Architectural Design Standards and Guidelines
Sebring Community Redevelopment Agency

1. Introduction

A visible and positive impact for the CRA Districts would be new construction, the renovation and restoration of the existing buildings and facades within the districts. The purpose of standardized design recommendations is to:

- Ensure the quality of renovation.
- Preserve the historic character.
- Protect investments with the assurance of compatible surrounding development.
- Assure the size, scale and character of new development.

Architectural standards are to be considered as "flexible tools" and are not meant to dictate specific solutions. The guidelines are general and are to be used when reviewing construction applications prior to city permits being issued within the Redevelopment District Boundaries. New construction and renovations are encouraged to be unique in design while reflecting the basic scale, materials and quality found with the older buildings located within the districts. The Community Redevelopment Agency has been tasked by the City Council to review proposed projects within the Redevelopment Districts for compatibility of design.

There are three basic categories for which the architectural review will apply.

- Rehabilitation and maintenance of existing buildings.
- Design of compatible new construction.
- Signage
- Landscape and site elements.

2. Rehabilitation and Maintenance of Existing Buildings – Introduction

The buildings located within the boundaries of the Sebring Community Redevelopment Districts represent the various styles of architecture and building trends of the 20th century. Diverse styles can relate well to each other, if continuity of elements such as setbacks, size, height, materials, *roof lines and color* are maintained. Repetition of these elements creates a unified streetscape. The following criteria describes how the elements of each building determines their shape and how their character contributes to the neighborhood as a whole.

3. Maintaining Original Building Characteristics

The key to successful rehabilitation is in maintaining the characteristic details in the historic fabric. If replacement of existing materials is essential, then materials similar in appearance, portion and style to the original should be used. Items such as wood siding, soffets, facias and brackets, wooden sash windows and doors can often be restored and/or, at least duplicated. When introducing new elements to the exterior of a structure, materials similar in proportion and detail to the characteristic style of that building should

be used. The building should not be made to look either older or newer than it really is by using details from another style or period. This not only alters the building, but also the streetscape. Generally, it is appropriate to:

- Repair original buildings details and leave them in place.
- Replace deteriorated materials with a substance that will match as closely as possible the original appearance.
- Replace deteriorated details with new details which match as closely as possible to the original.
- Add new material or details to the building which are characteristic of that style of building.

Generally speaking, it is inappropriate to:

- Strip original materials or details from a building.
- Replace original details with new details which are not original in skill, proportion or detail.

In rehabilitating a project within the Redevelopment District, every effort should be made to uncover any previously encased or hidden finishes or details such as siding, ornamentation, brick or decorative structural elements. It is often the case that these items were enclosed in metal, plastic or other materials, which can eventually create a poorly ventilated condition and eventually leads to the deterioration of these elements. The covering of these original details also detracts from the buildings overall harmony as well as the continuity of the streetscape within the community.

4. Porches, Porte Cocheres and Garages

Porches and porte cocheres are considered an important feature and should be maintained, if possible, in the district. Many porte cocheres pre-date a detached garage behind the house. They are visible reminders of the impact of the carriage and of the automobile on the home. The porch was originally designed as protection from the elements as a focal point to the entrance of a house; also, as a cool ventilated and visually open space. Over the years, porches have been enclosed, thereby changing the overall character of the structure and streetscape. Likewise, the removal of a porch can make a building façade seem flat and less inviting. Without a porch, there is no transition from sidewalk to house. It is appropriate to:

- Maintain the porch, porte cohere or garage and preserve the original use of these outdoor areas whenever possible.
- Maintain the garage for its original use if possible.
- Repair deteriorated details such as porch columns, railings and ornamentation.
- Replace deteriorated details such as porch columns, railings and ornamentation with new material which reproduces the original detail as much as possible.
- Enclose a porch in a manner that does not destroy the original openness and focus of that area.
- Enclose a garage with materials similar in proportion, size and detail to the original main house.

Generally speaking it is inappropriate to:

- Enclose a porch or porte cochere through the use of inappropriately fitted transparent material and details inconsistent with the original architectural style and character of the building.
- Remove or destroy original details.
- Completely or partially remove a porch or porte cochere.
- Add or replace columns and railings with that are not complementary to the architectural style and character of the building.
- Change the roof line or roofing material so that it is incompatible with the house and its architectural style.

The original porch supports and ornamentation should be maintained and the original materials should be utilized wherever possible. These decorative features enhance the individual style of the houses and reinforce the overall charm of the character of the streetscapes. Wooden brackets, detailed beams, rafter treatments and pylons typically embellish bungalow porches of the houses that are located within the Redevelopment District.

5. Doors, Windows, Shutters and Awnings

Windows and doors are important to the scale and character of a structure within the Redevelopment District. It is important to maintain the original size, shape and design. Replacement windows should fill the entire original awning and not be reconstructed to a smaller or larger size. Lightly tinted glass is acceptable. Shutters should only be added if there is a historical precedent and they should correspond in size to the windows and wall area, and appear to be operable. Doorways may be modified to meet ADA requirements.

