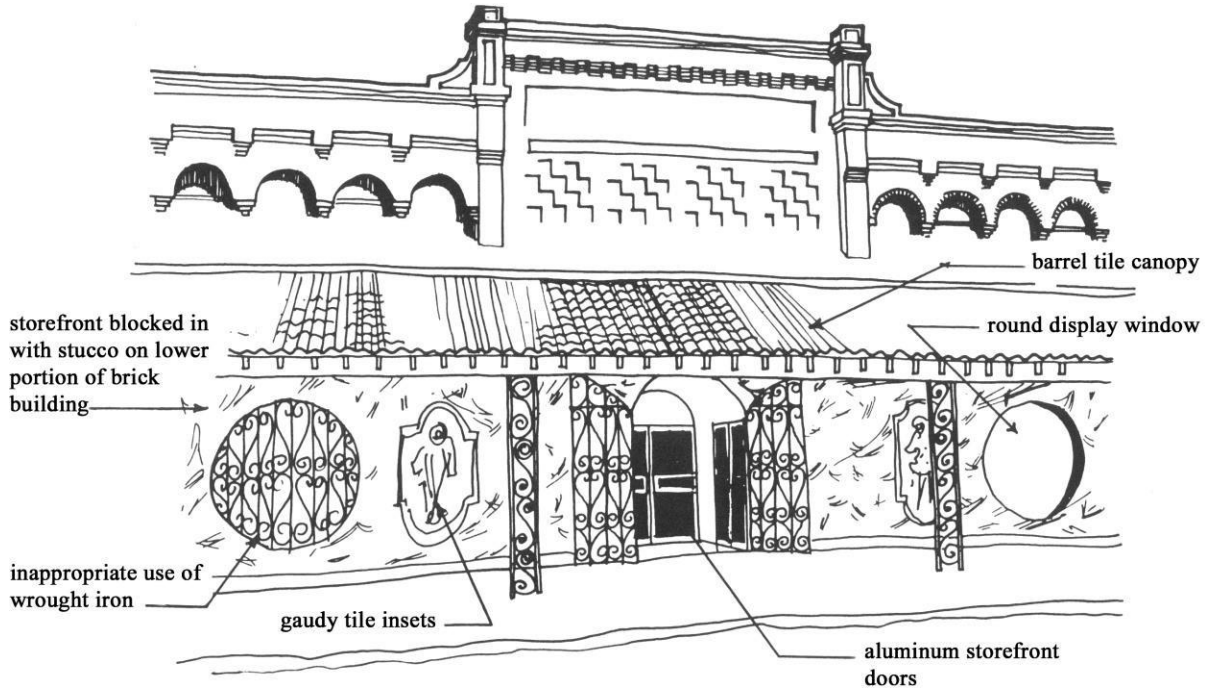
Colors should conform to original scheme, when that is known, or blend with the traditional hues of the district that tend to be pale earth tones with more intense tones provided by red-orange brick.



Appropriate use of materials

Rehabilitation in the Central Commercial Core and elsewhere in the Ybor City Historic District must be done with restraint and attention to detail. The emphasis should be on maintaining the original elements of the façade and duplicating original material when replacements are necessary.

The effectiveness of this storefront rehabilitation is lessened by the overlay of materials that conflict with the original façade. The terra cotta barrel tile canopy obscures the lower portion of the façade and introduces a pseudo-Spanish look that is not compatible with the building's architectural style. The addition of pseudo-Spanish decoration in the form of stucco wall covering, bas relief figures, and overelaborate iron work compounds the error.



Inappropriate use of materials



Residential and Neighborhood Commercial Rehabilitation

Residential and Neighborhood Commercial Rehabilitation

Statements of Intent of Zoning Ordinance

YC-2 Subdistrict - - Residential

This district comprises land devoted to residential development, including single family and multi-family dwellings. The regulations are intended to preserve and conserve this predominantly single-family and two-family housing form, and to encourage the development of vacant tracts suitable for residential uses.

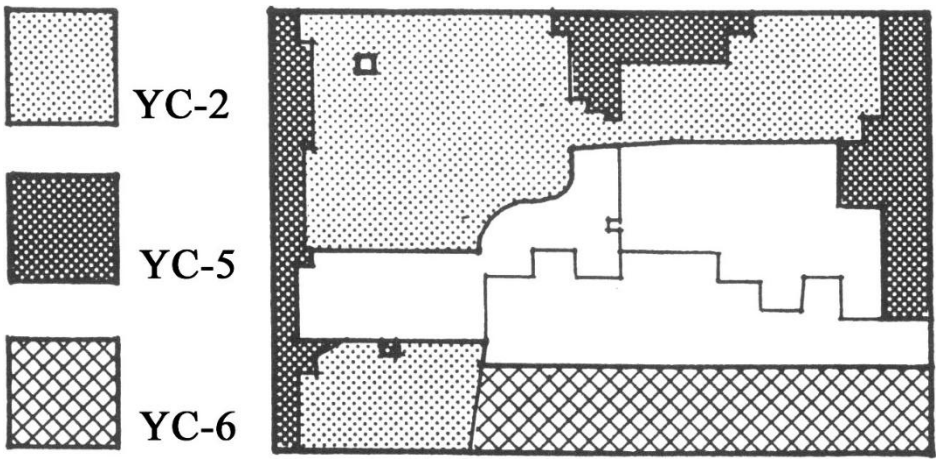
YC-5 Subdistrict - - General Commercial

This district comprises land used and designated for retail and commercial service operations primarily to serve the residents of the immediate area.

YC-6 Subdistrict - - Community Commercial

This district comprises land devoted to general and intensive commercial uses located on the southern fringe of the Historic District and that will provide a transition to the industrial uses south of the Historic District.

The YC-6 Subdistrict also provides for the continuation of the residential uses that historically dominated this area.



KEY PLAN

General Physical Description of Subdistricts

The districts identified as Subdistrict Residential (YC-2), Subdistrict General Commercial (YC-5) and Subdistrict South Community Commercial (YC-6) are characterized by neighborhoods of one- and two-story wood frame houses built for the cigar workers by the developers of Ybor City's cigar industry. These houses were often of a rectangular plan and were placed with the narrow gable side to the street about four to ten feet apart. Setbacks varied from four to ten feet also, with the houses on any one block all conforming to a uniform set back from the sidewalk. Some of these residences have a kitchen ell to the rear and in most cases, bathrooms were added sometime after construction.

Located within these pleasant neighborhoods are the commercial buildings that once served the residents and, in some instances, still do. Remnants of some commercial rows are architecturally similar to the brick buildings on Seventh Avenue and rehabilitation standards are the same. Other neighborhood commercial structures are constructed of wood balloon framing, limited to two stories, and are reminiscent of Ybor City's earliest commercial structures. Most face directly on the public right-of-way and upper stories provide for residential occupancy.

Many of these commercial structures were the victims of urban renewal and others are in poor condition. Those that remain provide an interesting evolutionary link between the wood frame residential buildings of Ybor City and the more substantial brick buildings of the commercial core.



Rehabilitation Overview

This section deals with rehabilitation standards for residences and neighborhood commercial buildings.

Sensitive rehabilitation of these structures is especially critical to the revitalization of the Ybor City Historic District for two reasons. First, it is important to preserve individual examples of fine vernacular architecture that many of these buildings represent. The second reason is the role rehabilitation plays in neighborhood revitalization. As houses and commercial properties are rehabilitated and restored to their proper function, the entire area becomes a more desirable place to live.

The typical neighborhood commercial building is a two-story structure of wood balloon frame construction. The overall size and floor plan reflects the reduced bearing capacity of light wood framing as contrasted with the brick masonry and heavy timber construction of much of the Central Commercial Core. There are isolated examples of masonry commercial buildings in these subdistricts

The predominant housing type in the Residential, General Commercial and Community Commercial subdistricts is the small wood frame cottage built as a dwelling for one or two families. These houses were often built in direct proximity to the factories with which they were associated, following a typical pattern of detached urban row houses.

Constructed of wood balloon framing on open brick pier foundations, the houses are characterized by covered porches, horizontal lapped siding, paneled doors, and double-hung sash windows.

The typical neighborhood commercial building is a two-story structure also of wood balloon frame construction. The overall size and floor plan reflects the reduced bearing capacity of light wood framing as contrasted with the brick masonry and heavy timber construction of much of the Central Commercial Core. There are isolated examples of masonry commercial buildings in these sub-districts.



Typical residential street

Standards:

Residential Rehabilitation

The illustrations on this page contrast a residence that has been sympathetically rehabilitated with one that has lost its visual integrity to rough inappropriate modernization.

The residence on the left has retained the original structural and decorative elements that make it a distinctive, historical house. Windows, doors, porch supports, decorative urns and exterior siding are suitable for the style and age of the house.

The residence to the right has been modernized with a combination of inappropriate building materials and decorative items that detract from its historicity and charm rather than enhance or refurbish it. Inappropriate replacement windows, doors, porch supports, railings, exterior siding and decorative lamps and door hinges have altered the houses appearance without improving it.



Appropriate residential rehabilitation



Inappropriate residential rehabilitation

The duplex structures shown on this page contrast a proper, sympathetic rehabilitation and one that strips the structure of all interest and appeal.

The loss of the porch pediment, the vent in the gable, the wooden columns that support the porch roof, and the turned porch railings deprive the house of needed style and ornamentation.

The replacement of original doors and windows with flush doors and jalousie windows detracts from the appearance, as does the stucco material used on the foundation.



Appropriate residential rehabilitation



Inappropriate residential rehabilitation

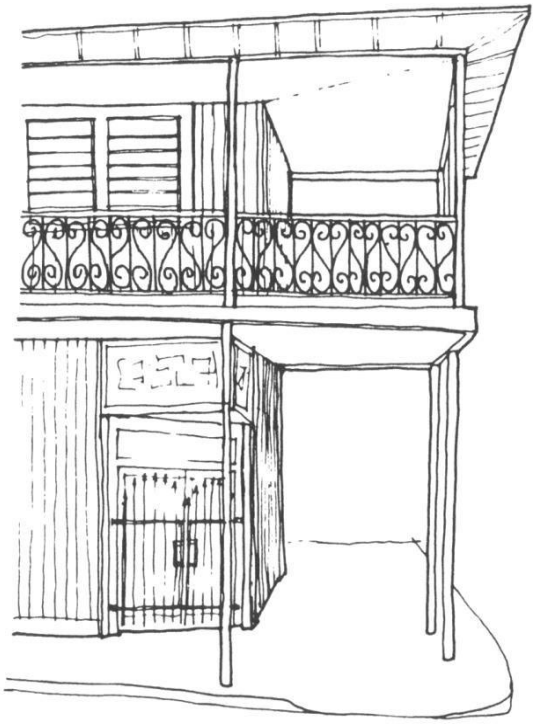
Neighborhood Commercial Rehabilitation

The two-story wood frame commercial buildings on this page illustrate the drastic difference between properly and improperly rehabilitating a structure of this type. The building on the left has retained many of its original elements: horizontal wood siding, slender, articulated columns, wood railings, and the original fenestration.

The building on the right has replaced many of its original features with items that are incongruous with the character of the frame building. These items include vertical metal siding, wrought iron balcony railings and security bars, and windows that are either boarded up or replaced with jalousies.



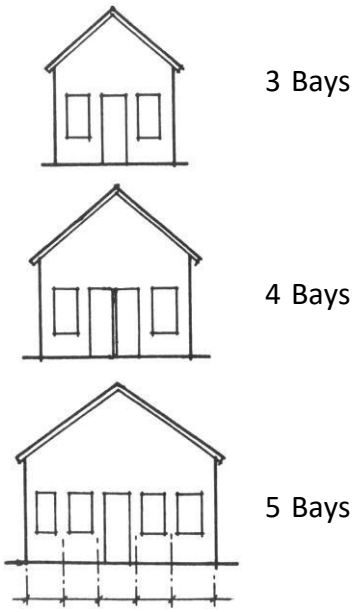
Appropriate neighborhood commercial rehabilitation



Inappropriate neighborhood commercial rehabilitation

Residential Façades and Neighborhood Commercial Storefronts

Retain the original features of the façade. These include the windows, doors, porches, columns, railings, gable ornamentation, vents, and dormers.



Typical bay configurations

Typically, the façade of a frame cottage is symmetrical, either three bays wide (a central door flanked by two windows) or, in the case of a duplex, four or five bays wide.



Frame cottage

Storefronts on the neighborhood commercial structures are similar to those on Seventh Avenue and the same rehabilitation standards apply. Generally, the display windows are less expansive and decorative details, such as cornices and elaborate parapets, are absent. When galleries or canopies are present, wood is usually substituted for iron in columns and railings.

