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Martin County CRA

Design Standards Reference Guide

August 2024

PREPARED BY THE
TREASURE COAST REGIONAL PLANNING COUNCIL

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I. Architectural Background

JENSEN BEACH CHRISTIAN CHURCH

Jensen Beach Christian Church was built between 1910 and 1912 in the Gothic Revival style with site manufactured concrete blocks cast to look like stones. After the fires of 1908 and 1910, the use of masonry for the church was significant. Its pulpit and pews, which are still in use, were donated by Henry Morrison Flagler, the developer of the East Coast Railway whose main line still runs through Jensen Beach. In 2010, the historic church was added to the Martin County Register of Historic Places.⁷



JENSEN BEACH

In 1894, Flagler’s East Coast Railroad was extended to the area and growers could then load fruit locally. In 1895, Jensen was called “The Pineapple Capital of the World” and included a pineapple-canning factory. In the mid 1890’s, commercial fishing became another big industry. R.R. Ricou and Sons operated fish houses in Jensen. Jensen was one of the first places in this area to have an ice manufacturing plant to serve the industries located there. A small business section was built east of the railroad tracks on Main Street and the Indian River. John Jensen also constructed a large, three-story hotel named the Fresco, the first hotel south of St. Augustine. It became the social center of Jensen, which was the largest town in the area. Jensen served many needs of the residents of the area; for instance, besides the local school, post office, church and cemeteries; there was also a bowling alley, bakery, grocery and dry goods store, meat market, town hall, bank, barbershop, livery stable, boat shop, Masonic lodge and train depot. Many of these were burned in the disastrous fire of 1908, which destroyed almost the entire business section of Jensen. A second fire in 1910, burned the Al Fresco Hotel.¹

GOTHIC REVIVAL CHARACTERISTICS

Vertical emphasis

Large pointed arched windows

Steep roof pitch

JENSEN BEACH



FLORIDA VERNACULAR



MID-CENTURY MODERN



FLORIDA VERNACULAR



FLORIDA VERNACULAR



FLORIDA VERNACULAR



MAIN STREET VERNACULAR

I. Architectural Background

STUART WELCOME ARCH

The Stuart Welcome Arch was built in 1926 by the Stuart Chamber of Commerce to celebrate the creation of Martin County, with Stuart as the county seat. The gateway was designed to welcome the many motorists coming to winter in Florida as they entered the City of Stuart. “Atlantic Gateway to the Gulf of Mexico” was placed on the crossbeam because it was anticipated that Stuart would become a prosperous shipping port upon completion of the intra-state canal. ⁷



RIO

Rio Santa Lucia was established in 1893, changing its name to Rio in 1897. German and Dutch influence accounts for the way Rio is pronounced. The new settlers could not get their tongues around the Spanish ‘Reeo’ for River and they said ‘Rye-O’’. Pineapple farms and fishing were primary industries.

In the 1920s, the post office closed and the Rio school house was phased out of existence in favor of the availability of “rock road” transportation in Jensen and Stuart. In this period the Tiltens gave land to the county to use for recreational purposes and were instrumental in obtaining Langford-Hall Park from Jon Hall and Frances Langford.

In western Rio, the Rio St. Lucie Subdivision is built on a gridded street system. Many of the sidewalks offering pedestrian access through the area were initially installed in the 1920s. The Martin Avenue area south of SR 707 has a variety of the buildings, which date back to the early 1900s and have historical significance. ²

MISSION

Red clay tile roof

Stucco finish

Ornamental grilles

RIO



MID-CENTURY MODERN



MID-CENTURY MODERN



FLORIDA VERNACULAR



MISSION



FLORIDA VERNACULAR

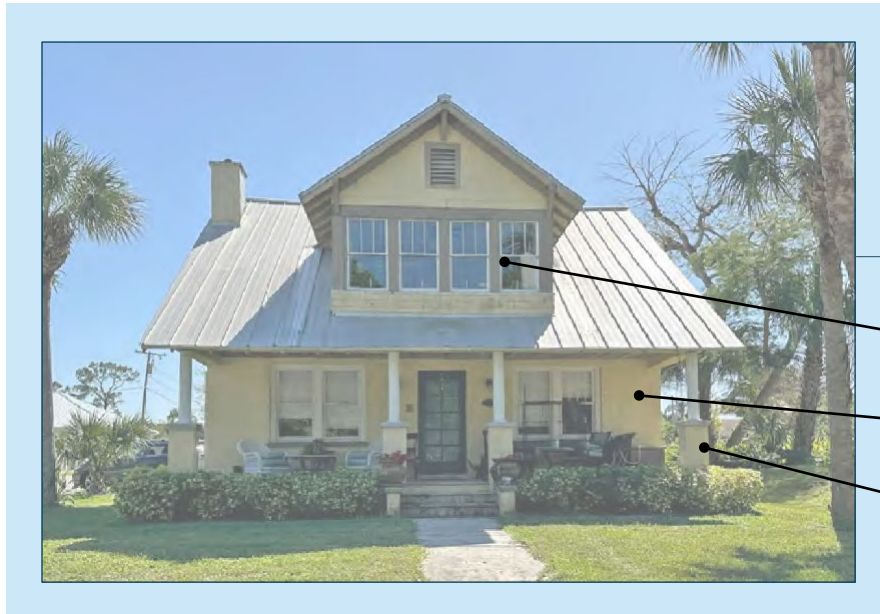


FLORIDA VERNACULAR

OLD PALM CITY

The community started to experience development when in 1910, a Palm Beach lawyer and president of the newly formed Palm Beach Land Company, purchased 12,000 acres in the City, divided it into 10-acre farms and began advertising the advantages of the area to people throughout the United States, Canada and parts of Europe. As a bonus, a free 1-acre town parcel in Palm City was offered to each buyer. By New Year's Day 1916, Palm City had 70 buildings, 46 on farms and 24 in the city of Palm City. 1928 marked a disastrous year for Palm City when, on September 16th, the infamous 1928 hurricane with 130 mile per hour winds swept through the area breaking the Lake Okeechobee dike.

In 1937 the Town of Palm City was abolished by the Legislature, as were many others during the Depression. In 1949 the area was struck by another disastrous hurricane. In 1950 the area was recovering and discussions were held about construction on the civic center and a campaign to secure an elementary school for Palm City. In 1951 Martin Highway was changed from a 22-mile impassable right-of-way to become an important stretch of roadway in Martin County. Palm City began to grow rapidly as new subdivisions were built throughout the area to house soldiers returning from the war. ³



BUNGALOW

Vertically proportioned sash windows

Front porch

Post and pier columns

I. Architectural Background

OLD PALM CITY



MID-CENTURY MODERN



FLORIDA VERNACULAR



FLORIDA VERNACULAR



MID-CENTURY MODERN



FLORIDA VERNACULAR



FLORIDA VERNACULAR

I. Architectural Background

THE OLYMPIA SCHOOL (APOLLO)

The Olympia School, now called the Apollo School, was built in 1924 as the town hall for the Olympia Development Company. The building was used from 1925 until 1962/63 as a schoolhouse. In 2000, the Apollo School Foundation purchased the building to rehabilitate it and open it for use as a historical museum and cultural arts and educational facility. In 2002, the building was listed on the National Register of Historic Places and is the only building in Hobe Sound to be so designated. In 2015, it was listed on the Martin County Register of Historic Places.⁷



HOBE SOUND

In 1920, the population of Hobe Sound was 229. For a brief period the community became the site of two ambitious development schemes, Picture City and Olympia. Picture City tried to market Martin County as a movie-making center on the East Coast. Picture City never materialized. The Olympia Improvement Company was more successful, developing a plan for Zeus Park. The plan approximated the shape of a Greek Olympic arena. The concept included apartment houses and hotels that were never constructed. A town hall, the Apollo School, and approximately 20 dwellings were built. The Olympia 3 subdivision bordered Banner Lake, which became the name of the neighborhood and consisted of small wood frame dwellings primarily for African American laborers who worked for the railroad and wealthy residents on Jupiter Island. Despite the ultimate collapse of the company, Olympia set in motion the early development patterns of Hobe Sound.⁴

MISSION CHARACTERISTICS

Prominent entry with Mission parapet roof detail

Pitched roof

Vertically proportioned double-hung windows with mullions

I. Architectural Background

HOBE SOUND



FLORIDA VERNACULAR



MISSION



FLORIDA VERNACULAR



FLORIDA VERNACULAR



MEDITERRANEAN REVIVAL



MAIN STREET VERNACULAR

I. Architectural Background

NEW MONROVIA ONE-ROOM SCHOOLHOUSE

The New Monrovia One-Room Schoolhouse was built in 1930 and was one of the first schools built in Martin County to educate African American children. It was initially thought that this storm-damaged school, which is so important to the African American community and Martin County, could not be saved. However, the General Services Division of Martin County conducted an extensive reconstruction and restoration effort designed to preserve this historic treasure for future generations. It is believed to be the only surviving one-room schoolhouse on the Treasure Coast. ⁷



PORT SALERNO

The St. Lucie Inlet and Manatee Pocket provided an ideal harbor for fishermen working the Atlantic Ocean and is the principal reason Port Salerno was settled. By the 1920's Port Salerno was an active fishing port supporting wholesale saltwater fish houses. At its height, the fishing industry supported up to eight working fish houses in Port Salerno.