6. Roofs and Roofing

The architectural character of an older building is often expressed most in its roof form and material. The overhangs on a roof protect the window and door openings, and provide shade. These eves are often enclosed and are many times embellished with wood brackets. These elements are important in defining the character of the structure and every effort should be made to retain these features or repair them.

7. Modern Equipment

As the District develops, the use of modern equipment such as air conditioning, antennas, and satellite dishes, security bars and sky lights will be desired in the redevelopment and/or renovation of existing structures. If central air conditioning is not feasible, installation of wall or window units is acceptable as long as they are located as far as possible from the street and public view. Antennas, including satellite dishes and related equipment, should be installed in such a manner so that they are not visible from the public right of way. Skylights, though a modern convenience and purpose, can detract from the historical character of a structure. If they are to be installed, they should be designed to be as unobtrusive as possible. Hurricane shutters should be discouraged for

facades facing the public right of way. If they are to be installed, they should be designed to be concealed when not in use, as well as security bars, which are not desirable. However, should they be installed they should also be as unobtrusive as possible. When solar collectors are added, it is recommended that they not be visible from the street.

8. Design of Compatible New Construction

Construction of new buildings within the boundaries of the Redevelopment Districts can have a positive impact on the revitalization of the district as a whole, if steps are taken to assure that the architectural and cultural characteristics of the districts are preserved or enhanced. The focus of design criteria is on the compatibility of the new construction to the existing structures surrounding them, and the existing character of the district. Exceptions to this general criteria will be made when necessary to acknowledge and encourage creative design solutions. This design criteria does not necessarily dictate style, but are established so that new designs may be can accurately be compared with the surrounding development within the boundaries of the Redevelopment Districts.

The following ten items are issues that will be discussed as a part of the review process of an application for new construction:

- Scale, height and width. The general proportions and size of the new building compared with the other surrounding buildings (see figure 1).
- Massing and block form. Relationship of the building mass and its form to other buildings in the district.
- Setback. Maintaining a setback as established on the street, or determining whether zero lot line construction is appropriate, depending on the intended use and architectural design of the project.
- Orientation and site coverage. The relationship of the proposed new structure as compared to the other buildings along the block and the percentage of the site that the building covers as compared to nearby structures (see figure 2).
- Alignment, rhythm and spacing. The effect the new building will have on existing patterns along the block (see figure 3).
- Trim and detail. New construction should be compatible with surrounding structures without necessarily copying their character.
- Maintaining material. The use of common materials found within the boundaries of the district and the avoidance of inappropriate materials whenever possible.
- Entrances and porch projections. Size shape and proportions of entrances and porches.
- Façade proportion and window patterns. The location and proportion of windows and their relationship to the overall size and design of the building.
- Roof lines. Shape and material.

8. Signs

The intent of the criteria for signs located within the districts is to prevent visual disruption of the architectural character of the districts. These sign standards not only apply to the public right of way, but also for signs located on structures within the

district. Signs attached to structures should not hide architectural detail or the features of the building. They should not visually clutter or interfere with the views of the building.

Lighted Signs: Appropriately designed lighted signs are acceptable and signs lighted from a concealed exterior source are encouraged. Neon signs are acceptable for wall signs.

Ground Signs and Pylon Signs: Ground signs are permitted within the commercial areas of the district, however they are preferred to be located near the entrances to parking areas and to identify a building. Twenty five square feet is the recommended maximum size for this type of sign.

Wall Signs: Should be in keeping with the style of the building on which a sign is located, and are encouraged to identify adjacent businesses. Wall signs may extend the entire length of a façade but shall have a total vertical dimension of no more than two (2) feet six (6) inches. They shall be mounted no lower than eight (8) feet above the elevation of the ground floor and no higher than the elevation of the second (2^{nd}) floor.

Window Signs: Attached to, or visible through a window, these signs should cover no more than twenty five percent of the glass panel and be limited to one per business. A business may have more than one window sign as long as the total aggregate display area does not cover more than 25 percent of the total glass surface area.

Sign Heights: The maximum height of a ground sign or pylon sign shall be eighteen feet and shall maintain a minimum of eight feet between grade and the bottom of the sign face.

Projecting Signs: Projecting signs can only project four feet from a building and only eighteen inches within a right of way. Signs projecting more than eighteen inches within a right of way must pursue a variance as authorized by the City of Sebring.

Shingle Signs: Also known as canopy signs, these signs are encouraged for commercial businesses in residentially scaled areas and shall not exceed six square feet per store front.

9. Landscaping and Site Elements

Landscaping within the Redevelopment Districts will provide visual continuity throughout the area. It is important to maintain existing large or grand trees in landscaping property undergoing rehabilitation/renovation and new construction.