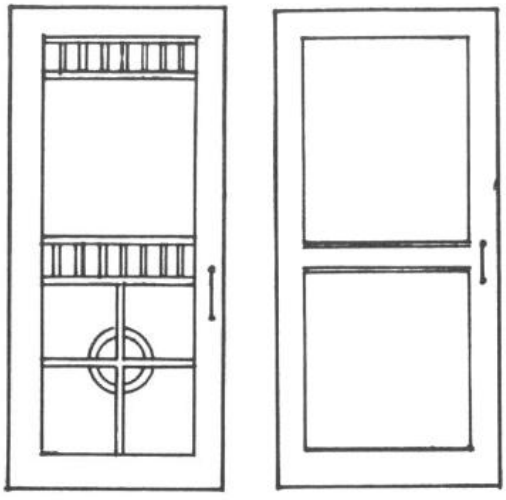


Residence adjacent to neighborhood commercial building

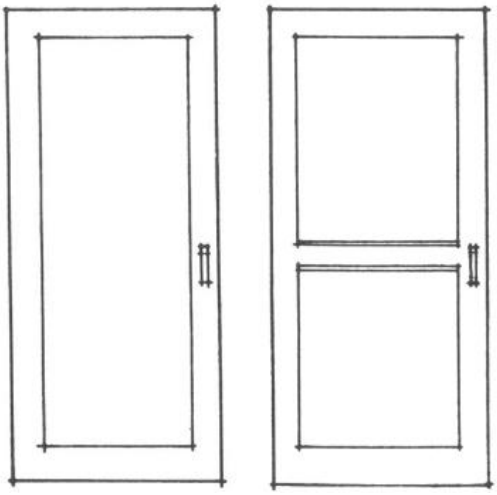
Doors

Maintain the original door and the original size and shape of door openings. If a door must be replaced, use one similar to the original. **Do not use flush doors. Do not block in sidelights and transoms.**

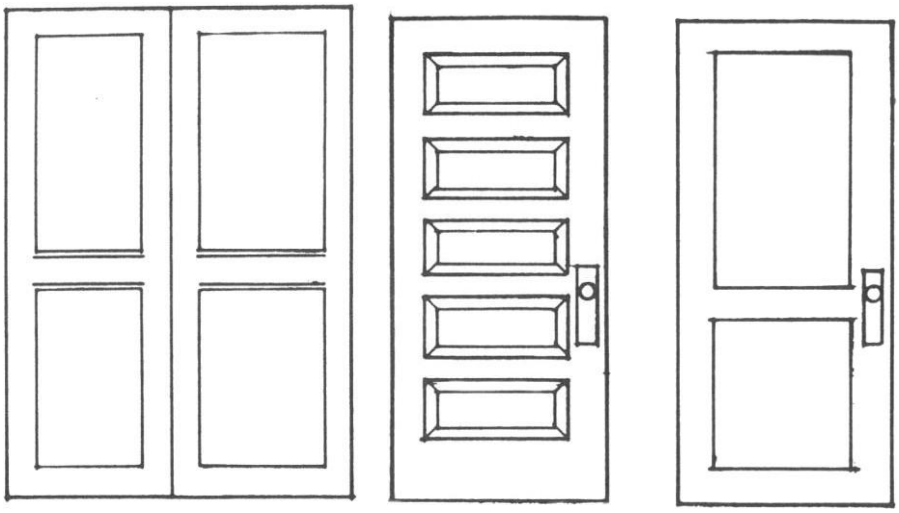
Use wooden screen or storm doors. These should match the main door as closely as possible. **Do not use shiny aluminum or metal louvered doors on entrances visible to the street.**



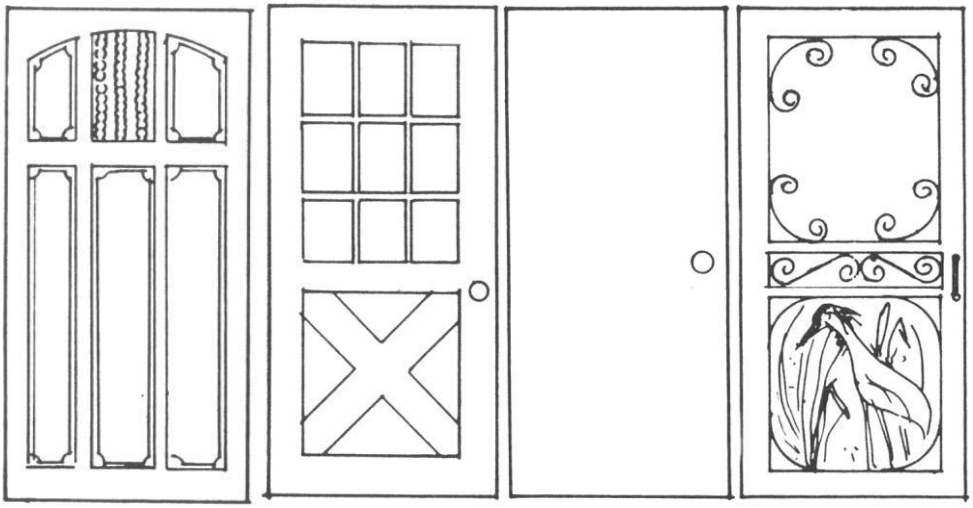
Appropriate screen doors



Appropriate storm doors



Appropriate doors

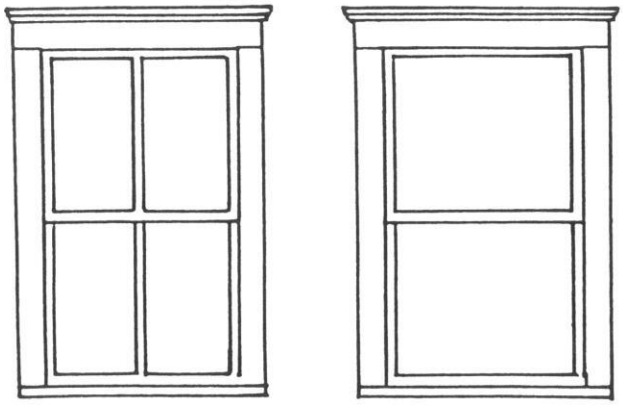


Inappropriate doors

Windows

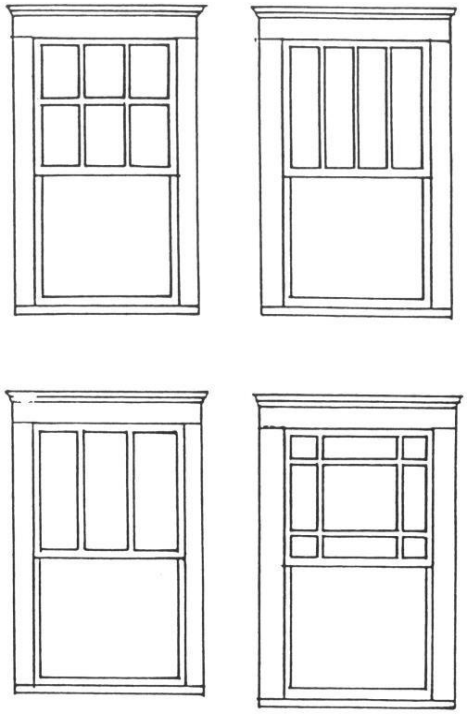
Maintain the original size and shape of the windows and the original number of panes. It is important to retain the wood trim that frames the window openings. **Do not alter the size and shape of window openings. Do not use picture windows or louvered windows.**

Most residential windows are double hung, which means that they have two balanced sashes that slide over each other to open. The number of lights within each sash may vary.



Double hung with divided lights **Double hung**

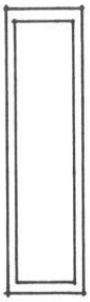
Most common windows



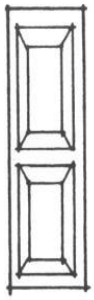
Windows appropriate for bungalows

Shutters and Window Blinds

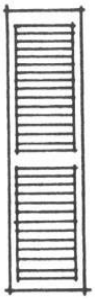
Window blinds or shutters can be added to the window treatment when indicated by historical precedent.



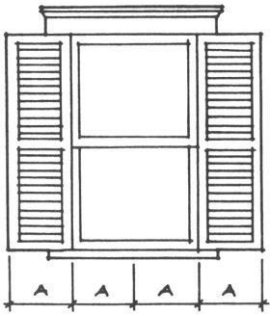
Shutter



Paneled Shutter



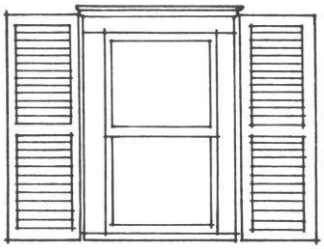
Blind



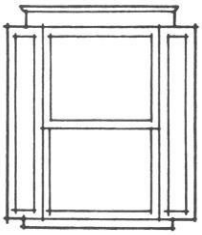
Blinds should cover windows completely when closed.

Traditional styles

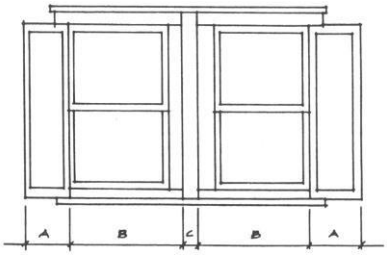
Appropriate window blinds and shutters



Blinds are too large



Shutters are too narrow



Style not suitable...blinds should cover windows completely when closed.

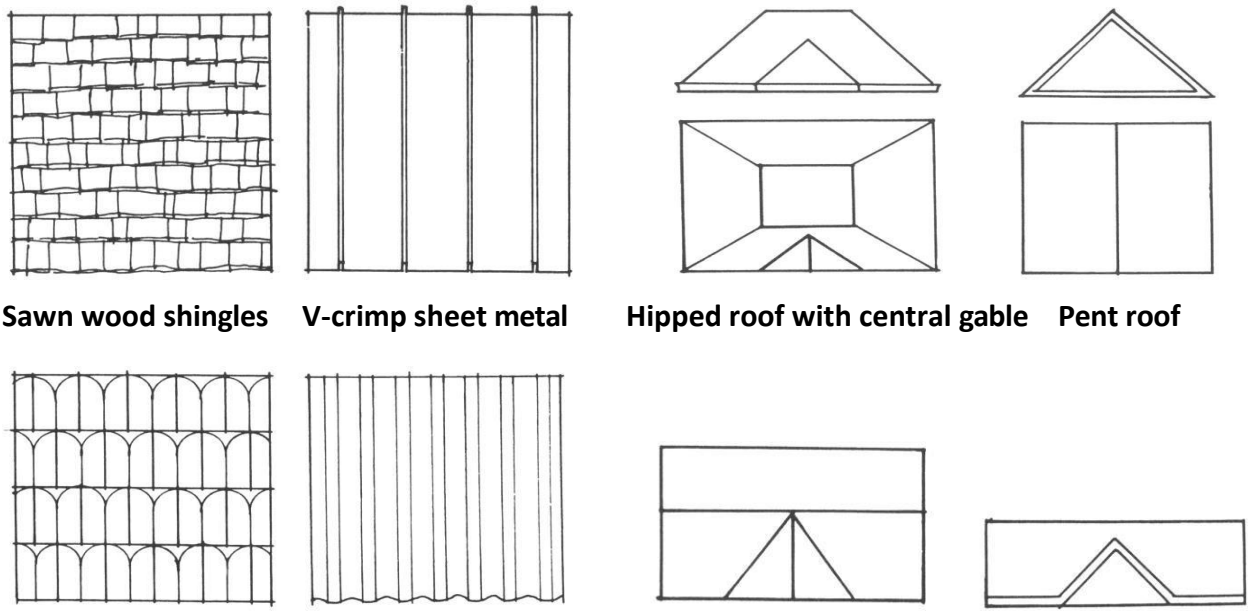
Inappropriate window blinds and shutters

Roofs

Roofs for both residential and neighborhood commercial structures are usually gabled or hipped as shown below. The roofs of wood commercial buildings often have eaves extending beyond the exterior wall on commercial structures. It is common for a pitched roof to be obscured by a stepped parapet on the main façade. The parapet is frequently embellished with a simple molded cornice visually supported on wooden brackets.

The roofs on Ybor City's earliest residential structures were of sawn wood shingles. The most common remaining roof materials are corrugated or crimped sheet metal, embossed sheet metal or compositional materials such as asphalt shingles or asbestos shingles. Tile roofs were rarely found on residential structures.

Replace or repair roofs with materials similar to the original roof materials in size, texture, and color. **Do not use rolled roofing material. Do not alter the original roof line.** Maintain the original size and shape of dormers that are visible from the street.