Port Salerno's commercial core grew at the center of the port activity along AIA, which included a block of one-story commercial buildings that survives today. During the growth of the fishing economy in Port Salerno, residential neighborhoods were built surrounding the port. The earliest residential development occurred in the 1920's and is reflected in the few remaining residential homes of that period as well as the platted grid system of streets and square blocks that defines the New Monrovia neighborhood and the neighborhoods west of AIA. ⁵

FLORIDA VERNACULAR CHARACTERISTICS

Pitched roof

Vertically proportioned double hung windows with mullions

Raised finished floor elevation

I. Architectural Background

PORT SALERNO



FLORIDA VERNACULAR



FLORIDA VERNACULAR



FLORIDA VERNACULAR



MISSION



MAIN STREET VERNACULAR



BUNGALOW

I. Architectural Background

GOLDEN GATE BUILDING

The Golden Gate Building was built in 1925. The two-story trapezoidal building was designed in the Mediterranean Revival style. The building originally served as the office for the Golden Gate Development Co, then the post office for Port Sewall. When Port Sewall incorporated in 1927, the building became the town hall. Following the dissolution of the Golden Gate Development Company in 1940, the building was sold to the Church of God at Port Sewall. In 1952, it became the residence of renowned artist James Hutchinson and his family. ⁷



GOLDEN GATE

Golden Gate was a part of the land holding of the Sewall family, which Henry Sewall platted as Port Sewall in 1911. In 1925, during a “boom” time in Florida, a newly formed Golden Gate Development Company bought the land and platted 200 blocks for residences and businesses and began a marketing campaign as a fashionable resort area offering the best natural amenities of Florida. Photographs and illustrations of housing types included apartments over stores and garages. Marketing materials noted sidewalk and street improvements. In 1926, many houses were built in the then popular Mediterranean Revival and Mission styles. A few of these houses remain in the neighborhood today, contributing a colorful, historic flavor to Golden Gate. The 1950’s, 60’s, and 70’s brought swift construction of simple duplexes and triplexes. ⁶

MEDITERRANEAN REVIVAL CHARACTERISTICS

Parapet roof with expressed cap

Operable single-hung windows with sills

Massing expresses a base, middle and top

Raised finished floor elevation

I. Architectural Background

GOLDEN GATE



MISSION



MISSION



MISSION



RANCH



MID-CENTURY MODERN



MISSION

I. Architectural Background



ST ONGE GROCERY STORE IN HOBE SOUND, LUCKHARDT COLLECTION



HOBE SOUND FEC TRAIN DEPOT, THE BRAMSON & THURLOW COLLECTION



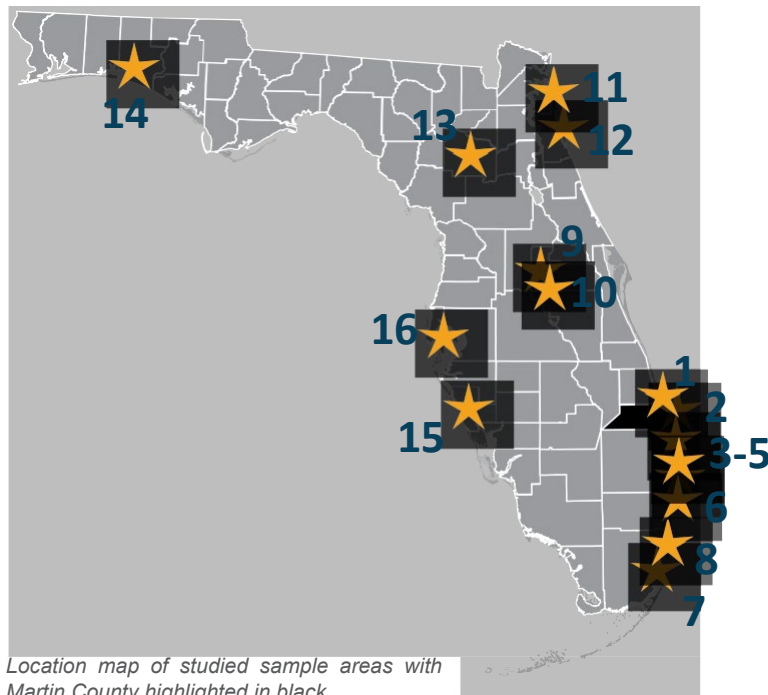
MARTIN COUNTY COURTHOUSE, 1923

SOURCES

- ¹ [Jensen Beach Community Redevelopment Plan](#)
- ² [Rio Community Redevelopment Plan](#)
- ³ [Old Palm City Community Redevelopment Plan](#)
- ⁴ [Hobe Sound Community Redevelopment Plan](#)
- ⁵ [Port Salerno Community Redevelopment Plan](#)
- ⁶ [Golden Gate Community Redevelopment Plan](#)
- ⁷ [Martin County Historic Preservation Tour](#)

INTRODUCTION

The objective of Architectural Design Standards is to protect the integrity of the existing architectural character specific to that area. The 16 areas listed to the right on this page were studied for sample design standards. Provided for each of the areas is a description, the defining elements, and excerpts of the standards. Hyperlinks to the documents are provided with image examples of each area.



- Martin County**
- [Jensen Beach](#)
 - [Rio](#)
- Palm Beach County**
- [Delray Beach](#)
 - [Lake Worth Beach](#)
 - [Town of Palm Beach](#)
- Broward County**
- [Margate](#)
- Miami Dade County**
- [Coral Gables](#)
 - [Surfside](#)
- Orange County**
- [Winter Park](#)
 - [Baldwin Park](#)
- Duval County**
- [Atlantic Beach](#)
- St. Johns County**
- [St. Augustine](#)
- Alachua County**
- [Gainesville](#)

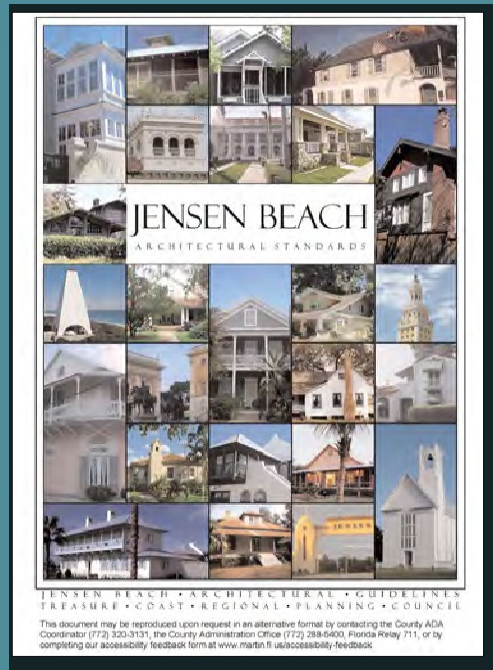
- Walton County**
- [Seaside](#)
- Sarasota County**
- [Sarasota](#)
- Pinellas County**
- [St. Petersburg](#)

- ### ABBREVIATIONS & TERMS
- CBD Central Business District
 - CRA Community Redevelopment Agency
 - LID Low Impact Development
 - LDR Land Development Regulations
 - RFP Request for Proposal
 - SF Square Feet
 - MC Martin County

JENSEN BEACH

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	✓
	Use-based Standards	-
	Historic Districts	-
REGULATES	Building Massing	✓
	Base/Middle/Top	✓
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

The Jensen Beach Architectural Standards inspires and assists when meeting the regulatory standards for the Jensen Beach Community Redevelopment Area found in Article 12, Divisions 1 and 2 of the Martin County LDRs. The standards are inclusive of architectural styles, civic art, and mixed-use buildings. Examples are provided of each architectural style with general characteristics, details, key examples, and images.



STYLES INCLUDED

- Florida Bungalow
- Anglo Caribbean
- Classical Traditional
- Florida Cracker
- Florida Vernacular

JENSEN BEACH

The excerpts below from the Jensen Beach Architectural Standards define characteristics of the Florida Cracker and Florida Wood Vernacular architectural styles.

FLORIDA CRACKER 4




FLORIDA CRACKER
General Characteristics

- Roofs of the Florida Cracker can be gabled or hipped with varying slopes. Slopes on the main body of the house are generally greater than those covering porches. This can be accomplished in the framing of a single roof, or in separate roofs.
- Roofing materials are typically wooden shakes or shingles, however, later examples of cracker-homes feature metal, standing seam, or even barrel tile.
- Styles can differ, but two key elements help define Cracker architecture: Ventilation and shade. Large openings and shallow building depths allow for cross ventilation, while the central stair often doubles as a ventilation shaft leading to a capota to release warm air. Long roof overhangs and deep porches provide ample shade and also help to move water away from the foundation of the house during fierce downpours of rain.
- The porch helps to reduce saltcrust gain, most of the Cracker style homes provide a large overhang or porch on

- the east/west sides of the house or a porch that wraps around three sides, leaving just the north side unprotected. This helps to reduce the severity of the morning and afternoon Florida sun.
- Floors of Cracker style homes are typically raised above grade on pilings to provide air circulation under the house and to keep building materials dry.
- Windows are vertically proportioned and shuttered. Louvers can be incorporated into the shutters to allow for ventilation while still offering rain protection.
- The Florida Cracker home is typically wood framed. Cypress is a good siding material to resist termite infiltration.
- The Cracker home is rustic in nature. It typically incorporates simplified details and pure geometrics. Homes are usually composed of a single mass, with the occasional wing.