Landscaping is utilized to enhance aesthetic qualities, but they also serve a purpose such as shading and climate control, privacy, wind resistance and erosion control. Plant materials chosen for projects within the Redevelopment Districts will be considered as apart of the site rehabilitation/renovation or new construction and will we reviewed as part of the site plan at the time of submittal for review.

10. Parking

Parking guidelines are intended to strengthen the Redevelopment Districts by retaining its visual character and appeal through the careful screening of parking. Screening can be accomplished by the careful placement of the parking and its relationship to landscaping, fencing, walls and the buildings. Whenever possible, parking should be made available behind existing buildings with access from alleyways.

11. Residential Development

Residential development is a high priority within the Redevelopment District downtown. Restoration/renovation of existing structures has already been addressed in this document. Construction of new residential housing , whether it be single or multi family must also meet the design review criteria. The development of Townhouse apartments or condominiums is favored for multi family projects. Examples of site layout and façade treatments that would meet the design criteria are attached (Figures 4, 5, 6, 7, 8).

Inappropriate: too wide and low

Appropriate: height and width consistent with surrounding houses.

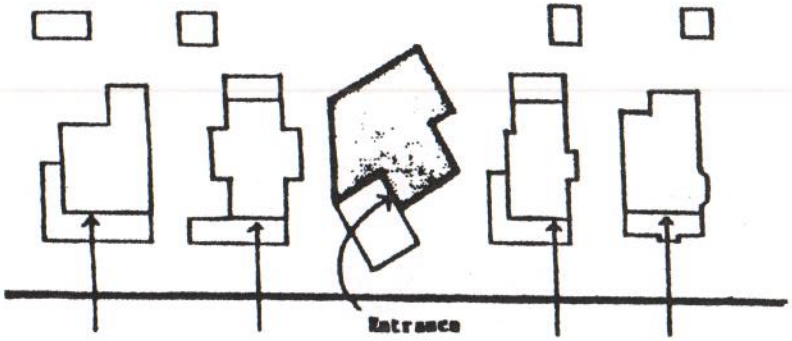
Inappropriate: too narrow and tall.

Appropriate: porch and hipped roof break down mass and height of building.

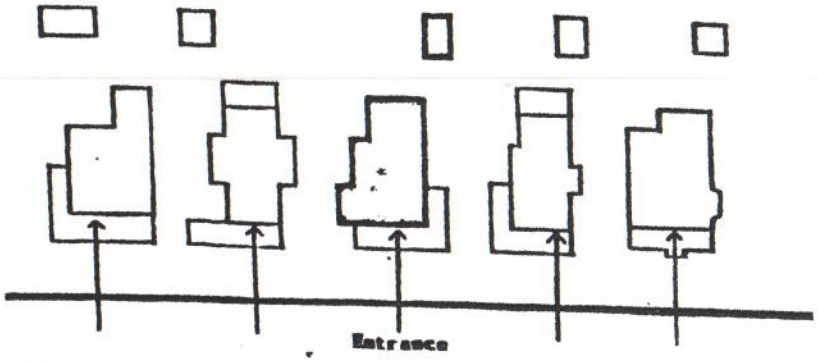
Commercial

Inappropriate: New building's height and width are out of scale with rest of street.

Appropriate: New building steps down in height and breaks up in width to reflect scale of street.

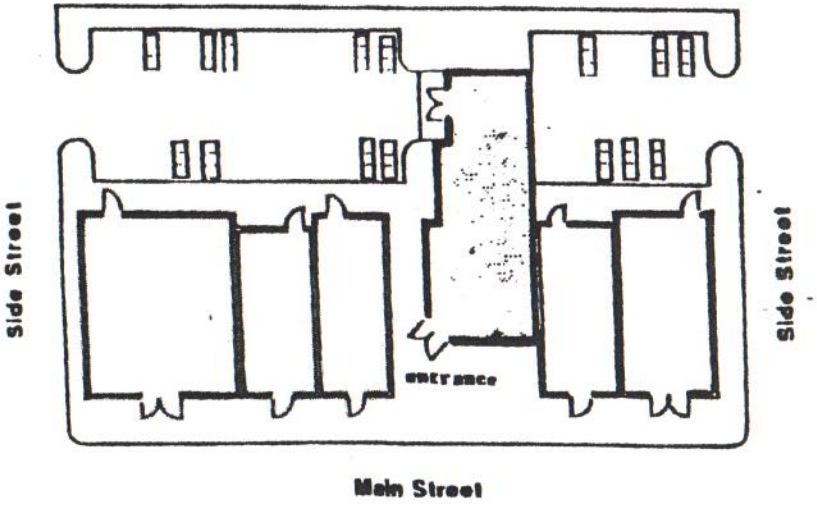


Inappropriate: Building has an angled entrance and covers a disproportionate amount of its site.