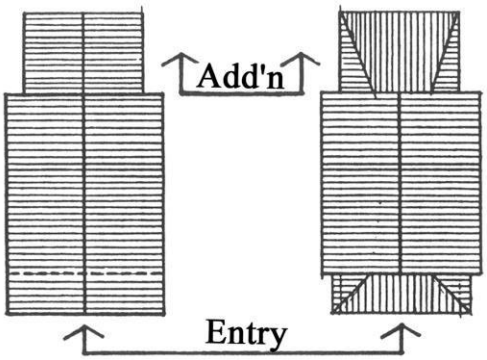
Sawn wood shingles **V-crimp sheet metal** **Hipped roof with central gable** **Pent roof**

Interlocking metal **Corrugated sheet metal** **Gable roof with central gable**

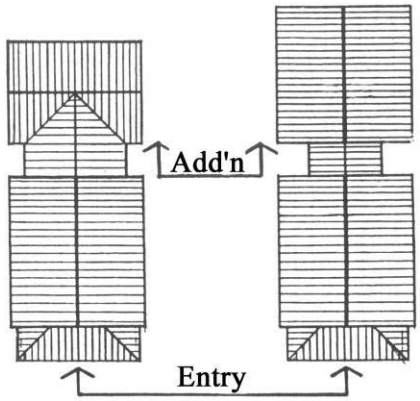
Appropriate roofing configurations and materials

Roof Plans for Additions

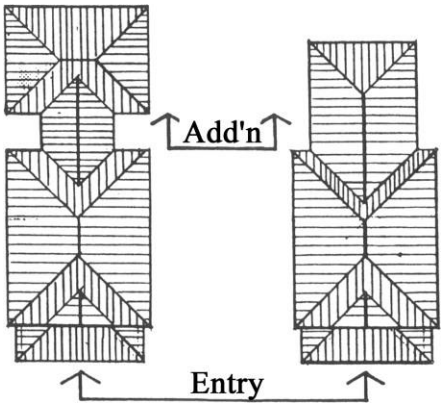
An addition to a vernacular cottage within the Historic District can be compatible with the configuration of the cottage. Examples of appropriate additions are illustrated on this page.



Left: Gable on gable Right: Hipped shed on gable-hipped shed entry porch



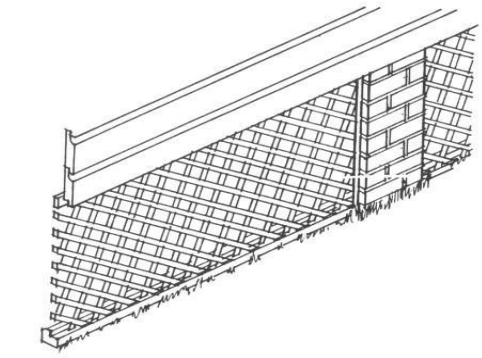
Left: Cross gable with gabled connector Right: Gable on gable with gabled connector



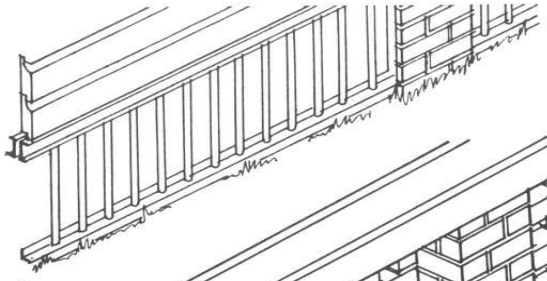
Left: Hipped with cross gable connector Right: Hipped on hipped

Foundation Enclosures

Enclosure of the foundations of raised cottages should be avoided if possible. If enclosures are necessary, use materials similar to the original if it is necessary to replace enclosures around foundations. Some residences rest on foundations screened by brick walls for ventilation and decorative effect. Wood lattice between the piers is the typical means of screening the crawl space. Iron lattice and masonry are also acceptable. Do not use flush concrete, plywood, stucco, or sheet metal as foundation screening.

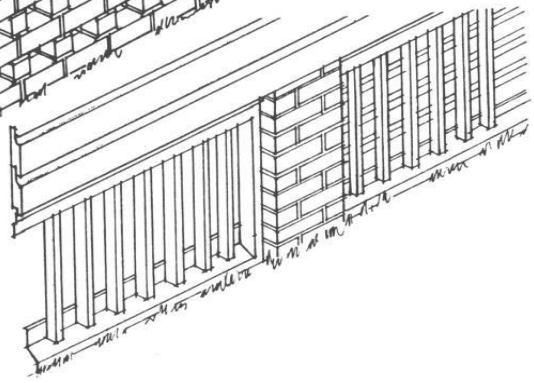


Diamond crisscross wood lattice



Iron lattice

Open brick lattice



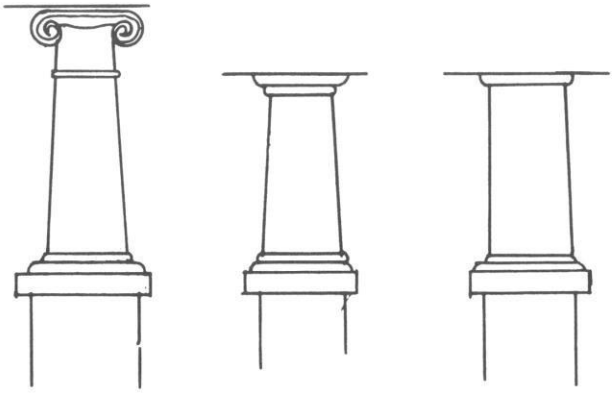
Crisscross

Regular wood lattice

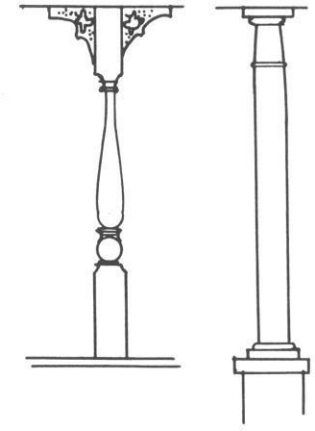
Porches and Ornamentation

Porches and galleries add great charm and livability to Ybor City's residences. They frame and protect the main entrance and carry much of the ornamental detail that makes a house distinctive. Most porches and galleries are of wood, in keeping with the frame construction of the houses they adorn. Maintain the original porch or gallery and ornamentation. Use existing original material, if possible, in repairs and rehabilitation of both the porch or gallery and ornamental detailing. If this is not possible, replace with material that closely resembles the original. Do not change the size or configuration of porches or galleries. Do not use elaborate wrought iron columns and railings, rustic horizontal railings, steel pipe supports, or cinder block steps and supports.

The simple but pleasing vernacular architecture of Ybor City's neighborhoods is often embellished by high style ornamentation. Tuscan columns of the Classic Revival style, Carpenter Gothic gable pieces, a spindled balustrade derived from the Queen Anne style, or fretwork inspired by the Arts and Crafts Movement each testifies to an effort to add a touch of style to the working man's home. It is important to maintain original ornamentation. However, should these items need to be replaced, replicas of many decorative details are sold in catalogs and hardware stores.



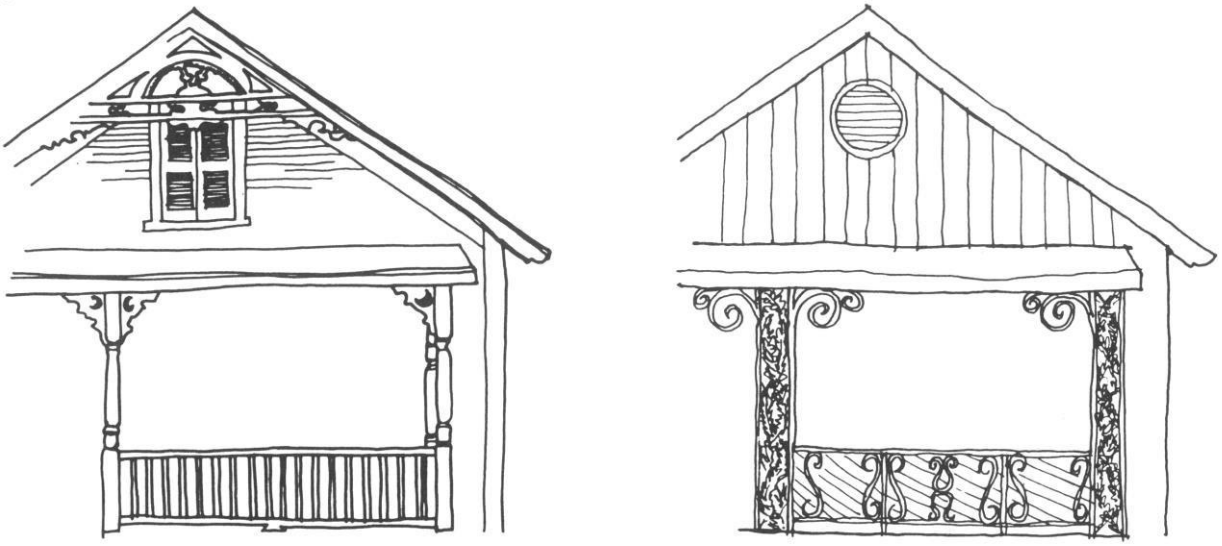
Columns with pier bases (typical of bungalows)



Porch and gallery columns



Appropriate porch ornamentation



Inappropriate porch ornamentation

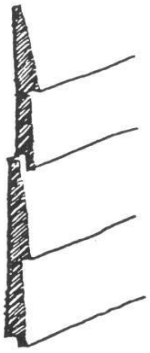
Siding Materials, Building Materials and Ornamental Shingles

Maintain original siding materials. If siding must be replaced, the new siding should be applied to match or duplicate the original materials. In the case of wood siding, it is important to match or duplicate the original lap width as any change will alter the appearance of the house. **Cornerboards and other trim must be retained or replaced to match the original materials.**

The use of aluminum, vinyl and asbestos siding and stucco or composition covering is inappropriate.



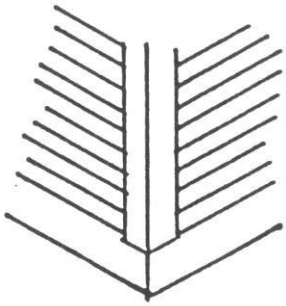
Novelty



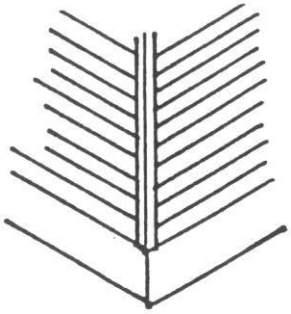
Dolly Varden



Beveled



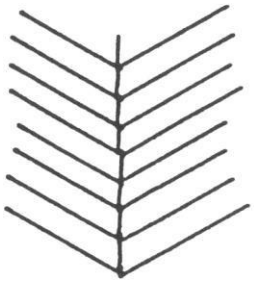
Appropriate



Inappropriate

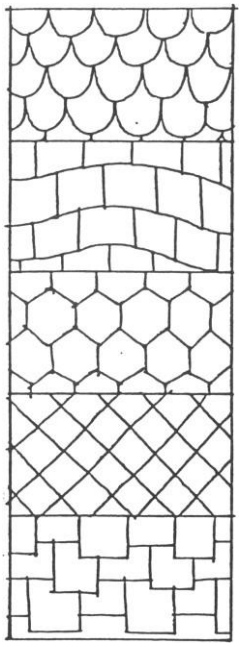
Cornerboard too narrow

Cornerboards are details that provide a more finished appearance to frame construction.

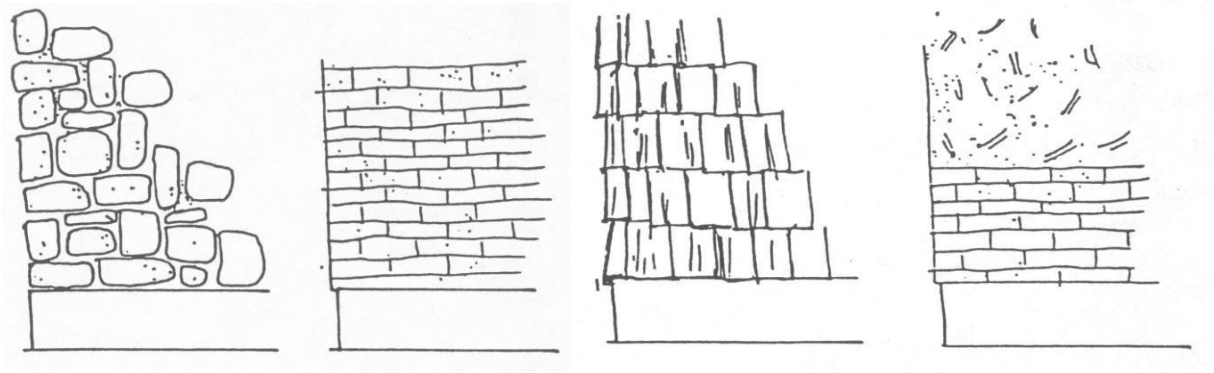


Appropriate (sometimes) on certain bungalow forms.

Ornamental shingles such as these are sometimes used in gable ends.



Appropriate decorative shingles



Artificial Stone **Artificial Brick** **Rustic shakes** **Stucco in combination with artificial stone or brick**

Inappropriate siding materials



New Construction, Demolition, and Moving

New Construction, Demolition, and Moving

Statements of Intent of Zoning Ordinance

YC-3 Subdistrict -- Hillsborough Community College

This district comprises land devoted to and designated for development as part of the Hillsborough Community College and related supporting uses.