JENSEN BEACH • ARCHITECTURAL • GUIDELINES

FLORIDA WOOD VERNACULAR 14



FLORIDA WOOD VERNACULAR
Variety of typologies within the style

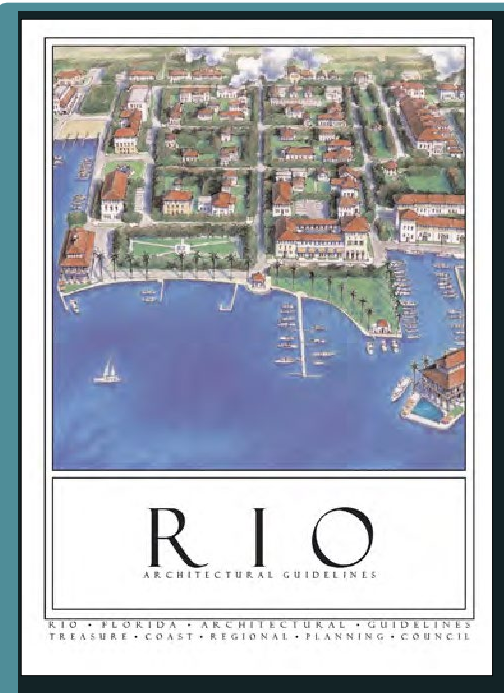
WOOD FRAMED VERNACULAR IN KEY WEST, FL: Several different building typologies exist within the Florida Wood Framed Vernacular style: The Three Bay Two-story has well defined details and a side-hall plan. The Five Bay Center Hall is the most formal of the types. Symmetry and balance are important. The roof ridge runs parallel to the street. The Shotgun is a single room wide and the most simple in terms of detailing. The Three Bay Center Hall's ridge runs parallel to the street and is typically one-and-a-half stories supported by square columns. The Three Bay Side Hall is the most common type in Key West and is gabled-ended. Finally the Eyebrow is two-story and well suited for the climate.

JENSEN BEACH • ARCHITECTURAL • GUIDELINES

RIO

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	✓
	Use-based Standards	-
	Historic Districts	-
REGULATES	Building Massing	✓
	Base/Middle/Top	✓
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e. flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

The Rio Architectural Standards inspires and assists when meeting the regulatory standards for the Rio Redevelopment Area found in Article 12, Divisions 1 and 3 of the Martin County Land Development Regulations. The Standards are inclusive of architectural styles, civic art and mixed-use buildings with examples provided for each architectural style with general characteristics, details, key examples, and images.



STYLES INCLUDED

- Florida Bungalow
- Anglo Caribbean
- Mediterranean Revival
- Classical Traditional
- Florida Cracker
- Florida Vernacular

FLORIDA WOOD VERNACULAR 33



CORNER HOUSE, KEY WEST, FL: *This Florida vernacular Key West home emphasizes the corner by chamfering the lower floor to face the street and wraps the porch around the two urban sides on the upper floor. Although most examples are symmetrical, it is not a rule, and this example shows a clever contextual response.*



HOUSE, ROSEMARY BEACH, FL: *Above is a very typical Florida wood vernacular home. Stacked porches are the main ordering element in the facade. A gable roof is oriented perpendicular to the street. This is typical of the style, although the gable can run parallel as well. The attic is occupied with an additional bedroom.*



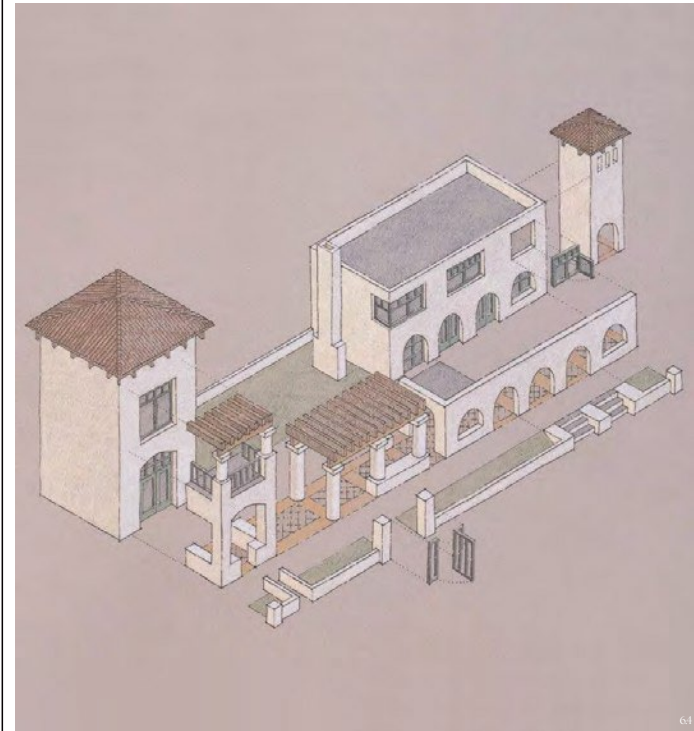
SHOTGUN HOUSE, SAVANNAH, GA: *The shotgun typology (long and narrow with front porch) is a simple example of Florida's wood vernacular style. The components are a raised base, covered porch, gable end facade and simple wood moldings around the doors and windows.*



BAILEY HOUSE, SEASIDE, FL: *Seaside contains countless contemporary Florida vernacular homes, all with different interpretations of the style. Here, a tower typology is utilized with a projecting balcony added to the composition from the master bedroom. The architect is Eric Watson.*

RIO • FLORIDA • ARCHITECTURAL • GUIDELINES
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MEDITERRANEAN REVIVAL 63



MEDITERRANEAN REVIVAL
Diagram

COMPONENTS OF THE MEDITERRANEAN REVIVAL: *The Mediterranean Revival style is always comprehensive and composed. Detailing is often classical, however, it is the composition of the house that gives the Mediterranean its individuality. The diagram above demonstrates that the style is essentially a kit of parts that only when collected and assembled in a thoughtful manner do they arrive at a proper understanding of the style. Failure to properly understand the individual parts of the style, or if any of these fundamental parts are omitted, then the building cannot truly be considered Mediterranean.*

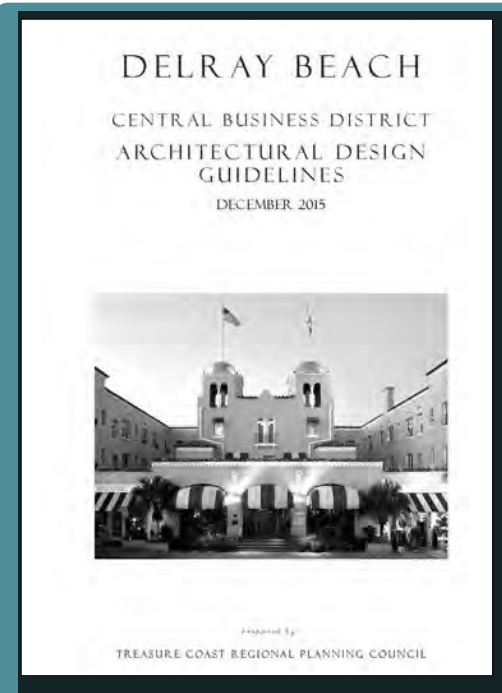
RIO • FLORIDA • ARCHITECTURAL • GUIDELINES
TREASURE • COAST • REGIONAL • PLANNING • COUNCIL

The excerpts to the right are from the Rio Architectural Standards. The image on the left shows photographed examples of the Florida Wood Vernacular architectural style. The diagram on the right details the composition of different components of the Mediterranean Revival style.

DELRAY BEACH

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	✓
	Use-based Standards	-
	Historic Districts	-
REGULATES	Building Massing	✓
	Base/Middle/Top	✓
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	✓
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

The adopted “Delray Beach Central Business District Architectural Design Guidelines”, as amended, identifies architectural styles as appropriate in the CBD. The Guidelines are regulatory and applied to a variety of building types and uses both residential and commercial. Each style is organized by “Defining Characteristics, An Example in the Style” with a detailed elevation and image examples, and Building Composition with distinguishing elements



“Main Street Vernacular architecture is commonly composed of a first story base, a one or two-story middle, with an articulated parapet, defining the top.”

“Distinguishing elements of Main Street Vernacular include awnings, eyebrows or arcades on the first story to shelter pedestrians.”

“Details should be consistent with the architectural style. Appropriate materials and types of elements are discussed within each style. These elements should also be of an appropriate scale: shutters should fit the window openings, bracket sizes should reflect the loads being supported, etc.”

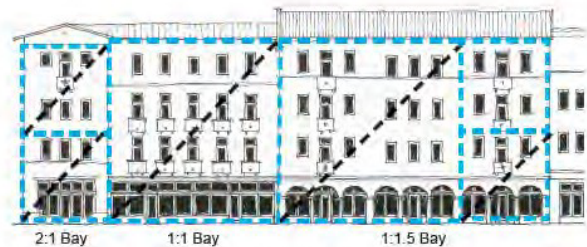
DELRAY BEACH

BUILDING COMPOSITION

The historic Delray Beach development pattern occurred on lots generally ranging from 25 to 150 feet wide. Recent construction patterns have agglomerated multiple properties into much larger parcels, often on half or full city blocks. This newer pattern has raised concern about maintaining the character of the city. The size of a building is not the same as its scale. Building scale can be affected by building articulation and facade design.

Building articulations may occur in elevation (building height) or in plan (building placement) or both. Building articulations should reflect a meaningful relationship with the urban condition. Building articulation, especially proposed tower elements, should respond to corner conditions, public open spaces, the visual axis of a street, and/or main building entries. Using a pre-determined increment of shift in the building height or position will not result in the desired, authentic pattern. Similarly, alternating bays that do not respond to building program or urban surroundings can appear overly simplistic.