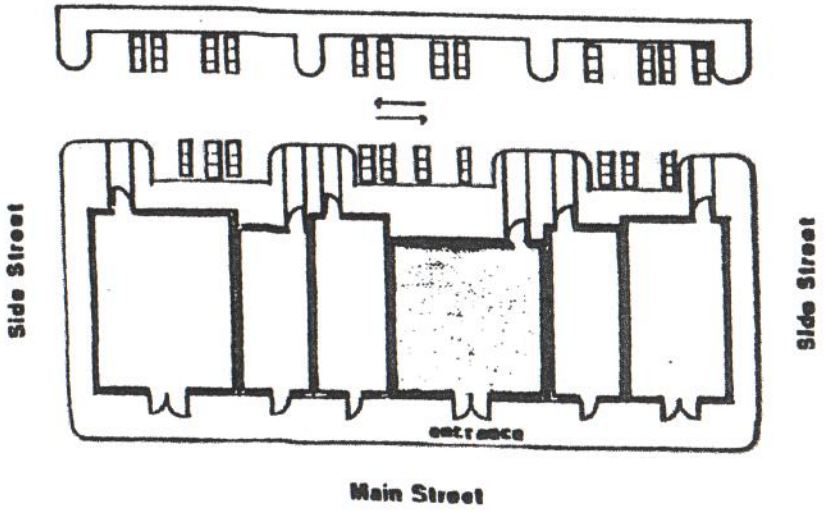


Appropriate: Building entrance is oriented to street; site coverage is proportional to adjacent proper

Commercial

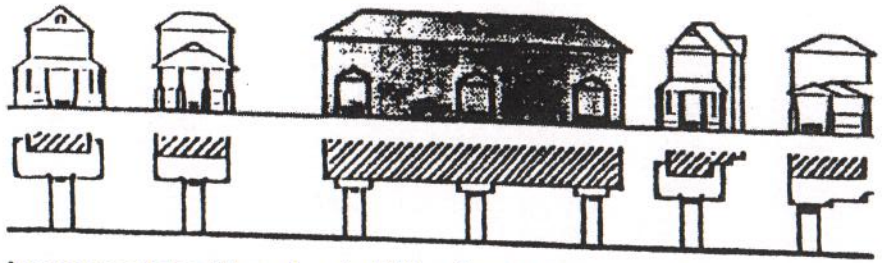


Inappropriate: Building pulls away from the main street; awkward siting breaks up parking at the back.

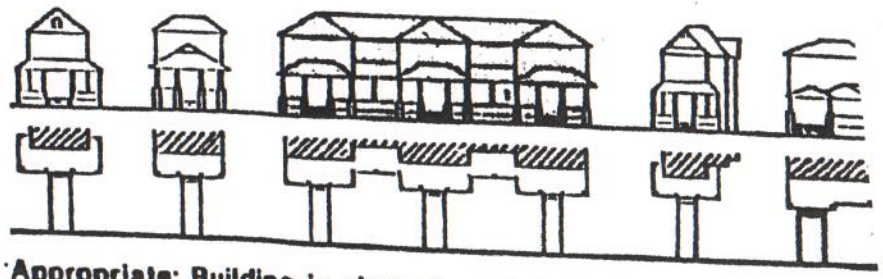


Appropriate: Building faces main street and uses existing parking lot in the back.

ALIGNMENT, RHYTHM AND SPACING



Inappropriate: Massive building is sited out of alignment with other buildings on the street.



Appropriate: Building is shaped and sited to reflect street's alignment and rhythm.