YC-4 Subdistrict -- Residential Redevelopment

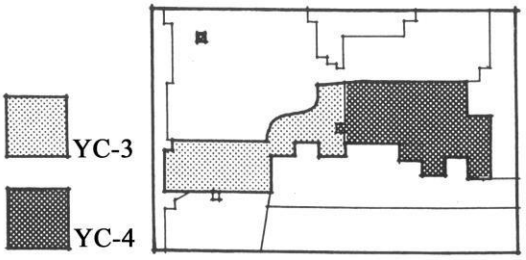
This district comprises mainly vacant land designated for redevelopment that will support and enhance the touristic, cultural, and economic functions of the Ybor City Historic District by providing residential dwellings and supporting personal services, convenience goods, and office uses in an architectural style compatible with Ybor City's traditions.

General Physical Description of Subdistricts

The original architecture and focus of portions of the Ybor City Historic District were lost to the indiscriminate demolitions of Urban Renewal. The placement of highway interchanges and transportation corridors further destroyed the fabric of what were once cohesive neighborhoods in the old Ybor City. These particular subdistricts of the district will experience more new and infill construction than other subdistricts. Some of the existing buildings in them will be demolished as deterioration and neglect take their toll. A few structures will be moved to more stable areas of the district as infill and, perhaps, take on new uses.

New construction, demolition and moving of buildings are aspects of revitalization, as is structural rehabilitation, which was discussed earlier. Each can be approached as a positive occurrence. The Barrio Latino Commission has set standards for new construction, demolition and moving of buildings that apply to all the subdistricts in the Ybor City Historic District. These standards ensure that such momentous and irrevocable events coincide with the goals of historic preservation within the district.

KEY PLAN



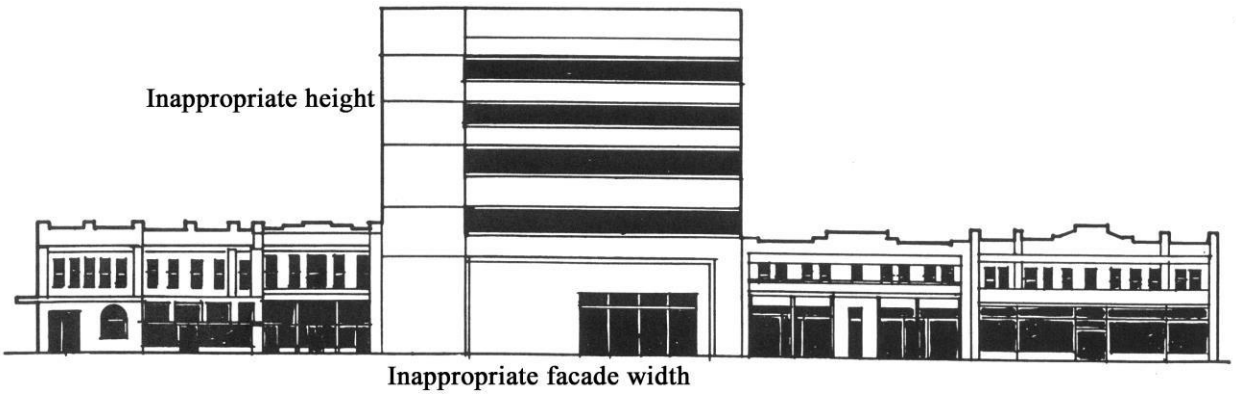
Standards:

New Construction and Buildings Moved to a New Location

New Construction and Infill - Such development must adhere to the patterns that prevail in nearby or adjacent structures. It is advisable to consult the Barrio Latino Commission early in the schematic design phase of a new construction project. Pattern is defined as the arrangement of form and the disposition of its parts or elements, and It is this arrangement and disposition of elements that will be set in the standards for new construction and moved buildings. These standards will apply to a variety of circumstances in the Ybor City Historic District; the construction of a new building in the middle of a commercial block on Seventh Avenue, a single family dwelling being built in a neighborhood, a large multifamily apartment complex planned for a parcel of vacant redevelopment land, or the relocation of a cigar worker's house to preserve it.

Height and Width - The height of new buildings should be consistent with those of the other structures in the same block or those concentrated nearby. Corner buildings should be similar in height to buildings on adjoining blocks. Check the zoning regulations for the subdistrict in which the property is located to determine the maximum allowable height. Determine the appropriate height according to these regulations and visual consistency with surrounding structures.

Height must be considered as a dimension important to the individual structure, not just how that structure relates to its neighbors. The height of a building must be in proportion to its width and the story-to-story height within the building must be appropriate.



Large structure incompatible with smaller-scaled buildings in block

Façade Width - The front widths of new buildings should correspond with other building widths in the same block. A long façade can be broken into separate elements to suggest front widths similar to those of neighboring structures.

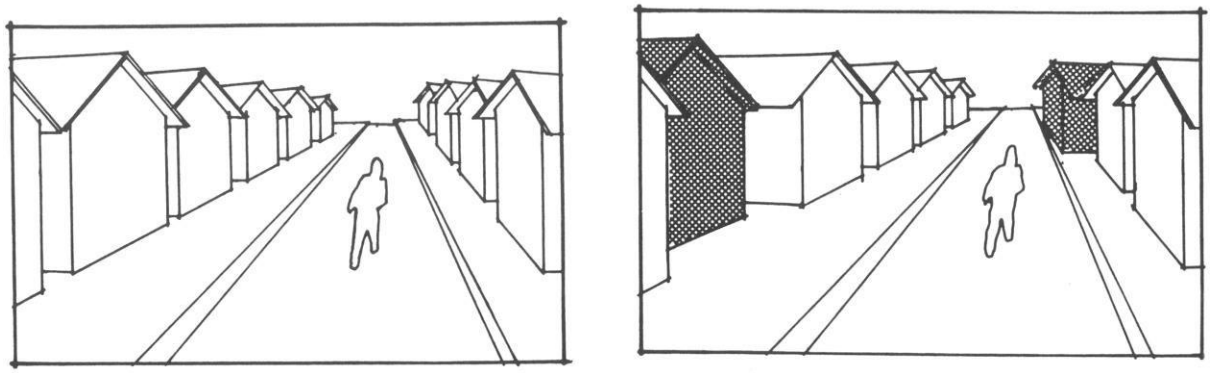
The standards that apply to new construction also apply to a building moved to a new location. The height and width of the moved building must be consistent with the height and width of the buildings around it. Using setbacks and spacing similar to neighboring structures allows a building to settle into its new location and not stick out like the proverbial "sore thumb."

Attention to façade width, alignment and similarity of details, shapes and building materials can ensure that a moved building is rehabilitated properly and is in keeping with its surroundings.

Setback - Maintain the uniform setback of buildings. Uniform setbacks occur in both commercial and residential blocks and add to the pattern of the area. The zero setback in the Commercial Core puts the façade right on the edge of the sidewalk.

Spacing - Spacing between buildings should be kept consistent within the block or complex. In the Commercial Core, buildings are arranged close together, often with a common wall between them. Residences are also placed close together with narrow side and front yards. The zoning regulations determine minimum setbacks and building spacing that must be observed.

Alignment - Align façade elements, porches, building heights and widths of new construction with that of existing buildings to continue the sense of rhythm along the block. Cornice lines, parapets, fenestration (the way windows are arranged in a façade), and recessed doorways can be aligned to provide visual unity among structures.



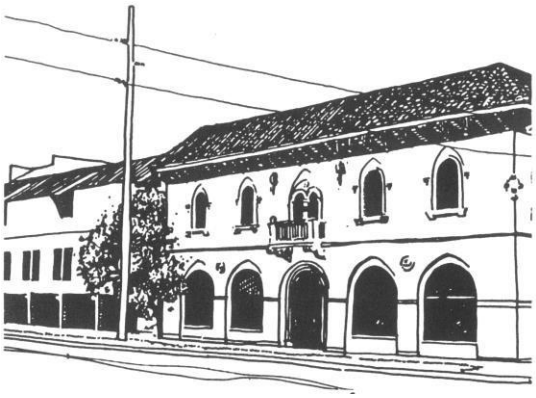
Uniform setbacks and building spacing (left) are typical of Ybor City's Historic District
Inappropriate setbacks (right) will not be permitted

Similarity of Details and Forms - Architectural details and forms in new construction should echo those of neighboring historic structures to provide a visual link between old and new development. It is important to use similar forms in storefronts, windows, doors, roofs, parapets, cornices, brackets, and other ornamentation. Refer to the earlier discussion of rehabilitation to determine appropriate design for these elements.

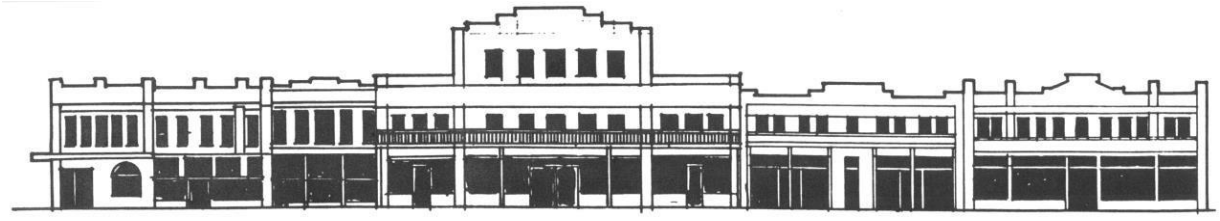
Building Materials - Maintain traditional building materials in new construction. The building materials in Ybor City are simple and easy to duplicate. Brick is prevalent in the Commercial Core, whereas wood siding is typical of the residential areas. Combinations of materials should be carefully considered with an eye to successful combinations used in landmark or other historic buildings.

In Ybor City's historic building stock, stucco is confined for the most part to the area's Mediterranean Revival landmarks -- La Benefica, El Goya and the Gonzales Clinic.

Metal buildings are not part of the historic architectural character of the Historic District. The use of such materials in new construction is inappropriate and will not be approved.



Door and window forms not the same as adjacent building, but rhythm is consistent
Long façade width broken by using storefront elements similar to adjacent buildings
Cornice line in new construction aligned with that of adjoining buildings



Parapet design similar to others in the block
Large structure designed to be compatible with smaller-scaled buildings in block

Demolition of Structures

Demolition is a regrettable occurrence in any historic neighborhood. In the interest of long-term effects on the area, careful thought should be given to a project before the option of demolition is exercised. Ask yourself:

Could another site serve the purpose just as well?

Could the structure be adapted to meet the needs of the project?

Could the property be sold to someone who would be willing to use the building? Could the building be moved to another location?

IF YOU ARE EVEN CONTEMPLATING DEMOLITION, CONTACT THE ADMINISTRATOR OF THE ARCHITECTURAL REVIEW FOR HISTORIC PRESERVATION FOR THE BARRIO LATINO COMMISSION that has experience with and knowledge of alternatives for doomed properties.

Once all possibilities for saving the structure have been exhausted, all salvageable building materials should be collected and then the structure should be QUICKLY and THOROUGHLY removed. The site should then be planted or otherwise maintained in respectable condition until its new use goes into effect.

The minimum standards for site reclamation are:

1. All scrap and debris must be removed from the site.

2. A suitable ground cover must be planted on the site in quantities which will cover the site.

3. If hedges and other distinctive landscape features were damaged or removed during demolition, similar items must be installed.

4. Refurbishing the site must include irrigating newly planted ground cover and shrubs until they are mature and well established.

5. Regular site maintenance, such as mowing, trimming overhanging branches and removal of dead plants, must be sustained.

Demolition for the primary purpose of cleaning the land or alleviating the burden of maintenance is not acceptable. In the absence of a well-defined redevelopment plan, the only acceptable reason for the demolition of a designated structure is the protection of the public from an imminent threat to health and/or safety.

The following excerpt of Chapter 27, Section 27-190 of the City of Tampa Zoning Code outlines the requirements for demolition in the Ybor City Historic District.

Chapter 27, Section 27-190. Applications for Certificates Involving Proposed Demolition of Structures Within district.

(a) Proposed Demolitions Involving Threat to Public Health and Safety.

Regardless of the building's status as a designated structure as provided in Chapter 27, Section 27-190 below, where the City of Tampa Department of Business and Community Services, Division of Neighborhood Improvement shall certify in writing that the structure is an imminent threat to the public health and safety, a Certificate of Appropriateness shall not be required. However, the Department of Business and Community Services shall forthwith furnish a copy of its certification to the Commission.

(b) **Proposed Demolitions Involving Non-Designated Structures.**

An application for a Certificate of Appropriateness authorizing the demolition of a structure not designated as contributing to the historic or architectural significance of the district may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 180 days from the date of approval.

The maximum period of delay authorized by this subsection shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period the Commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. If the Commission finds that the building has no particular significance or value toward maintaining the character of the District, it should waive all or part of such period and authorize earlier demolition or removal.