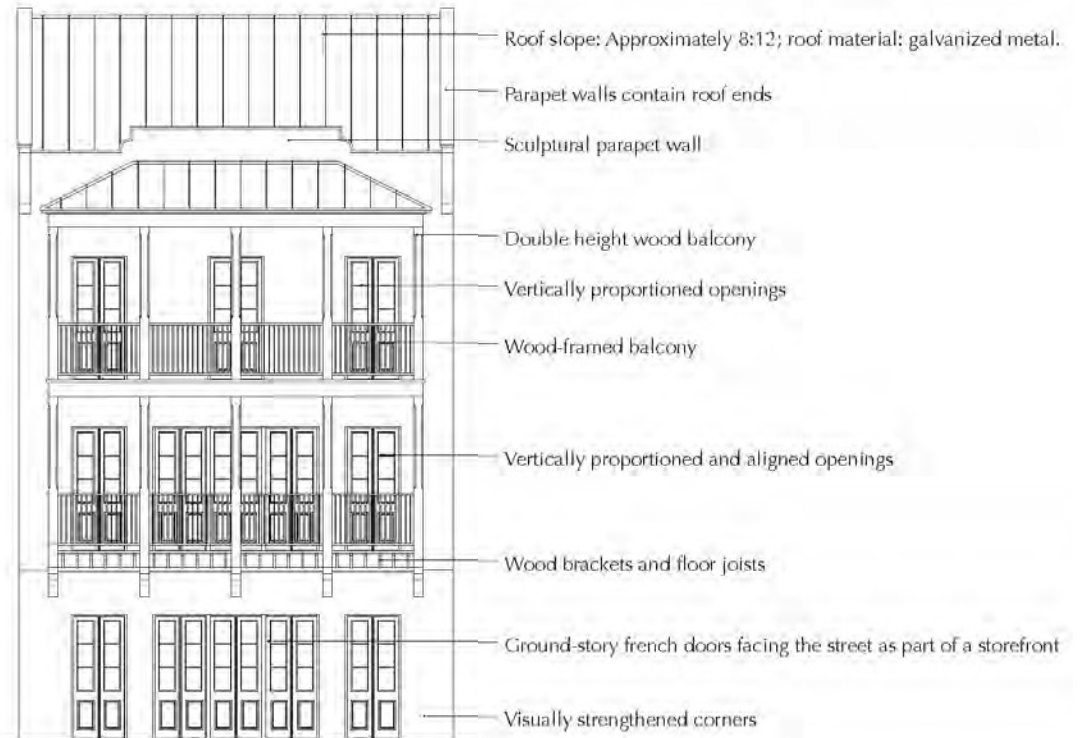
Building façades shall be composed so that proportions generally do not exceed height to width ratios of 3:1 or 1:3. The façade composition should be reinforced by fenestration patterns and architectural elements.



DIAG. 1 FACADE PROPORTION. For all styles, facade compositions should be comprised of a series of bays. Even the Art Deco and Masonry Modern styles, which have streamlined, horizontal elements, should also meet the bay proportions.

ANGLO-CARIBBEAN

An Example in the Style



The excerpts above and to the left are from the Delray Beach Architectural Design Guidelines. The image on the left explains the articulation of building composition and its proportions. The drawing on the right indicates the design elements of the Anglo Caribbean style on a drawing of an example front facade.

LAKE WORTH BEACH

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	✓
	Use-based Standards	-
	Historic Districts	✓
REGULATES	Building Massing	✓
	Base/Middle/Top	✓
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	✓
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

Lake Worth Beach adopted by reference in the LDRs the Major Thoroughfare Guidelines and the Historic Preservation Design Guidelines. The Thoroughfare Guidelines are based on existing policies, principles, and values established by the City’s Comprehensive Plan as well as the LDRs and are inclusive of guidelines specific to building design. The Historic Design Guidelines are a tool intended to give guidance on all of the building elements that make up a particular architectural style. The Major Thoroughfare Design Guidelines provides highlights from the code along with design guidelines organized by elements that establish the City’s vision. A “How To Guide” provides clear direction on how to use the document. The Historic Design Guidelines provide great examples, definitions, and details of architectural styles.

“Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts.”

“The usage of materials shall be consistent on each side of the building and show continuity. The primary materials shall exist on the main façades and, if not used for the entire building, “leak” to the secondary.”

“All doors and openings shall be consistent in height and width to ensure legibility and reinforce design uniformity.”

“Massing shall reflect similar dimensions to surrounding buildings and landscape.”

“New developments shall compliment and be harmonious with existing desired massing characteristics or features.”

The excerpt below is from the Lake Worth Beach Historic Preservation Design Guidelines, and defines the elements of the Wood Frame Vernacular style.

LAKE WORTH BEACH

CHAPTER V: ARCHITECTURAL STYLES

A Style Defined:

1. Roofs:

- Roofing material typically wood shingle/shake, metal shingle, or rolled roofing.
- Roof is typically a gable, cross gable, or pyramidal in order to draw hot air up and out through vents.

2. Exterior Finishes and Features:

- Can be one or two-story.
- Construction is wood frame.
- Limited decoration or ornamentation.
- Ventilation panels in the gable end under eaves.
- If there is any decoration on the house, it would typically be exposed rafter beams or roof brackets or a shingle pattern in the wooden siding.
- Siding is typically wood lap or wood shingle

3. Doors & Windows:

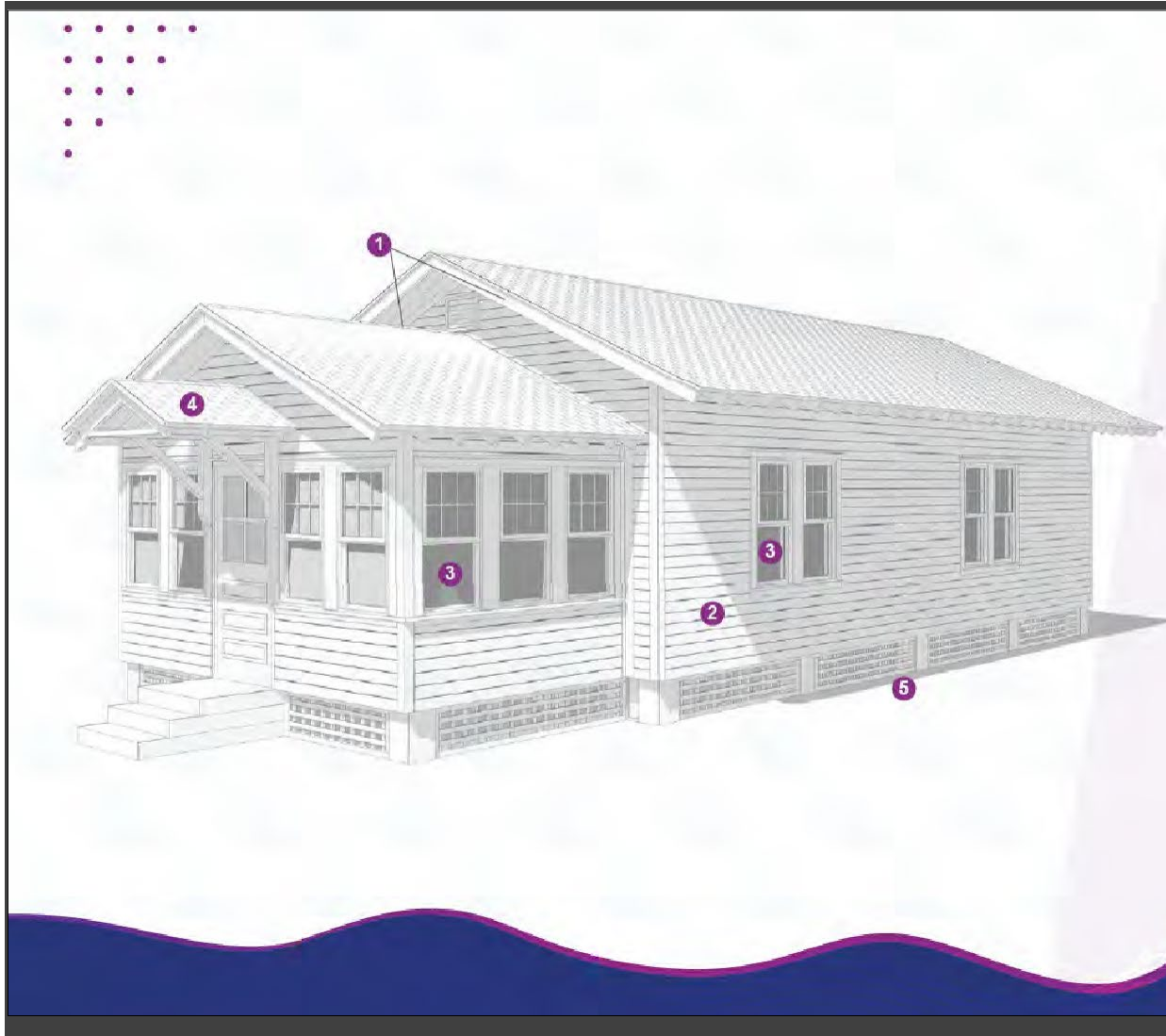
- Windows are typically tall, 1:2 vertical proportion, double hung wood sash to provide for maximum ventilation.
- Wood casements often used in the porch.
- Simple wood door and window surrounds.
- If shutters present, they are typically wood board and batten or recessed panel.

4. Porches and Stoops:

- Porch posts are simple columns or boxed-in posts.
- Front steps are typically wood or concrete and only slightly wider than the door.
- A projecting bracketed overhang is common over the front door.

5. Foundation

- Foundations are typically piers with lattice screens.