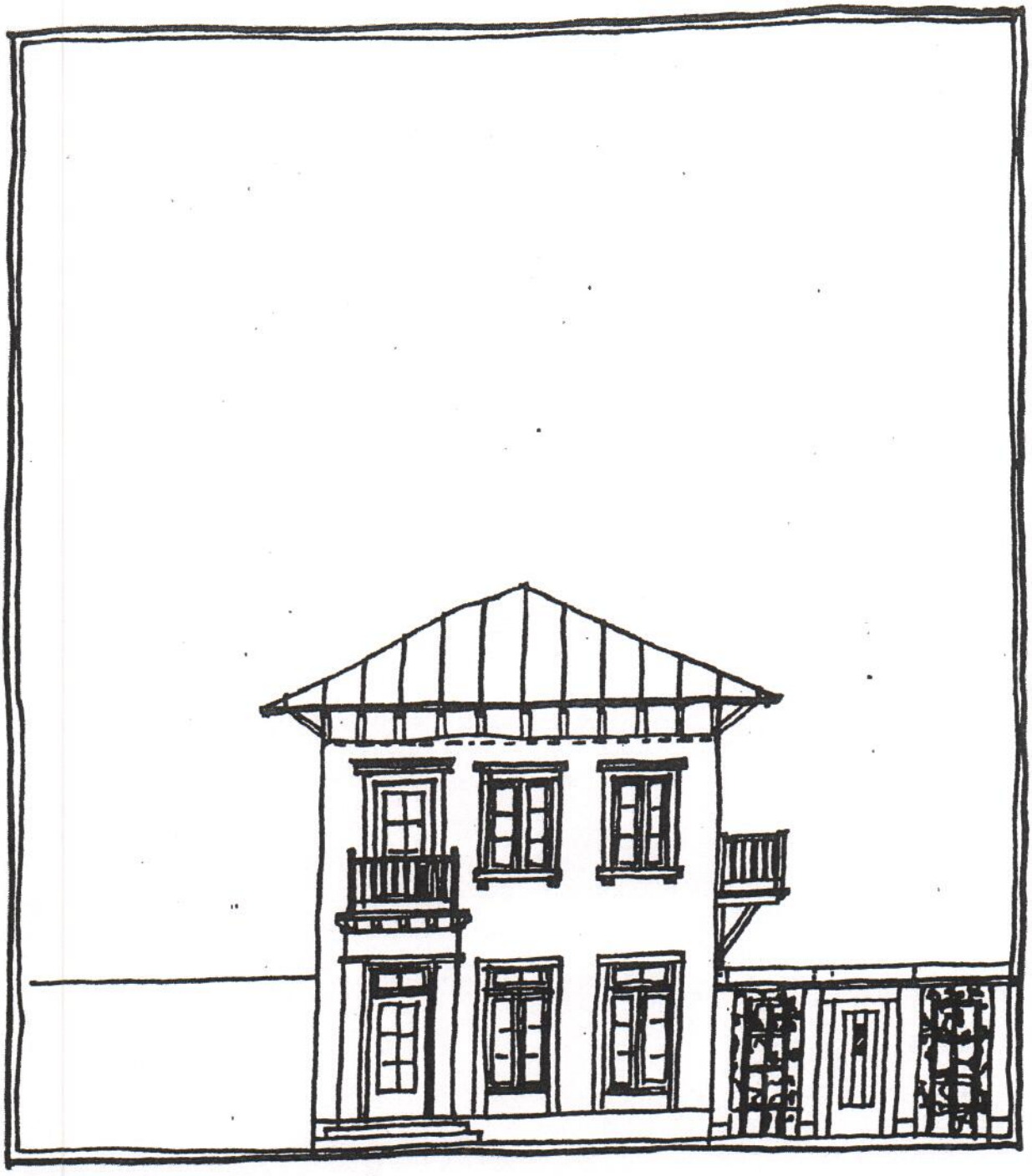


Figure 4