(c) **Proposed Demolitions Involving Designated Structures.**

An application involving a structure designated by the Commission as contributing to the historic or architectural significance of the district and so displayed on a map approved by the Commission may be denied.

Designated structures shall be limited to (1) those entered on the National Register of Historic Places, (2) contributing and contributing/altered buildings located within the National Register District, and (3) those structures determined by the Commission as being of special architectural and historic significance to the integrity of the district. Such determinations shall be based upon a cultural resources survey of the Ybor City Historic District using the criteria of the National Register of Historic Places.

In reviewing applications in this class of cases, the Commission shall be guided in its decision by the following information, to be provided by the applicant:

1. Estimate of the cost of the proposed demolition or removal and an estimate of any additional cost that would be incurred to comply with recommendations of the Commission for changes necessary for the issuance of a Certificate of Appropriateness.

2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.

3. Estimated market value of the property both in its current condition, and after completion of the proposed demolition or removal.

4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

5. Amount paid for the property, the date of purchase, and the party from whom purchase, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

6. If the property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

7. Remaining balance on the mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.

8. All appraisals obtained within the previous two years by the owner or applicant In connection with the purchase, financing, or ownership of the property.

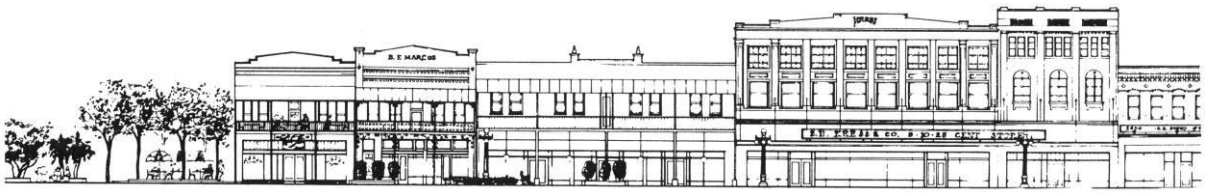
9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.

10. Assessed value of the property according to the two most recent assessments.

11. Real estate taxes for the previous two years.

12. Form of ownership or operation of the property, whether sole proprietorship, for-profit or non-profit corporation, limited partnership, joint venture, or other method.

13. Any other information, including the income tax bracket of the owner, applicant, or principal investors in the property considered necessary by the Commission to a determination as to whether the property does yield or may yield a reasonable return to the owners.



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 20th 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 19th and early 20th Century Cuban and Spanish settlements in the nation - along with strong Italian, German, and other ethnic associations.

Standards:

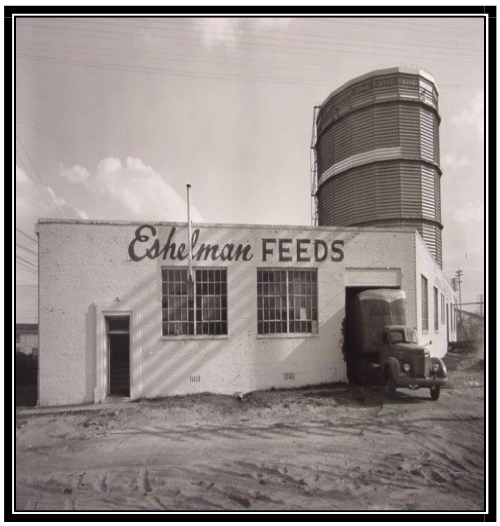
The Barrio Latino Commission, in reviewing an application for additions and new construction to the Industrial Sector Section of the Ybor City Historic District, shall consider the following criteria, when relevant:

- **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.









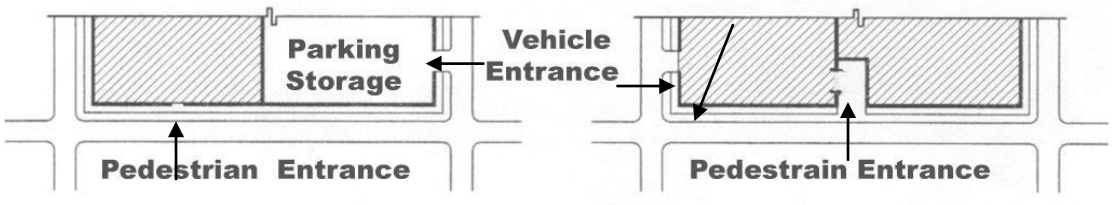




- **Orientation of the Building to the Street** – Buildings shall be oriented so that the directions of the primary pedestrian entrances are directly accessible to the street. In situations where there is the need for vehicle access, the access shall be internal to the site.

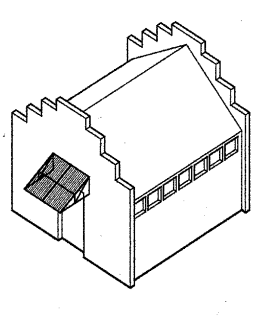
- **Maintenance of Pedestrian Scale and Orientation** – The Ybor City Historic District evolved as a pedestrian community, enabling the citizens to walk to work, retail centers, and social centers. Notwithstanding the fact that a pedestrian lifestyle no longer exists, it is important to maintain the 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.

Vehicle Storage



APPROPRIATE **INAPPROPRIATE**

- **Appurtenant 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.





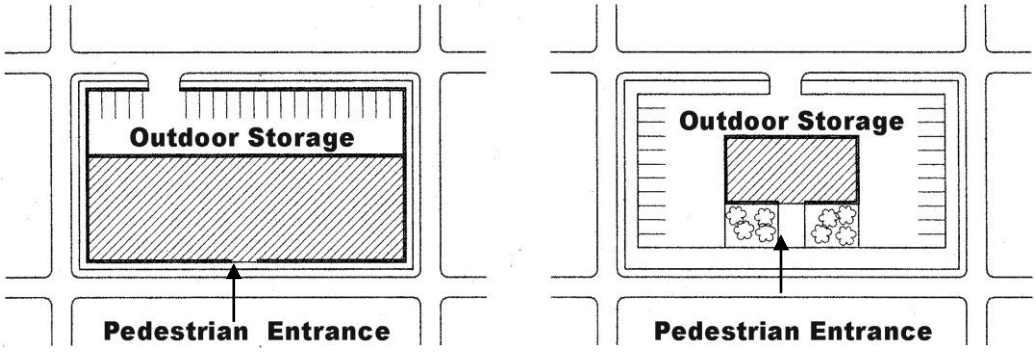






- **Lot Coverage** – Subject to the requirements of the zoning district, a significant percentage of site coverage is historically appropriate. Outdoor storage and parking on site are appropriate in the industrial districts.

- **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.



Appropriate **Inappropriate**

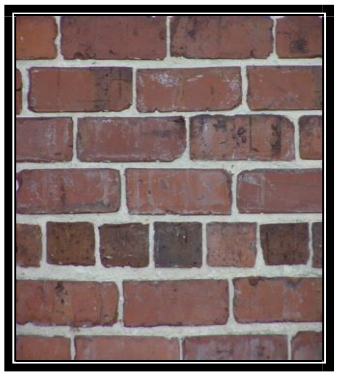
- **Building Heights** – The majority of the structures in the industrial area are single and two story. It is significant to note that two of the tallest structures in Tampa built in the early 20th Century were the Florida Brewing Company Building and the Tampa Gas storage tanks. The tanks were West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





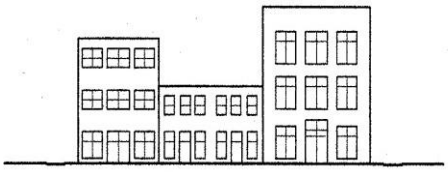




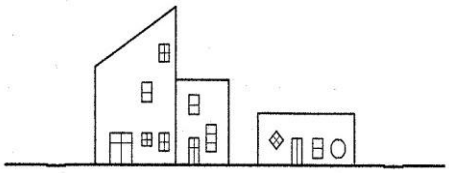
- **Shapes, Forms, & Materials** – Regular shapes and forms are appropriate for the industrial sector. Irregular shapes and jolted forms were not traditional to the area and, thereby, are not appropriate, unless referencing a historic precedence. Materials utilized should complement the shapes and forms 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.

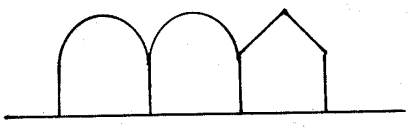


APPROPRIATE

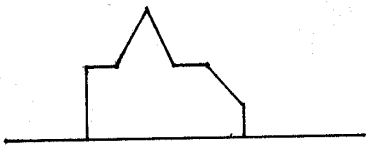


INAPPROPRIATE

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

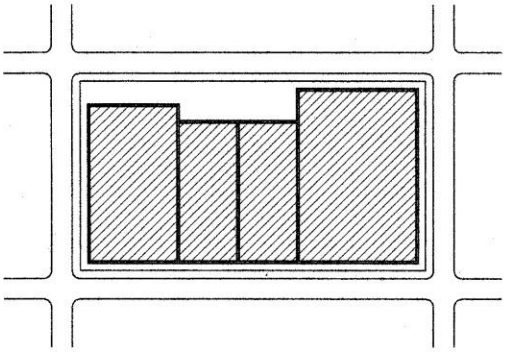


APPROPRIATE

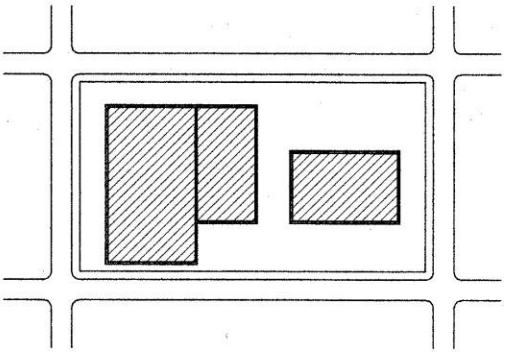


INAPPROPRIATE

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



APPROPRIATE



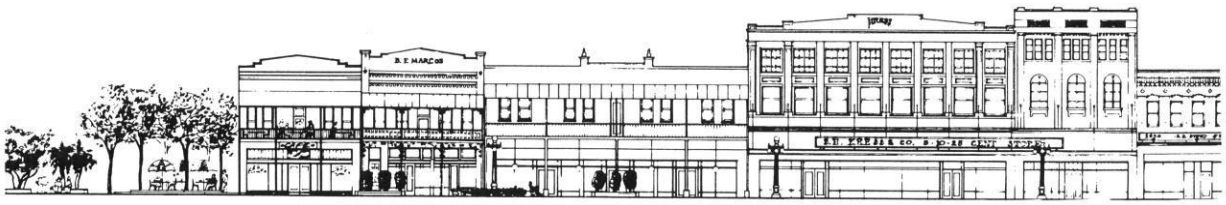
INAPPROPRIATE

- **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.



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 that are significant historic, architectural, or cultural value should be maintained and preserved. In order to accommodate contemporary needs, new street elements that 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.

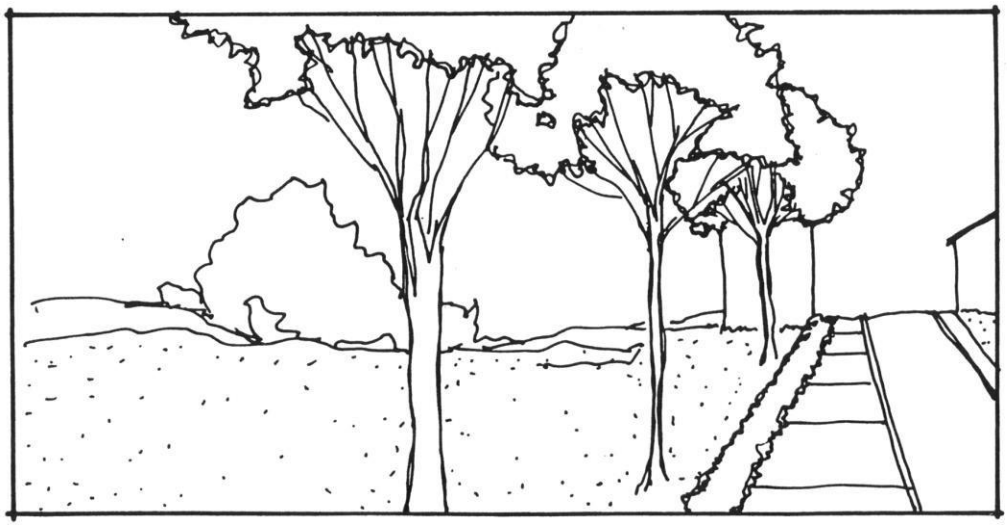
- Architectural features, walls, doors, or windows of contributing structures shall not be altered to accommodate payphones/phone booths installation.
- Payphones/phone booths should not alter or distract from the architectural elements of any non-contributing building.
- Service to payphones/phone booths 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 of the City of Tampa Code of Ordinances 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 1930s 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 Chapter 27 of the City of Tampa Code of Ordinances, 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 exist 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.