CITY OF LAKE WORTH BEACH | 47

TOWN OF PALM BEACH

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	✓
	Style-based Standards	✓
	Use-based Standards	-
	Historic Districts	✓
REGULATES	Building Massing	✓
	Base/Middle/Top	-
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	✓
	Exterior Building Material/Finish	✓
	Entrances/Porches	-
	Windows/Trim	-
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

The Town of Palm Beach requires architectural review and is conducted either by the Architectural Commission, or by the Landmarks Commission. The Worth Ave. Design Guidelines are incorporated and adopted in the code. The Landmark Manual is a guide that includes suggestions that are not a part of the formal Landmarks Preservation Ordinance. Both documents contain reference to architectural styles and their appropriateness.

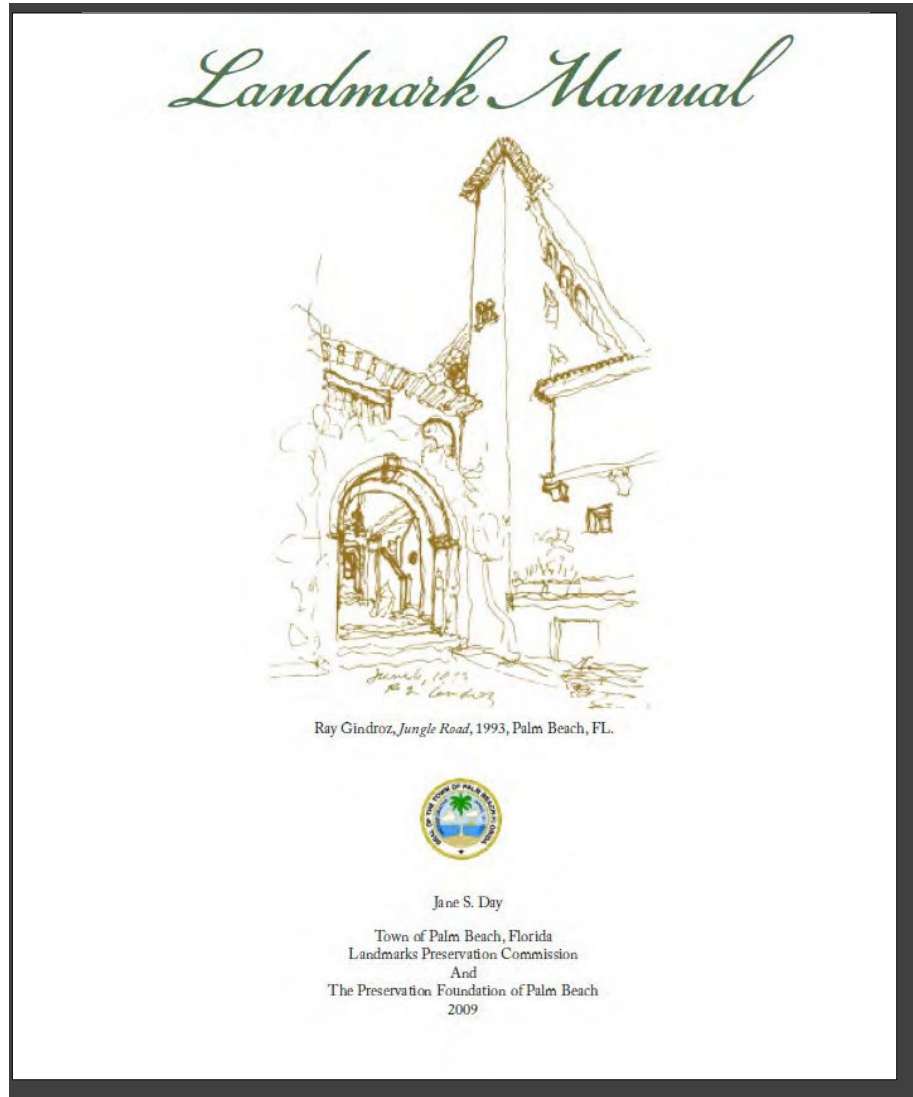
The Landmark Manual defines architectural styles and rehabilitation, including the Secretary of the Interior’s Standards for Rehabilitation. The Worth Avenue Design Guidelines insure compatibility of new development with existing uses through review and recommendation of the Landmarks Commission and review and approval of the Architectural Commission.

“A repeated architectural element such as an arcade or covered walkway, recessed base or similar roof form may be used to provide a visual linkage between old and new elements.”

“The relationship between the width and height of the facade, and its doorways and windows should be visually compatible with adjacent buildings.”

“Art Deco is characterized by a linear, hard edge or angular composition often with a vertical emphasis. Hard-edged low relief ornamentation is found around door and window openings and applied decoration takes the form of geometric patterns and stylized motifs in bas-relief.”

TOWN OF PALM BEACH



British Colonial



Architectural Details

Arched Openings: Arches are found over entry doors and garden gateways. Window openings however are rectangular.

Chimneys: British Colonial buildings feature traditional open fireplaces, many with waist-high hearths. Thick chimneys give a sense of grace and strength to the house.

Flat Cement Tiles: Originally, roofs were covered with coral-limestone roof slates cut 1" by 10" by 14" and were laid horizontally in parallel rows along wooden laths, cemented down and white-washed upon completion.

Shuttered Openings: Wood shutters are utilized for storm protection.

Steeply Pitched Roof: A roof pitch of 6:12 or a 45 degree slope is typical.

Description

British Colonial architecture, also known as the Bermuda style, was inspired by the traditions of the English colonists' architectural heritage. It was adjusted to the character of the local building materials. Ornamental details were kept to a minimum in response to the softness of Bermuda's Aeolian limestone. West Indian influences include long cool verandas and small porches with upper balconies. In Palm Beach, the British Colonial house is a simplified version of the Colonial Revival style, characterized by steeply pitched roofs of flat cement tiles replacing the traditional limestone slates. Other features include pedimented, dormers, quoins and hip roofs. This style of architecture was popularized in Palm Beach by Howard Major and John L. Volk.

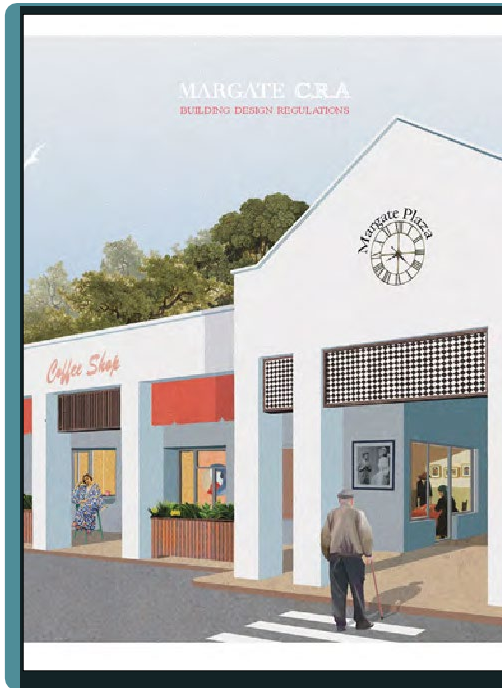
The Landmark Manual for the Town of Palm Beach contains a catalog of architectural styles with photo examples, architectural details, and descriptions of each. An image of the cover of that document is included to the left and the British Colonial style above.

MARGATE

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	-
	Use-based Standards	✓
	Historic Districts	-
REGULATES	Building Massing	✓
	Base/Middle/Top	-
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	✓
	Exterior Building Material/Finish	✓
	Entrances/Porches	-
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

The Margate CRA Building Design Regulations are regulatory and act as a guideline for developers looking to purchase and redevelop commercial properties within the MCRA District. The Margate CRA Building Design Regulations focus on graphics as a means of explanation.

Regulations are designed for all projects other than single family residences. Building types are organized by uses with good and bad examples of each provided.



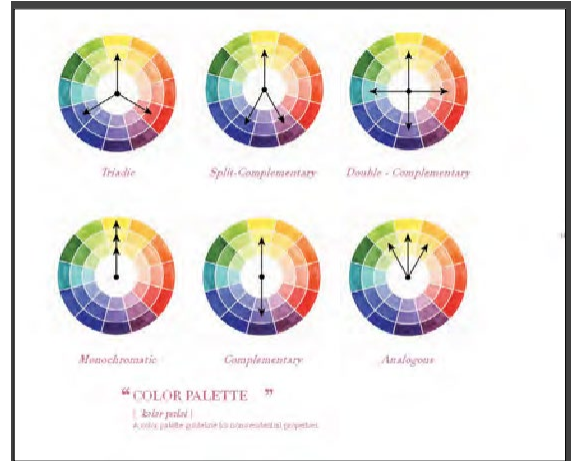
“The “main entrance(s)” of a building shall be orientated toward the primary street front or the side of the property.”

“Foster the education and integration of good architecture and urban design principles.”

“The ideas shown in the graphics are as enforceable as what appears in writing.”

Arcades: “The clear depth between the face of a building and the back face of the supporting column shall be twelve (12) feet minimum. For buildings four stories and taller with planned dining uses on the ground floor, the depth of the ground floor arcade or colonnade shall increase to twenty (20) feet minimum.”

MARGATE



The excerpts above are from the Margate CRA Building Design Regulations. Top left: Photograph of a “good example” of the storefront frontage type with an acceptable color palette. Top right: Diagram explaining color palettes. The images on the bottom describes the application of stucco as a building surface and photo catalogs of the different applications are defined.