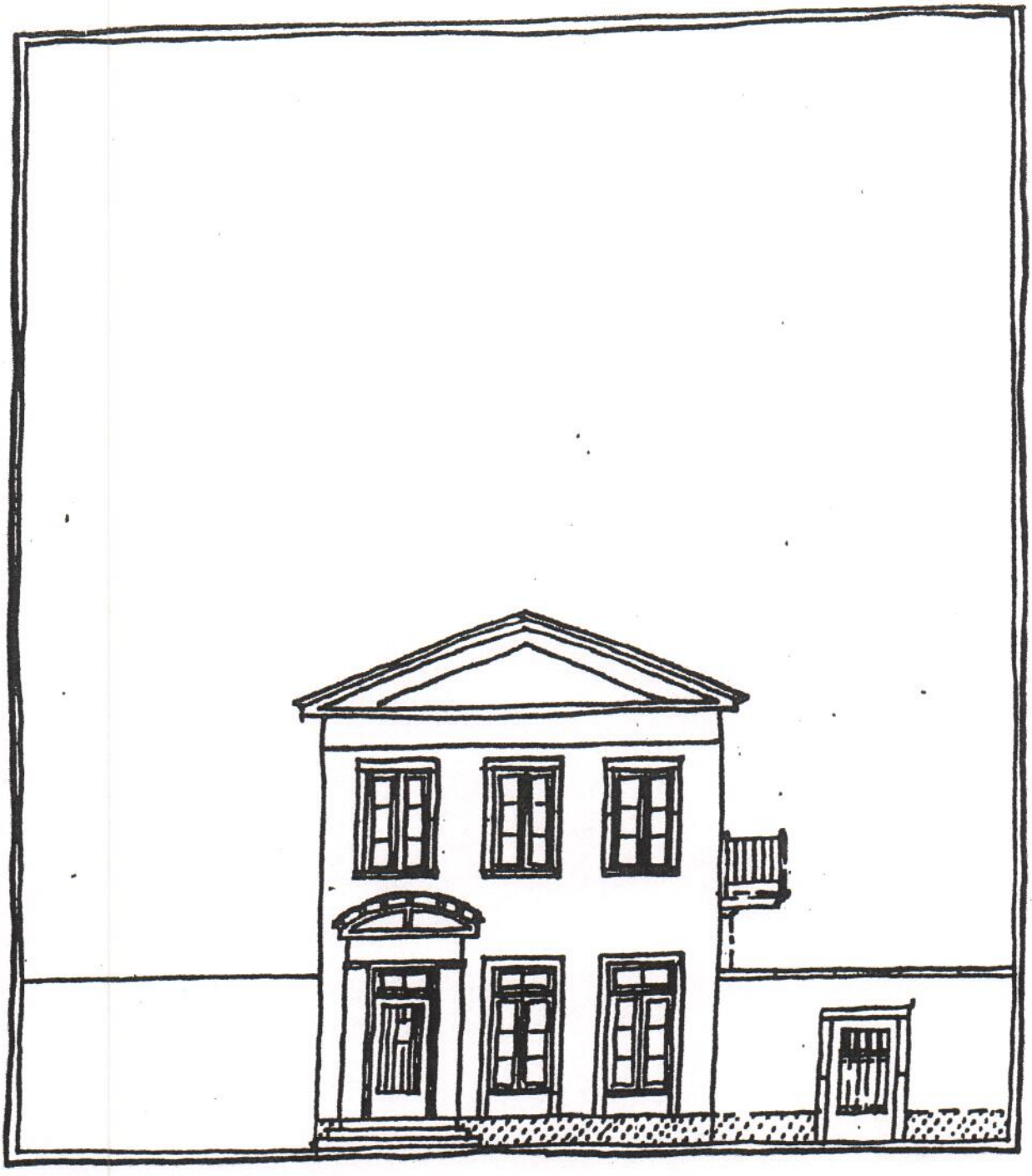
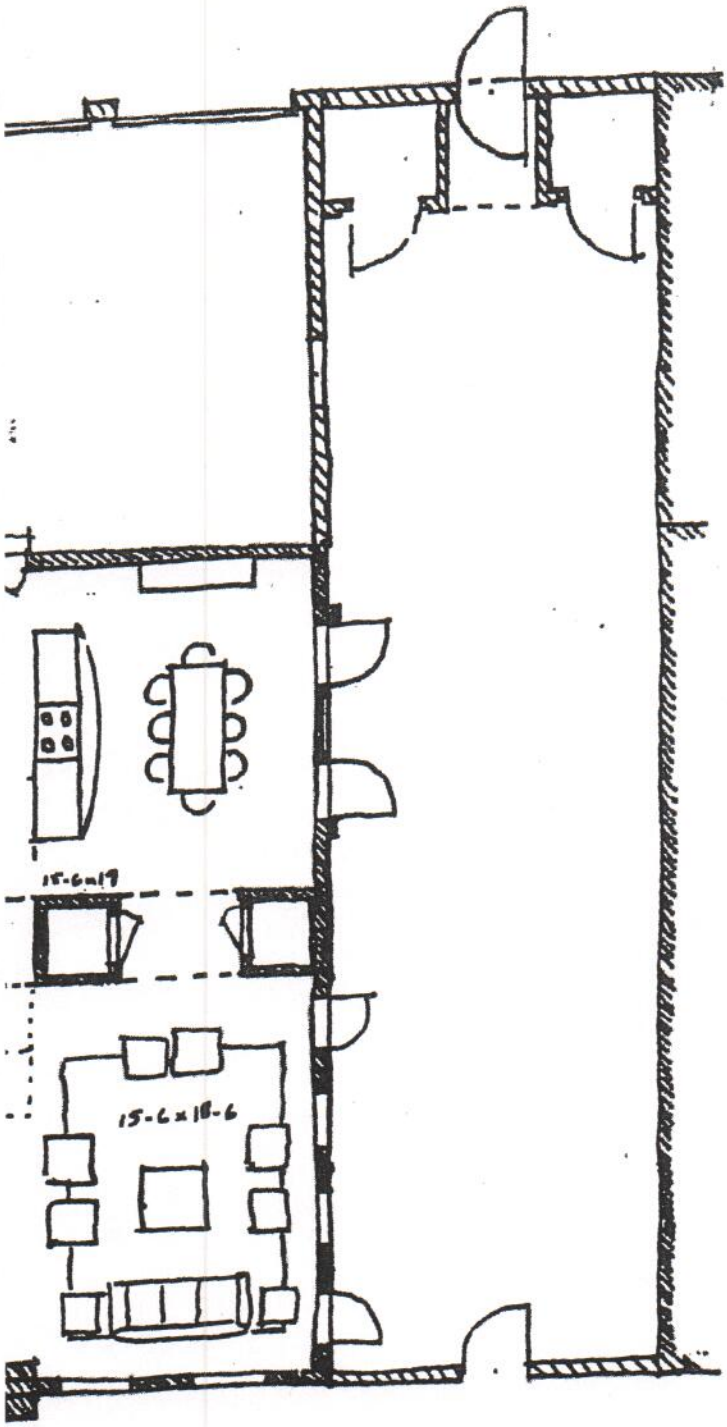