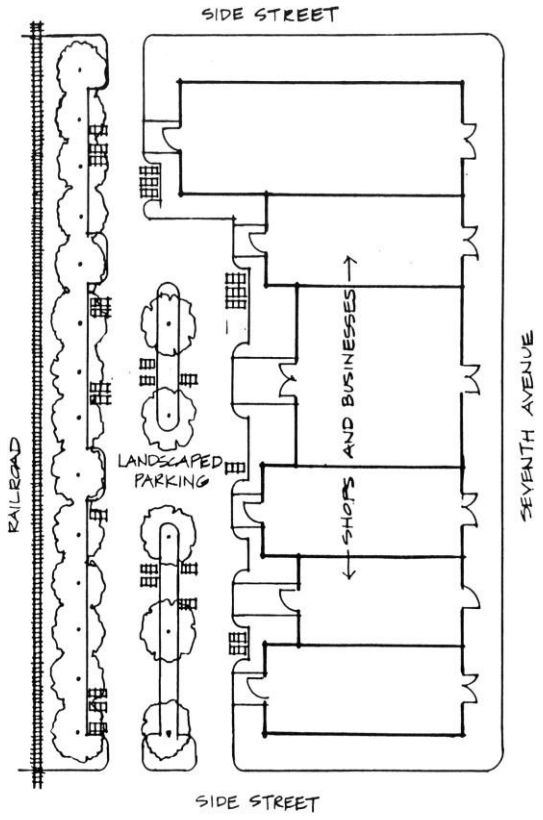
Visual continuity is reinforced by use of low walls along front yards as well as planting strips between streets and sidewalks

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.

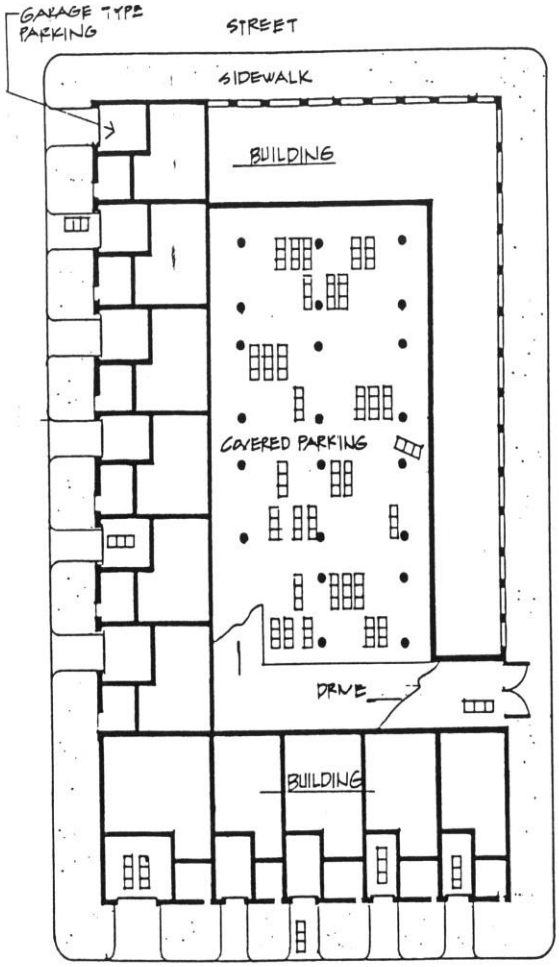
Parking requirements are contained in Chapter 27, City of Tampa Code of Ordinances. All other applicable parking standards are located in Chapter 22, while screening provisions are covered in Chapter 27. **No parking lots are allowed to front on Seventh Avenue.**

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

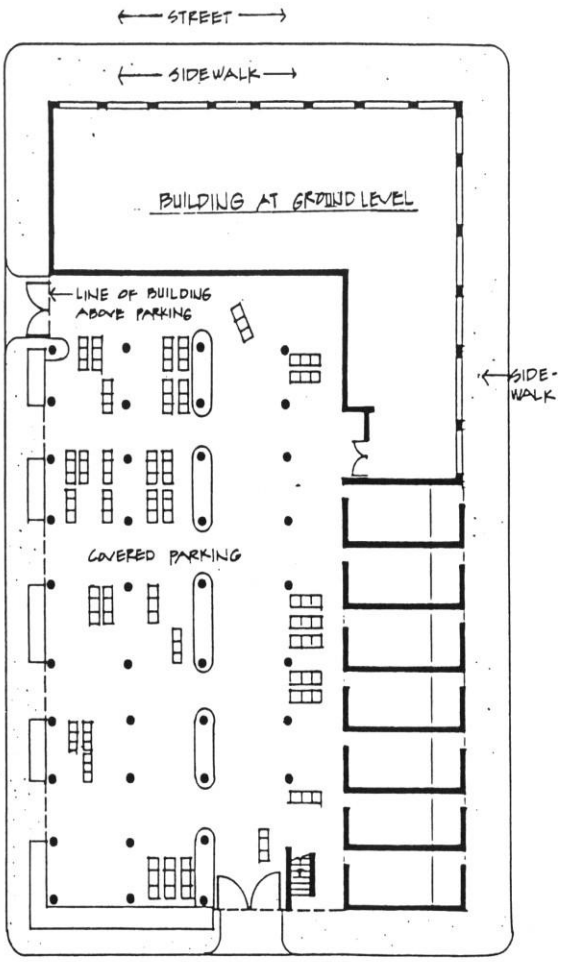


Appropriate landscaped parking

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

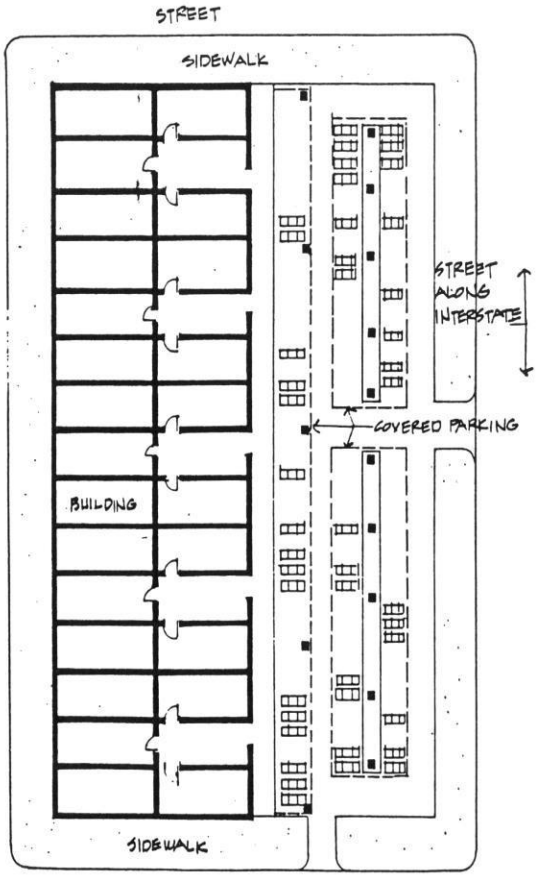


Appropriate parking screened from the major streets

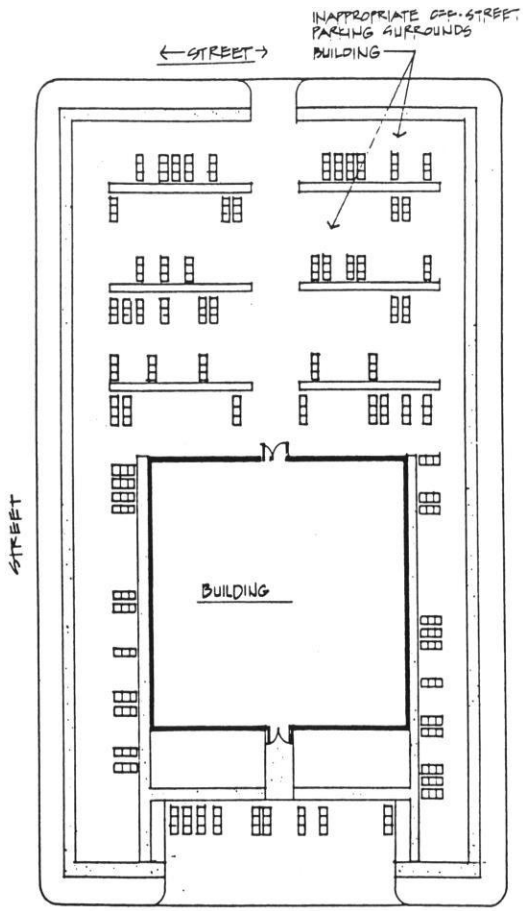
The illustrations on this page are contrasting examples of appropriate parking and inappropriate parking.

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 that discourages pedestrian access and is visually unattractive.



Appropriate parking along minor road

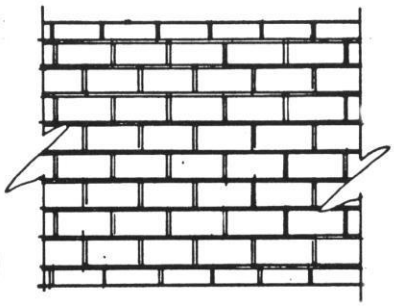


Inappropriate parking surrounding the building

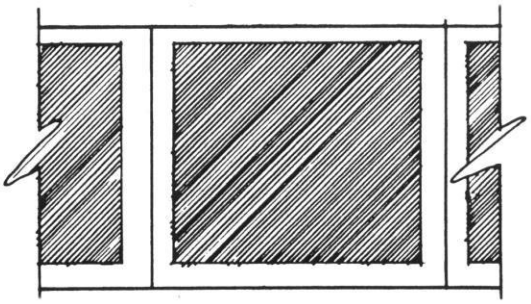
Paving Materials

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.

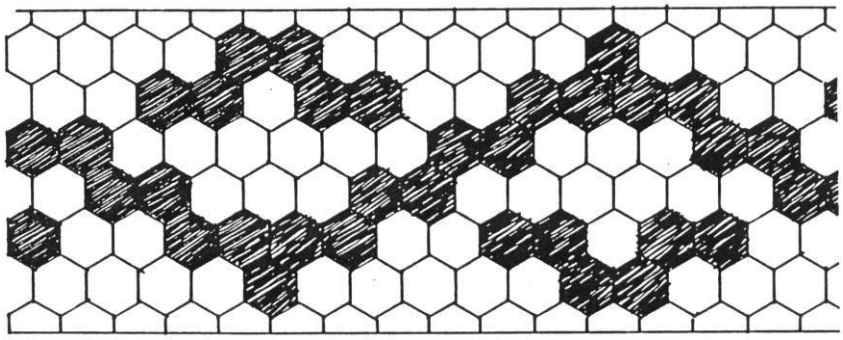
Maintain historic sidewalks. Do not use asphalt, broken tile, or pebble surface concrete.



Brick

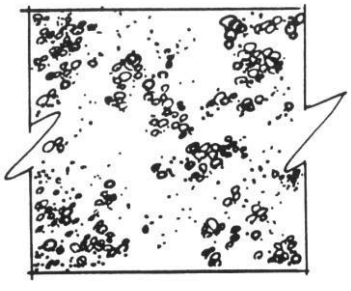


Concrete

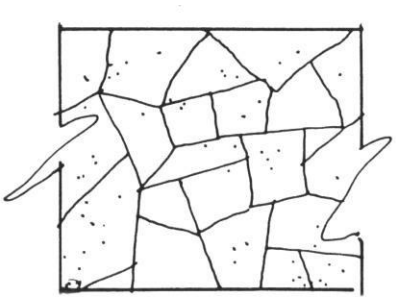


Hexagonal pavers

Appropriate paving materials



Exposed aggregate



Random pattern stone paving

Inappropriate paving materials

Fences and Walls

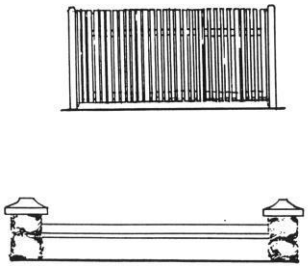
Fences and walls are used to give definition to a number of locations in the Historic District. They appear in front and side yards of residences, around parking lots, church yards, and public areas such as courtyards of yards of the Ybor City State Museum and the Centro Espanol.

Maintain original walls when possible.

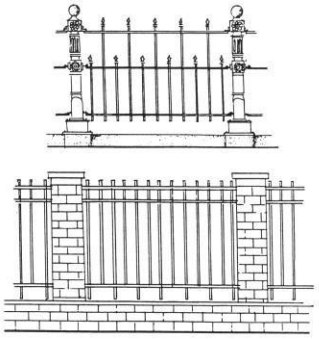
Use appropriate designs and materials when choosing a fence or wall for new construction or to enhance a building. Painted picket fences, simple wrought iron fences, brick walls, stuccoed walls, or fences of brick pillars combined with iron railings are traditional for Ybor City.