Stucco

Types of finishes

 Cat Face  Dash  Lace  Sand or Float  Worm  Santa Barbara  Combed	<p>A. Cat Face A rough layer of stucco is spread over the surface and allowed to dry. Afterwards a second, smooth layer is applied which eventually breaks, allowing for the visibility of the first layer.</p> <p>B. Dash The rough texture is achieved applying stucco cement on a surface with a dash brush.</p> <p>C. Lace Lace is one of the most traditional stucco finishes. The stucco cement is sprayed onto a surface and then smoothed using a trowel.</p> <p>D. Sand or Float This finish is achieved by brushing with a plaster float the final coat of stucco.</p> <p>E. Worm This finish is achieved by using a special aggregate mixture that is hand-trowelled and rubbed onto the surface in circular motion.</p>	<p>F. Santa Barbara This finish is smooth and slightly textured.</p> <p>G. Combed Has thin narrow ridges, sometimes in swirls.</p> <p>A. Colored stucco A white or gray base can be colored using a wide range of pigments.</p> <p>B. Point or Whitewash The rough texture is achieved applying stucco cement on a surface with a dash brush. It is one of the easiest textures to patch.</p>
--	--	---

Cat Face
Dash
Lace
Sand or Float
Worm
Santa Barbara
Combed

CORAL GABLES

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	-
	LDRs	✓
	Architectural Commission or Board	✓
	Style-based Standards	✓
	Use-based Standards	-
	Historic Districts	✓
REGULATES	Building Massing	✓
	Base/Middle/Top	✓
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	✓
	Exterior Building Material/Finish	✓
	Entrances/Porches	-
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

Within Article 5 of the Coral Gables Zoning Code is the “Design Review Standards”. The purpose of the Design Review Standards is to “provide standards and criteria for review of applications for development approval within the City and promote innovative design with regard to the aesthetics, architectural design, appearances, safety, and function of the built environment in relation to the site, adjacent structure and surrounding community”.

The Coral Gables Design Review Standards are regulatory and codified. A Board of Architects determines if an application satisfies the design review standards. In applying the Standards, the Board of Architects shall review the following items on an application: aesthetics, architectural compatibility with neighboring properties and uses, architecture, building and building components.

STYLES INCLUDED

- Colonial
- Venetian
- Mediterranean
- Italian
- French
- Bahamian

“Marked stucco to simulate shutters, flanking window openings and indiscriminate use of stucco scoring or cut lines, unless they perform a function in the design, shall not be permitted.”

“Windows shall be oriented and proportioned in ways consistent with the architectural style of the structure.”

“The color, design, finishes, fenestration, texture, selection of architectural elements of exterior surfaces of the structure are compatible.”

CORAL GABLES

The excerpt below is from the Coral Gables Zoning Code Appendix C. The diagrams above show examples of building massing with classical proportions highlighted in yellow. The building mass should include meaningful changes in roof height, facade depth, materials, and articulation used to express important elements in the building.

Massing, Table 5.5

Stepbacks	Used to emphasize Primary Building Mass and Vertical Hierarchy	S
Roofline Height Change	Used to emphasize Primary Building Mass 3' min	R
Facade Depth Change	Used to emphasize Primary Building Mass 1' min	F

TOWN OF SURFSIDE

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	✓
	Use-based Standards	✓
	Historic Districts	-
REGULATES	Building Massing	✓
	Base/Middle/Top	✓
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	✓
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
Garages	✓	

The Design Guidelines for single family residential, multi-family properties, and commercial properties, are geared towards new construction without an emphasis on historic preservation. The Guidelines are codified in the Town of Surfside’s Zoning Code within Article 5: Design Standards. The Guidelines are provided for the use of homeowners, builders, contractors, architects, designers, Town staff and Town decision makers, and categorized in two parts: single family residential and multi-family/commercial. The Guidelines also encourage environmental standards and LEED certification.

“One of the challenges posed by new construction projects in existing residential neighborhoods is to create relationships between properties and streets that maintain adequate space, light and a sense of openness that complement the existing neighborhood’s character.”

“Voids should be distributed throughout all façades facing a public Right-of-Way so as to create balance in the façades mass-void proportions and relationships”.

“The building should provide an open-air, transitional and habitable architectural element, such as a front porch or wrap-around balcony, for the entirety of the two-story façade (frontage and height). The transitory space should be a minimum of eight (8) feet deep and should be accessible from its corresponding floor elevation”.

“Additional height articulation beyond those regulated by these requirements is encouraged to provide appropriate scale, rhythm and articulation, provided that no element exceeds the maximum height limitation.”

TOWN OF SURFSIDE

surfside

Transparency and Void Requirements

All elevations should provide for a minimum of 10% wall openings. Wall openings should be defined as either windows, doors or transitional spaces defined by porches, porticoes or colonnades.

Voids should be distributed throughout all facades facing a public Right-of-Way so as to create balance in the facades mass-void proportions and relationships.

Treatment of voids and transparencies should be consistent on all facades of buildings. Glass may be clear or lightly tinted, but should never be darkly tinted or should never have a reflective finish.

New windows should be placed to avoid direct views into existing neighboring windows. Large second story windows overlooking adjacent rear yards should be articulated to minimize views into adjacent rear yards.



residential
design guidelines

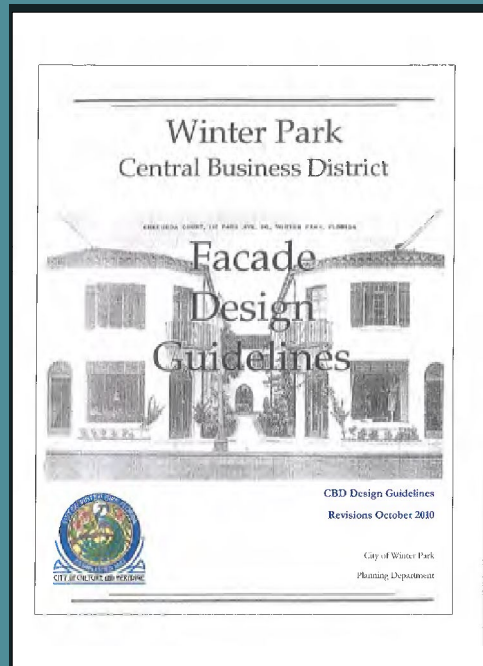
The excerpt to the right is from the Town of Surfside's Design Guidelines. Photographs of single-family residential aid in explaining the transparency and void requirements explained in the text.

© Calvin Giordano & Associates, Inc.

WINTER PARK

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	-
	Use-based Standards	✓
	Historic Districts	-
REGULATES	Building Massing	-
	Base/Middle/Top	-
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	✓
	Exterior Building Material/Finish	✓
	Entrances/Porches	-
	Windows/Trim	-
	Roof Type (i.e., flat, hip, gable)	-
	Roof Slope/Material	-
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

The Winter Park Façade Design Guidelines are a regulatory document that apply to exterior façades within the Central Business District (CBD). The Guidelines pertain to commercial and mixed-use buildings. A variety of building types and topics are defined, and images are provided as “desirable” and “undesirable”. Examples of acceptable and unacceptable elements are provided.

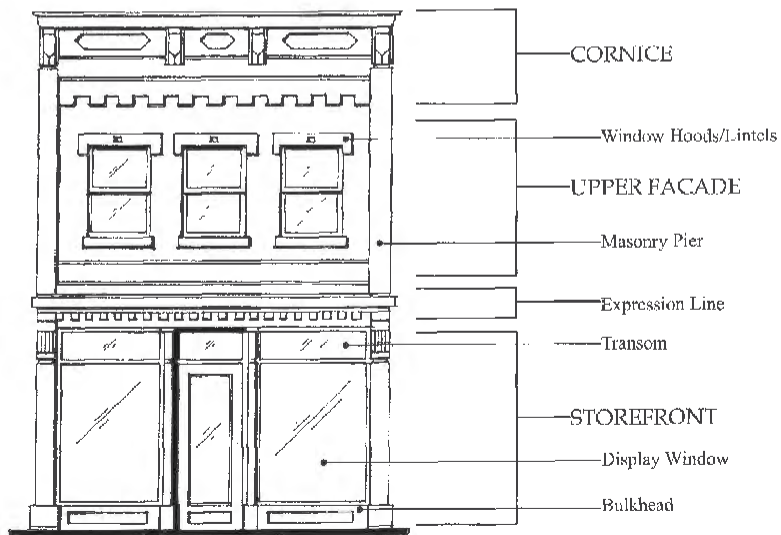


“These Guidelines are based on the positive features of the existing buildings. Their purpose is to stimulate creative design solutions while promoting a sense of relatedness among properties.”

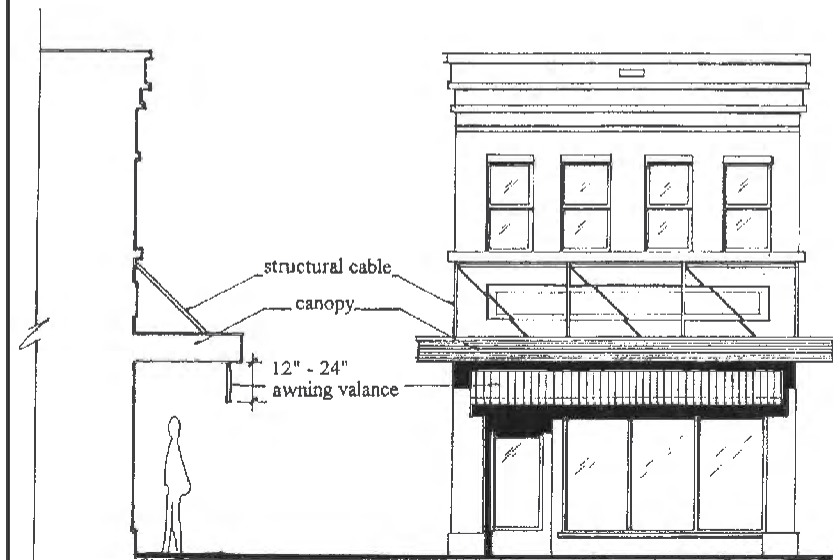
“Promoting a uniform architectural style and façade of each individual building while maintaining the eclectic mix of architectural styles and appearances.”