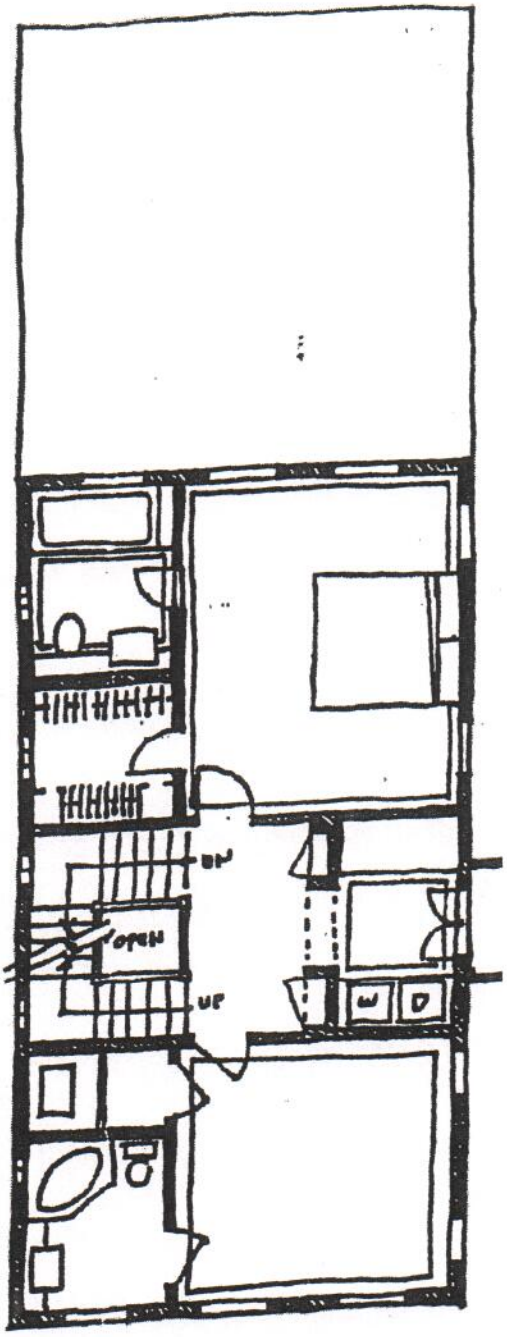