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

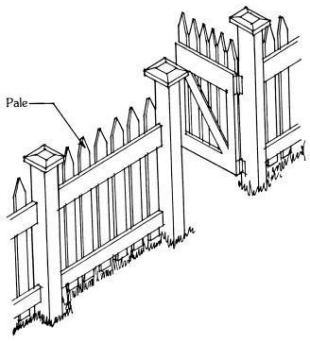


Appropriate fence designs and materials

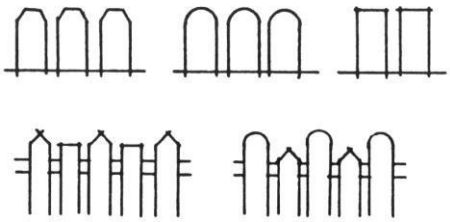
Wood Fences

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 ensure longevity.



Wood fence



Alternative pale designs

Retaining Walls

This brick retaining wall is enhanced by the placement at regular intervals of pilasters that 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 different 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.

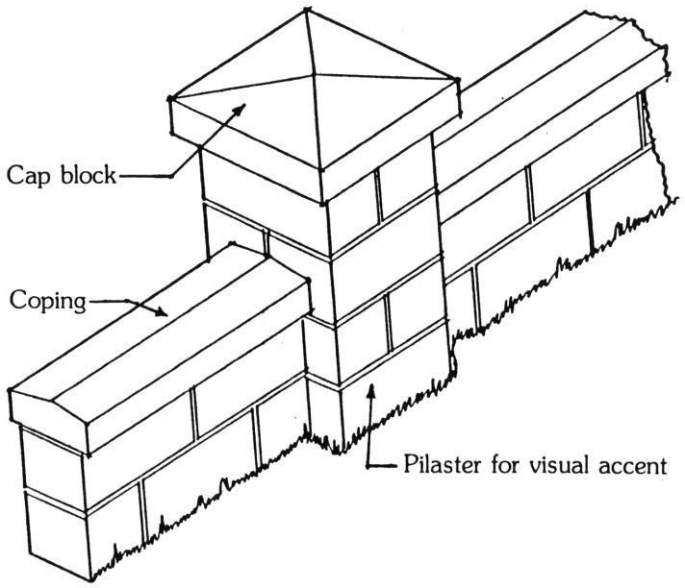
Possible Fence Variances

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 an 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

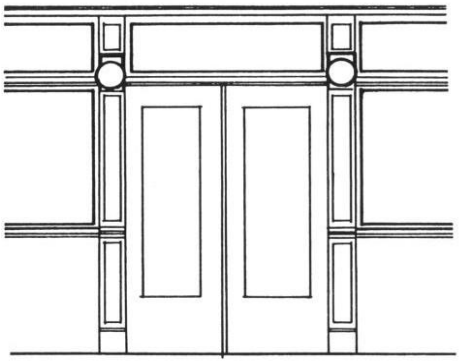
Streetlights in the Central Commercial Core of the Historic District are distinctive iron posts with five illuminated globes. These are spaced in a regular pattern along Seventh Avenue and around the Hillsborough Community College campus. Lighting fixtures in the commercial areas are used to accent display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

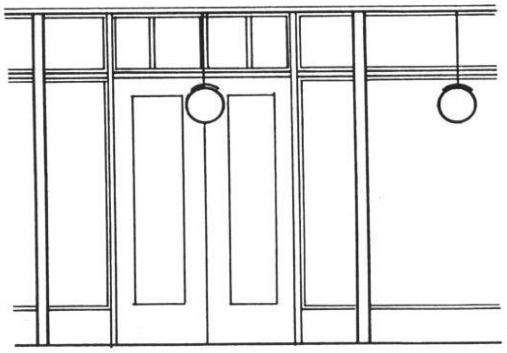
Maintain historic lighting fixtures when possible. Use lights to define spaces and accent vegetation. Do not use floodlights on façades or invade surrounding properties by indiscriminate use of omni-directional lights. Do not use prominent or obtrusive fixtures.

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 chairs 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.**

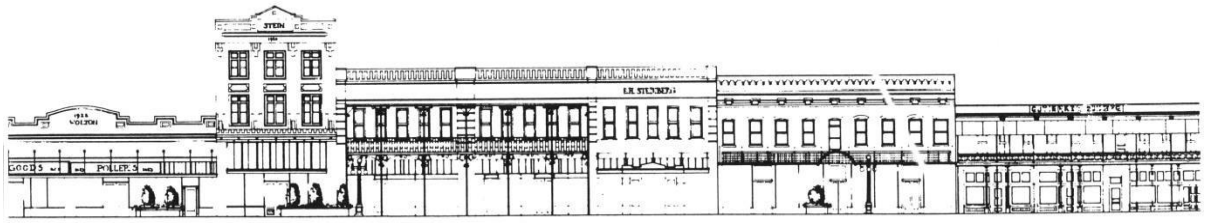
Kiosk stationed appropriately throughout the Historic District can help organize the posters, advertisements and newspaper dispensers that now appear randomly within the District.



Amenities organized by kiosk



Fountain obscured by clutter



Signs

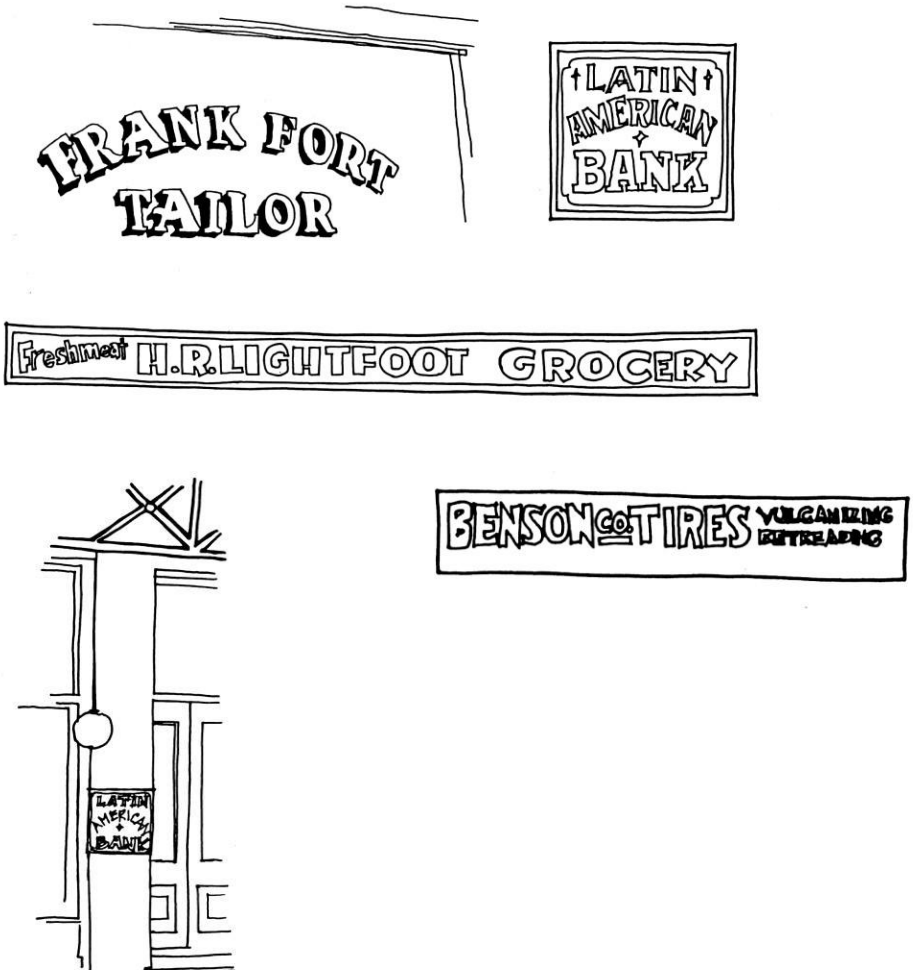
Signs

Signs in the Ybor City Historic District should advertise a place of business or provide directions and information. They should be attractively designed and should contribute to the character of the area. It is important that signs should not compete with other signs or with the architectural character of the area.

Signs in the district must be approved by the Barrio Latino Commission. Appearance standards are rigorous as are number and location criteria. Signs in the district are regulated by Chapter 27, Section 27-193 of the Zoning Code and Article VI with additional standards contained in these Guidelines that apply only to the Ybor City Historic District.

Signs that are located on the public right-of-way are regulated by the and require a variance by the Barrio Latino Commission.

A variety of sign styles are permitted.



Standards:

Keep the design, letter, and content of signs simple and straight forward. Language or graphics that have been adjudged obscene by the community shall be avoided.

Use simple shapes that can include symbols and trademarks.

Match the size of the sign with the size of the building. Do not hide the features of the building. Generally, signs for businesses that are located in residential structures should be smaller than those for businesses located in commercial structures.

Indirect lighting of signs is encouraged. Small neon and internally lit signs will be considered for commercial buildings.



Narrow and flat signs can be hung from stationary canopies.

Off-site signs and billboards are not permitted by Article VI of the Zoning Code within the six zoning sub-districts of the Ybor City Historic District. See Chapter 27, Section 27-193 for other specifically prohibited signs.

Ground signs and pylon signs are permitted in the district, although their use may be limited by the setback and other requirements of the Sign Code. Recommended surface area limits for these signs are as follows:

YC-1 – ten square feet YC-2 – six square feet

YC-3,-4,-5,-6 – forty square feet

In sub-districts YC-1, YC-3, YC-5, and YC-6, ground signs and pylon signs shall be limited to lots accessible by automobile, which contain off-street parking as a use.

Wall signs should be limited to one per street frontage per business. For all sub-districts, the rule of thumb to follow is one square foot of sign for each lineal foot of establishment frontage, up to a maximum of 75 square feet. In the YC-1 sub-district (Central Commercial Core), the rule applies not only to the establishment frontage but also for any exposed party wall, i.e., one sign for each exposed party wall, with the size limited to one square foot of sign per lineal foot along that wall. Larger wall signs for large freestanding buildings (cigar factories, converted school buildings, other industrial or institutional buildings) will be considered on a case-by-case basis.

Window signs, when used, should cover no more than twenty-five per cent of each storefront panel.



Painted window signs can be used.

The height of the sign must also be considered. In the YC-2 sub-district (Residential and Neighborhood Commercial), ten feet high is the recommended limit. In the other sub-districts, the height of the eave or the parapet, whichever is less, is the maximum height recommended. The height limitations are not intended to prevent the reconstruction of roof signs that were installed on some of the factories and commercial buildings. The construction of new roof signs is limited by Article VI of the Zoning Code.

Marquee, canopy, and awning signs over the public right-of-way (sidewalk only) should be used only in conjunction with existing or permitted balconies, canopies, awnings, or marquees. The width of the sign shall not exceed the width of the canopy, awning, or marquee. Vertical clearance from the sidewalk shall be eight feet six inches minimum. The signs should be placed at least two feet clear of the curb.



Flat signs can be attached to building fronts. These should be flush-mounted

Similarly, projecting signs over the public right-of-way (sidewalk only) should be used only for businesses whose frontage is greater than or equal to fifty feet. One such sign per business is the maximum allowed. For projecting signs, the rule of thumb is one-quarter square foot of sign for each lineal foot of business frontage, not to exceed twenty-five square feet. Furthermore, there should be at least fifty feet between projecting signs so they do not compete. Each projecting sign should project no more than four feet and should be at least two feet clear of the curb.

NOTE: Any encroachment on the public right-of-way will require a variance by the City. (See Chapter 27, Section 27-193). This includes balconies, marquees, canopies, awnings, and any signs that project more than eighteen inches into the right-of-way.



Projecting sign hung in archway





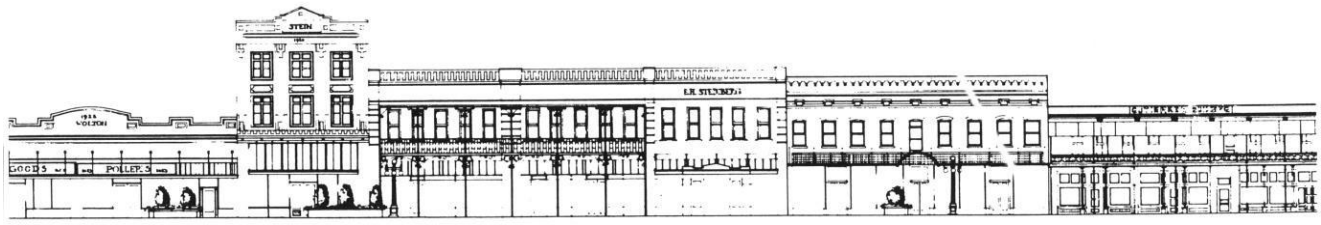
Banner sign across storefront obscures architectural details
Taped signs are inappropriate on display window





Signs and lettering are too large for storefront **Too many signs.**
Architectural details covered by metal material unsuitable for signs

Inappropriate signs



Glossary

Glossary

A


Arch

ARCADE: A series of arches supported by columns or piers; a building or part of a building with a series of arches; a roofed passageway.