WINTER PARK

Commercial Storefront Facade



Canopies



The diagram on the left indicates the parts of the storefront facade and the drawing above shows a section and facade with the dimensions of a canopy. These drawings can be found in the Winter Park Facade Design Guidelines.

BALDWIN PARK

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	✓
	Style-based Standards	✓
	Use-based Standards	-
	Historic Districts	-
REGULATES	Building Massing	✓
	Base/Middle/Top	✓
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	✓

The Baldwin Park Architectural Design Guidelines are intended for single family residential development. The guidelines include architectural style guidelines that include a variety of architectural styles. The Guidelines are not regulatory but provide an example of neighborhood specific design guidelines. It is intended solely to provide guidance regarding certain architectural design characteristics. The document is organized by neighborhood and architectural style. Architectural styles include a variety of types, with detailed analysis and image catalogs of each.

STYLES INCLUDED

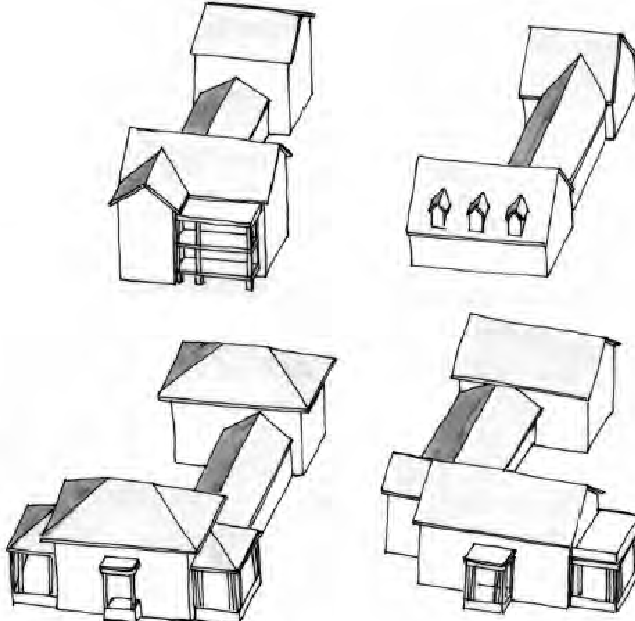

- Revival
- Classical
- Craftsman
- Coastal
- Florida Vernacular
- Mediterranean

“Street-facing two-car garages shall provide two single garage doors.”

“Architectural details and exterior finish materials shall be the same on all elevations of the Main Body of the house so that the Main Body provides a consistent palette of materials, finishes and colors for wall and roofing materials.”

BALDWIN PARK

The diagrams below illustrate proportional symmetry in building mass and form with text explaining these principals. These drawings can be found in the Baldwin Park Residential Design Guidelines.

24' 3 BAY FACADE WITH SIDE GABLES AND OFF CENTER ENTRY

28' TO 32' 3 BAY FACADE WITH SIDE GABLES AND CENTER ENTRY. CENTER BAY IS TYPICALLY 80% THE SIZE OF THE OUTER BAYS.

32' TO 40' 5 BAY FACADE WITH SIDE GABLES OR HIP ROOF AND CENTER ENTRY. CENTER BAY IS TYPICALLY 80% THE SIZE OF OUTER BAYS.

MASSING PRINCIPLES

The simple volumes of these styles are comprised of the Main Body with Add-on Elements such as appendages and wings. Each add-on element has its own roof form; i.e., a single roof does not encompass all of the additional elements. The smaller forms undulate as required to provide a formal balanced appearance in the overall massing. The offsets create elevation interest, a private zone or landscape opportunities that soften the edges between the public and private zones.

The Main Body is a rectangular mass with the long axis approximately one-third longer than the short axis. When the short axis of the main body exceeds two-thirds of the length of the long axis, the roof should be a hip roof in lieu of a gable roof.

BASIC FORMS:

Both styles typically have the long axis parallel with the street. Side wings decrease in scale from the main body and usually incorporate a side porch, porte cochere, and/or simple one story enclosed space.

BAY SPACING

The main body is dissected into 3 or 5 implied bays. The entry is almost always centered on the main body.

ROOFS

One or two story roofs:
 Colonial Revival 7:12 to 10:12
 Dutch Colonial 4:12 to 7:12 and 18:12 to 20:12

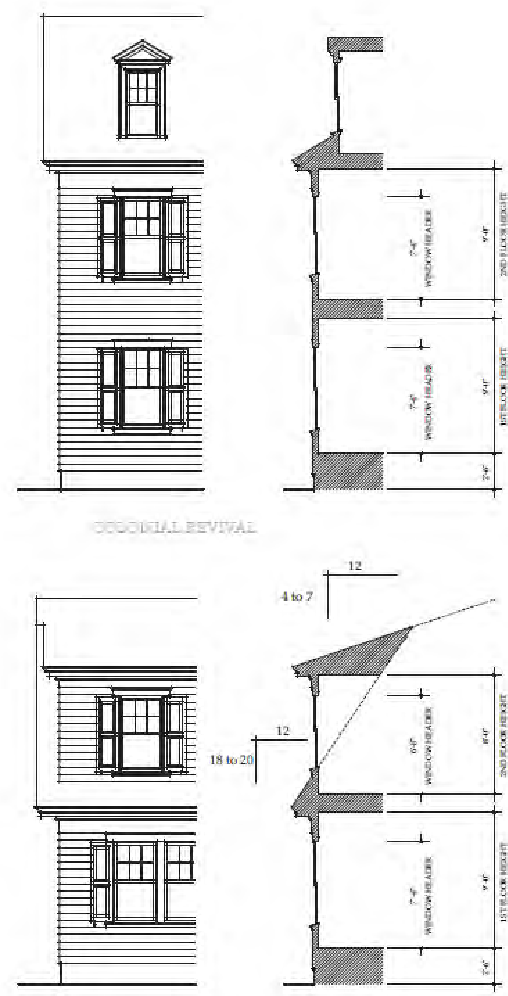
CEILING HEIGHTS

Colonial Revival:
 First floor 9'-0" to 11'-0",
 Second floor 9'-0" to 10'-0",

Dutch Colonial:
 First floor 9'-0" to 10'-0",
 Second floor 8'-0" to 9'-0",

FINISHED FLOOR ELEVATION

2'-6" minimum above grade.



COLONIAL REVIVAL

DUTCH COLONIAL

DIMENSIONS INDICATED PROVIDE PROPORTIONAL GUIDANCE. ACTUAL DIMENSIONS MAY VARY.

ATLANTIC BEACH

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	-
	Use-based Standards	✓
	Historic Districts	-
REGULATES	Building Massing	-
	Base/Middle/Top	✓
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	-
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	-
	Roof Type (i.e., flat, hip, gable)	-
	Roof Slope/Material	-
	Awnings/Canopies/Overhangs/Balcony	-
	Garages	✓

The Atlantic Beach Design Guidelines for Traditional Residential Neighborhoods provides guidelines for design in the Old Atlantic Beach residential neighborhood. It provides a description of the qualities and basic design characteristics for residential construction that the community seeks to achieve and maintain. The document is arranged thematically as a series of objectives with regulations noted from the code where applicable.

“Reinvestment in older neighborhoods is essential to the long-term sustainability of any community as a desirable place to live, regardless of how unique the location may be.”

“A garage door no wider than 30 percent of the width of the front wall plane will maintain an acceptable scale along the street front.”

“Maintain the traditional front, rear and side yard setbacks. Where the height of exterior side walls is greater than those of the adjacent houses, consider increasing the side yard setbacks to avoid a sense of overcrowded densely developed lots.”

“It is important to note that the majority of buildings, although diverse in design, are compatible with their neighbors. They share fundamental relationships of building mass and scale, orientation and setback.”

“The unifying feature within these neighborhoods has traditionally been a general consistency in the height and scale of homes, a sense of green space, an unbroken tree canopy and the orientation of houses along a street, which all combine to say *“come out and play.”*”

ATLANTIC BEACH

B. Guidelines: Garages and Parking

Guideline B.3. Position a garage a minimum of 10-feet behind the front wall plane of the principal building.



Recommended where possible for front-loaded garages: set the garage back 10-feet back from front wall plane of the house.



Positioning the garage behind the front wall plane lessens its visual impact.



A garage door no wider than 30 percent of the width of the front wall plane will maintain an acceptable scale along the street front.