Figure 5



GROUND FLOOR PLAN.



SECOND FLOOR

FIGURE 6 . THE [illegible]

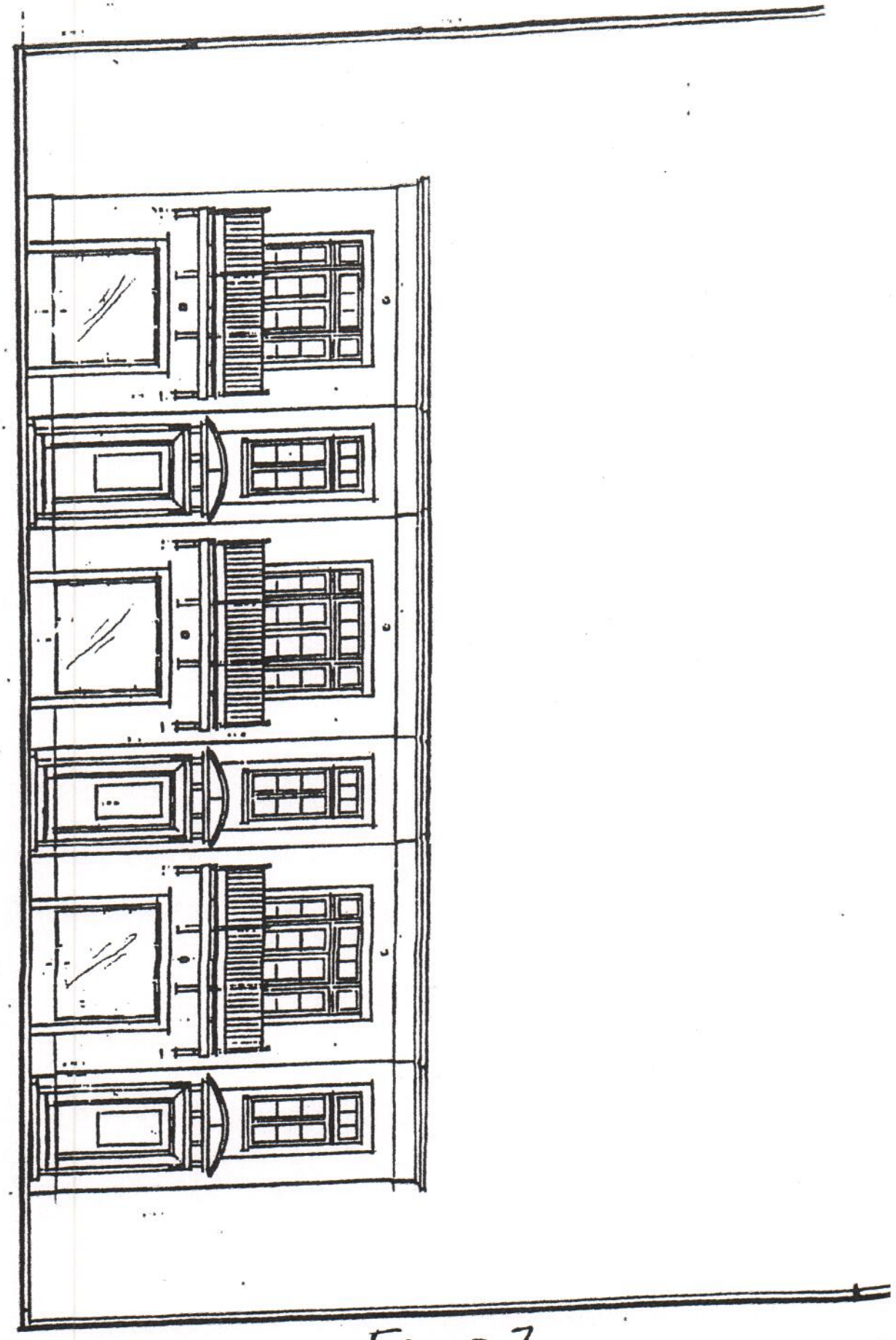


FIG. 1 OF 7

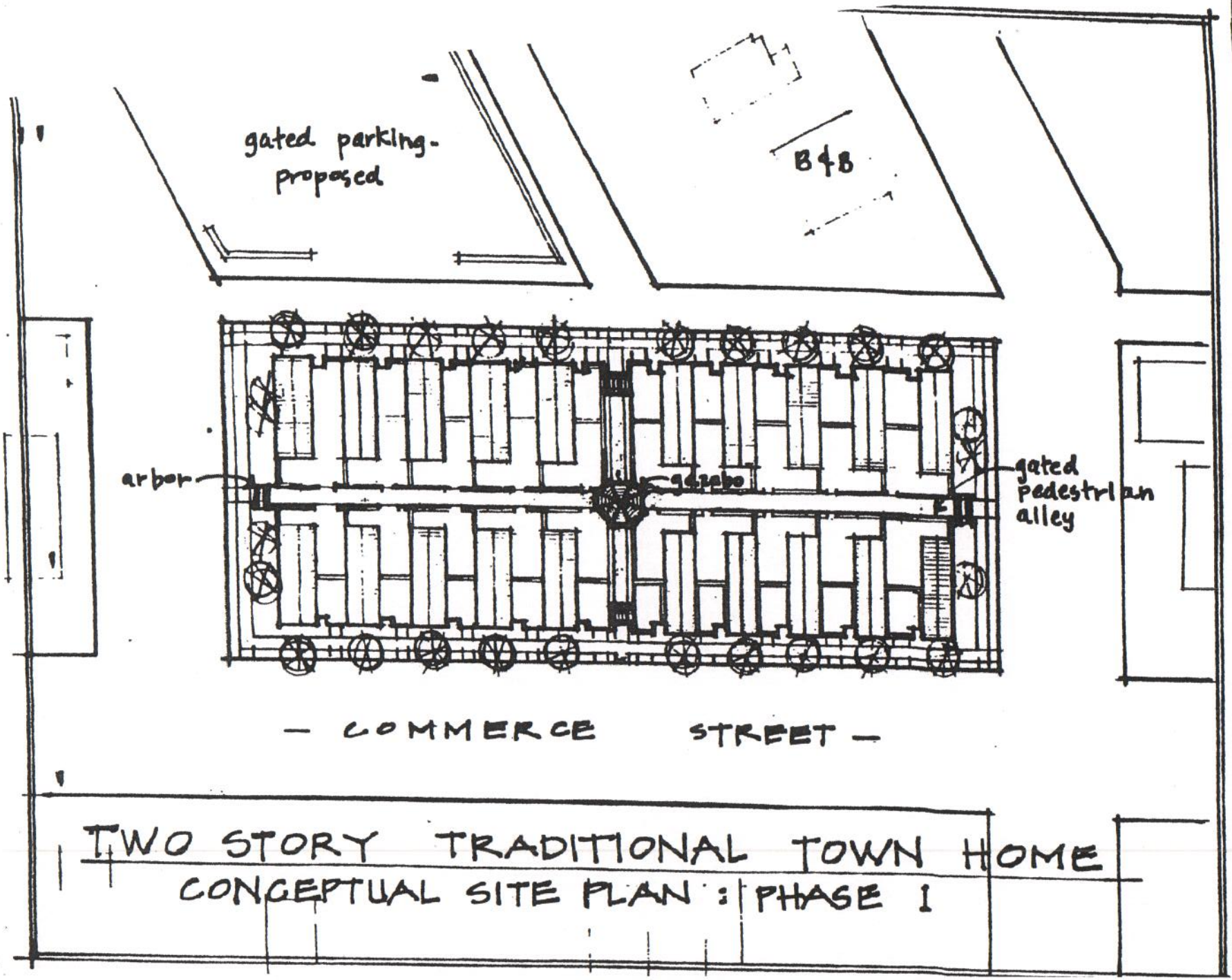


Figure 8

TWO STORY TRADITIONAL TOWN HOME

CONCEPTUAL SITE PLAN : PHASE I