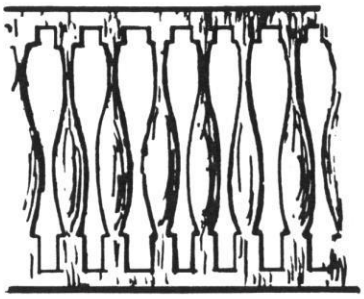
ARCH: A structural member shaped in the arc of a curve.

ARCHITRAVE: The lower part of a classical entablature, resting directly on the capital of a column; the molding around a window or door.

ASPHALT: A brownish-black solid or semisolid mixture of bitumen used in paving, roofing, and waterproofing.

B

BALCONY: A platform extending from the façade of a building and surrounded by railing.


Balustrade

BALLOON FRAMING: A type of light-weight construction consisting of two-inch boards of varying widths held together by nails and sometimes extending through two stories.

BALUSTER: A vertical, often vase-shaped, support for a rail.

BALUSTRADE: A series of balusters with a top and bottom rail.

BARREL TILE: A semi-cylindrical tile used for roofing.

BAS RELIEF: Sculptured figures projecting from a wall.

BAY: One unit of a building that consists of a series of similar units, commonly the number of window and door openings per floor or by the number of spaces between columns or piers.

BRACKET: A support element under eaves, shelves, or overhangs, often more decorative than functional.

C

CANOPY: An ornamental roof-like structure, or a cloth covering held horizontally over an entrance.

CANTILEVER: A projecting beam or part of a structure supported only at one end.

CAPITAL: The decorated top of a column or pilaster that supports the entablature.

CASEMENT WINDOW: A window with the sash hung vertically and opening inward or outward.

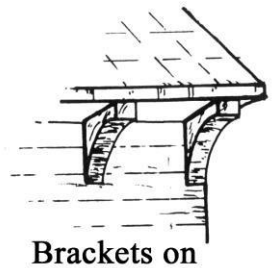
CAST IRON: Iron shaped in a mold. It is brittle, hard, and not weldable.

CINDER BLOCK: A hollow, concrete building block made with coal cinders.

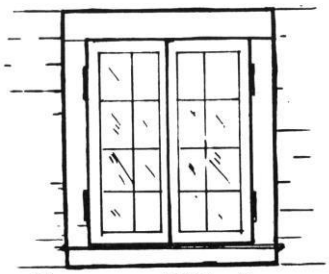
COLUMN: A vertical structural member , usually long and slender

CORNICE: Projecting ornamental molding along the top of a building or wall.

CURTAIN WALL: A non-loadbearing wall used for enclosure that is applied to or in front of a structural system.



Brackets on Boxed Cornice

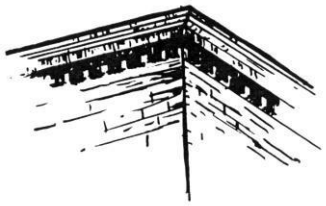


Casement Window

D

DORMER: A window used for lighting the space in a roof in the same plane as the wall (wall dormer) or projecting from the slope of the roof (roof dormer).

DOUBLE-HUNG WINDOW (SASH WINDOW): A window with two sashes, one above the other, arranged to slide vertically past each other.



Cornice

E

EAVE: The projecting overhang at the lower edge of a roof.

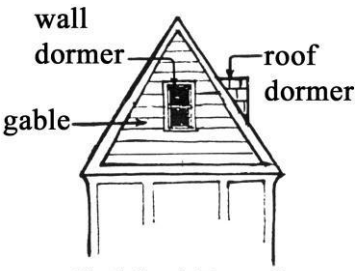
ELL: A wing or addition extended from the back of a house containing full-sized rooms.

F

FAÇADE: The face or elevation of a building.

FENESTRATION: The design and placement of windows.

G



Gabled Roof with Dormers

GABLE: A triangular wall section at the end of a pitched roof.

GABLED ROOF: A double-pitched roof with pitches at opposite but equal angles meeting at the roof's ridge.

GALLERY: A porch or veranda.

GRILLE: A framework of cast iron, or other material, in the form of bars.

GROUND SIGN: Any sign that is supported by structures or supports in or upon the ground and independent of support from any building.

H

HIPPED ROOF: A roof with four uniformly pitched sides.

J

JALOUSIE: A type of window or door with numerous horizontal slats, usually glass or wood, operated by a crank mechanism.


Ground Sign

K

KIOSK: A small freestanding structure used as an information center.

L

LATH: A narrow, thin strip of wood or metal used as a base for plaster or stucco.

LATTICE: A network of diagonally interlocking lath or other material used as screening.

LIGHT: A window or opening in a wall that admits light.

LINTEL: The horizontal beam over a door or window.

LOUVERED: A door or window with fixed or movable slanted slats.

M

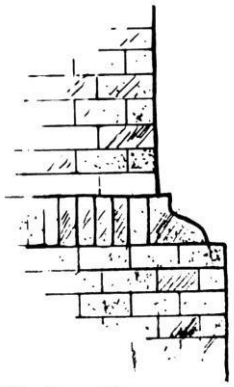
MANSARD ROOF: A roof having two slopes on all four sides with the lower slope steeper than the upper.

MASONRY: Stone work or brick work used in wall construction.

MASSING: The combining of several masses to form a building volume.

MOLDED BRICK: Brick shaped in a mold for decoration.

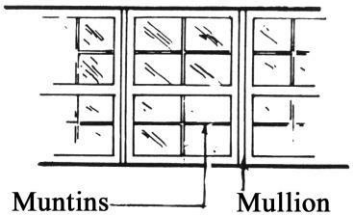
MOLDING: A continuous decorative band that is either carved into or applied to a surface.



String Course of Molded Brick

MULLION: A vertical member separating windows, doors or panels set in a series.

MUNTINS: The wood or metal strips separating the panes of glass in a window.



P

PALE: A pointed stick or picket used in a fence.

PARAPET: A low, solid protective wall or railing along the edge of a roof or balcony, usually used to surround a flat or built-up roof.

PEDIMENT: A wide low-pitched gable end of the roof; also, the triangular crowning element used over doors and windows.

PILASTER: A shallow pier attached to a wall.

PYLON SIGN: A sign that is supported by structures or supports in or upon the ground. It is independent of support from any building and has a sign face that is constructed from ground level.



Pylon Sign

R

RAFTER: Part of a wooden roof frame, sloping down from the ridge to the eaves and establishing the pitch.

RIDGE: The highest part of a roof running end to end.



Triangular Pediment

S

SASH: A frame in which the panes of glass in a window or door are set.

SETBACK: The distance from the lot line to the building. See zoning code for the required building setbacks for new constructions.

SHED ROOF: A single pitched roof over a small room: usually attached to a main structure.

SHUTTER: A hinged cover or screen for a door or window.

SIDELIGHT: A framed area of fixed glass along the side of a door or window opening.

SIDING: Building material used for surfacing a frame building.

SOFFIT: The exposed undersurface of an overhead component of a building structure.

SPALLING: The flaking of brickwork due to movement of the building structure or other causes.

SPANDREL: The triangular space between the exterior curves of two arches.

SPINDLE: A turned wooden element used in stair railings and porch trim.

STRING COURSE: A narrow, continuous ornamental band set in the face of a building as a design element.

STUCCO: A type of plasterwork, coarse or fine, used for surfacing exterior or interior walls.

STOCKADE FENCE: A fence made of upright, tightly spaced wooden slats.

T

TERRA COTTA: A fine-grained, brownish red, fired clay used for roof tiles and decorations.

TRANSOM WINDOW: A small window over a door or another window.



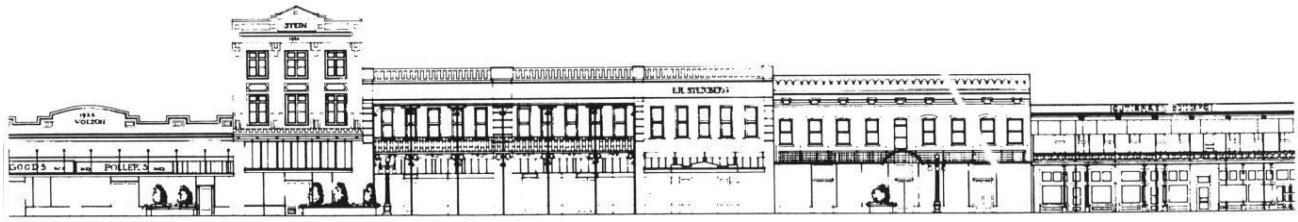
Transom Window

W

WAINSCOT: The lower part of an interior wall when finished in a material different from the upper part.

WALL SIGN: A sign that is attached to or erected against the wall of a building with its face in a parallel plane to the plane of the building façade or wall. Also includes the painting of a sign on a wall surface.

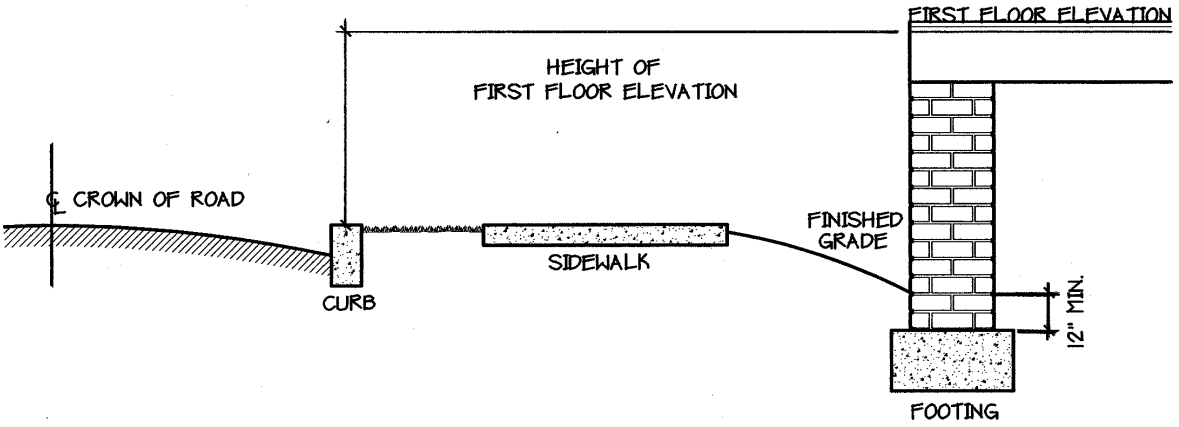
WINDOW SIGN: A sign that is painted on, attached to or visible through a window excluding displays of merchandise.



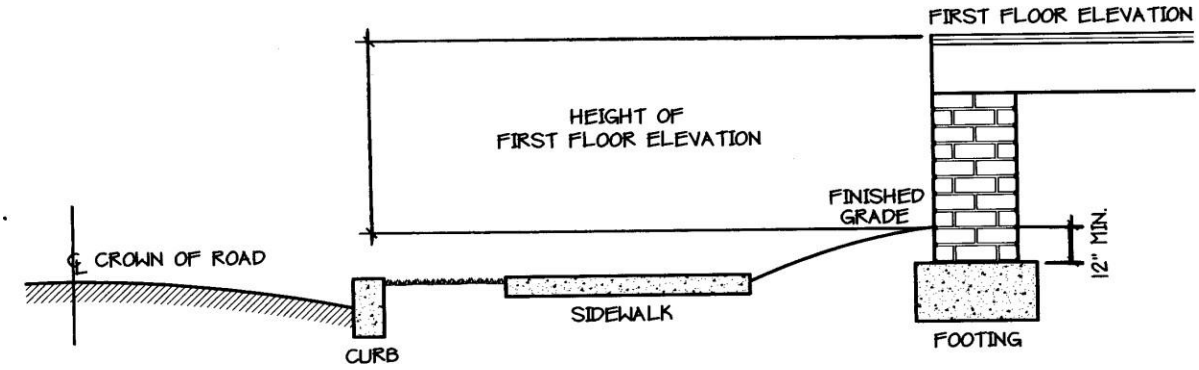
Policies

Measurement of Floor Elevation

When the finished grade is below the sidewalk, curb, or crown of paved road, the first-floor elevation shall be measured from the sidewalk, top of curb, or crown of paved road, as determined by the BLC, to the finished first floor elevation.



When the finished grade is above the sidewalk, curb, or crown of paved road, the first-floor elevation should be measured from the finished grade to the finished first floor elevation.



- Actual first level elevation to be determined on a case-by-case basis.
- Elevation to be taken at the front entrance to the building and on a line perpendicular to the street.
- Finished grade is measured a minimum of twelve inches above the top of footing.
- First level elevation shall be clearly shown on site plan and elevation submitted for approval.
- If required by the BLC, the contractor shall demonstrate the final elevations by a certified drawing by registered land surveyor confirming the elevations.

***Policy voted on 3/18/03**