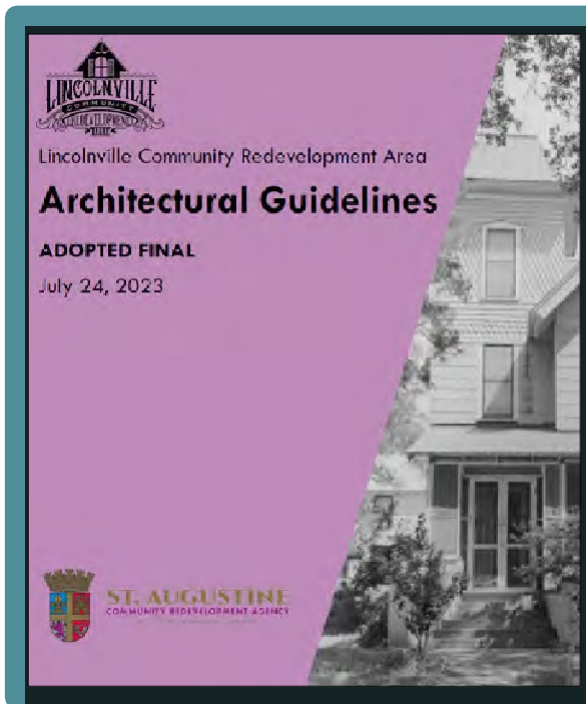
Avoid designs where the house appears to be dominated by the garage, or that make garages appear to "own" the street.

The excerpt the right is from the Atlantic Beach Design Guidelines for Traditional Residential Neighborhoods. The photographs are paired with a diagram highlighting the proper placement of garages.

ST. AUGUSTINE: LINCOLNVILLE

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	✓
	Use-based Standards	-
	Historic Districts	✓
REGULATES	Building Massing	-
	Base/Middle/Top	-
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	-
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

The Lincolnville CRA Architectural Guidelines are historic preservation driven and organized by architectural style. The guidelines are non regulatory, but reference sections of the code.



“The Architectural Guidelines provide guidance for frame vernacular structures whether used for residential or commercial.”

“Pedestrian walkways, ramps or steps (or a combination of these) should link the public sidewalk to the front door entry.”

“The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.”

Recommended first floor elevations are listed and detailed.

ST. AUGUSTINE: LINCOLNVILLE

City of St. Augustine
Lincolnville CRA Architectural Guidelines



4.4 FOUNDATION

The relationship of the building floor height to the surrounding context of the neighborhood is important to consider.

Raised Pier Foundations: Within the Lincolnville neighborhood, raised pier foundations are typical. There are multiple advantages to raising the foundation, including (a) opportunities for stormwater infiltration, (b) movement of storm surge through a site in hurricane events, and (c) cross ventilation.

Design recommendations should consider:

1. Brick, tabby or concrete block (with texture) piers.
2. Spaces between piers left open.
3. Square lattice infill between piers is common and provides both wildlife protection and ventilation.

Stemwalls: Stemwalls may be an appropriate solution where a poured slab is needed. However, it is recommended that grades adjacent to stemwalls largely remain consistent with existing grades. This helps reduce the visual impact of adding extensive fill to a site and keeps new buildings within the existing character of the neighborhood.

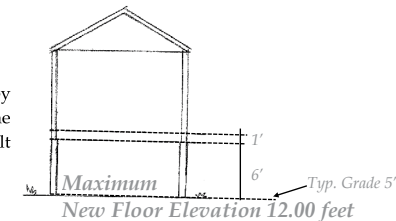
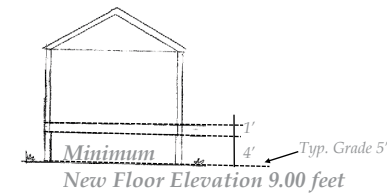
4.5 RECOMMENDED FIRST FLOOR ELEVATIONS

Homes may consider further elevating the first floor. General recommendations to keep the architectural context of the homes within Lincolnville include:

- Do not raise the home more than 2' from FEMA and City required minimum elevations.
- Do not raise the home more than 4' from existing grade.
- When raising the home more than 4' from existing grade, consider bringing it up one floor by building a non-occupied space such as garages, storage, and similar under the structure. The inclusion of an exterior porch and first floor entry should be considered in lieu of open "stilt house" base.



Piers with latticework. Image by ML+H.



First Floor Elevation diagram. Graphic by Les Thomas Architect and ML+H Team.

Building Design Guidelines

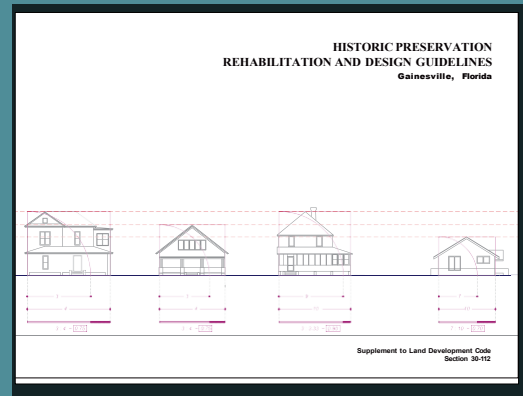
37

The excerpt to the right is from the Lincolnville CRA Architectural Guidelines and details the acceptable finished floor elevation options with diagrams and photographic examples.

CITY OF GAINESVILLE

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	-
	Architectural Commission or Board	-
	Style-based Standards	✓
	Use-based Standards	-
	Historic Districts	✓
REGULATES	Building Massing	✓
	Base/Middle/Top	✓
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	-
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-


The intent of the City of Gainesville’s Historic Preservation Rehabilitation and Design Guidelines is maintaining the historic character of the City and rehabilitating historic structures. The Guidelines “recommend strategies for the design of new construction that maintain the building pattern of the districts, are compatible with the existing district character and contribute positively to their evolving character and protect existing contributing structures.”



STYLES INCLUDED

- Frame Vernacular
- Shotgun
- Shingle
- Commercial
- Greek Revival
- Queen Anne
- Gothic Revival
- Colonial Revival
- Classical Revival
- Mediterranean Influence
- Mission
- Italian Renaissance
- Tudor
- Art Modern
- Masonry Vernacular
- Second Empire
- Beaux Arts
- Monterey
- Prairie
- Bungalow
- French Eclectic

CITY OF GAINESVILLE

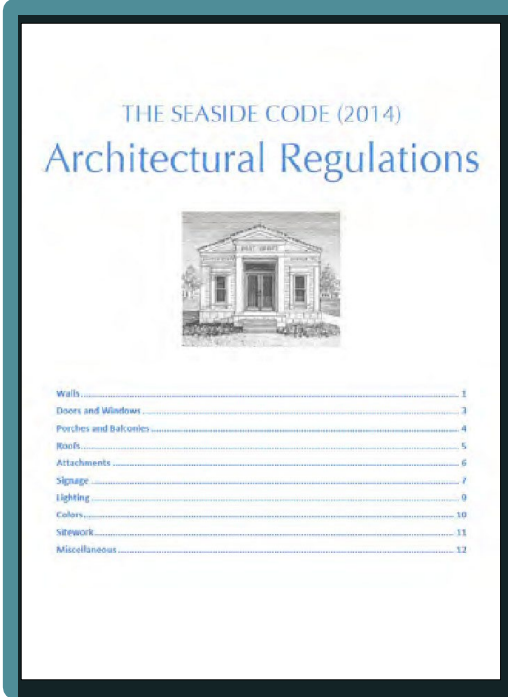
	Recommended	Not Recommended	
	<ol style="list-style-type: none"> 1. Encourage rehabilitation and adaptive use of existing structures and landscapes. 2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings. 3. Employ contemporary design that is compatible with the character and feel of the historic district. 4. Employ amelioration strategies with new larger scale infill construction to protect adjacent historic structures. 5. Employ design strategies that use proportional relationships of facades, shapes of openings, solid/void ratios and the directional typology of historic structures to link new buildings with the historic context. 6. Use of fences, walls or landscape materials to reinforce the continuity of the street edge in a neighborhood. 		
			

The excerpt above is from the City of Gainesville's Design Guidelines and can be found in the "New Construction" chapter. The photographs show both recommended and not recommended design for new construction within an existing neighborhood context.

SEASIDE

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	-
	LDRs	✓
	Architectural Commission or Board	✓
	Style-based Standards	-
	Use-based Standards	✓
	Historic Districts	-
REGULATES	Building Massing	✓
	Base/Middle/Top	-
	Façade Composition & Articulation	-
	Façade Orientation	✓
	Commercial Frontage Continuity	-
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

Seaside controls development with the Urban Code and a set of Architectural Regulations which define architectural elements and materials for applicability. The Regulations define architectural elements organized by materials, configurations, and techniques. The Urban Code is organized in a matrix format controlling residential and mixed-use development by type and area.



REGULATIONS

- Walls
- Doors and Windows
- Porches and Balconies
- Roofs
- Attachments
- Signage
- Lighting
- Colors
- Sitework
- Miscellaneous

Seaside's Urban Code which is shown below details development standards with diagrams and building types. Regulations and explanations of the different types are paired with the diagrams.

THE SEASIDE CODE (2014) ★ URBAN CODE									
	TYPE I MIXED USE	TYPE II & IIa	TYPE III MIXED USE	TYPE IV RESIDENTIAL	TYPE V RESIDENTIAL	TYPE VI & VIa RESIDENTIAL	TYPE VII RESIDENTIAL	TYPE VIII RESIDENTIAL	SPECIFICATIONS
YARD The area outside the Principal Building.					SEE APPLICABLE SUB-CODE				<ol style="list-style-type: none"> The above yards shall extend along the front yard for a minimum of the designated percentage of the lot width. Chimneys and bay windows may encroach up to half the yard specified. Fenced fences are required for Types IV and VI along the street and boundary property lines. Type VII shall have picket fences at the front of the building setback line and at other street and path property lines. All Type VII on corner lots, the setback along the side street property line shall be 10 ft.
PORCH An unglazed roofed structure.					SEE APPLICABLE SUB-CODE				<ol style="list-style-type: none"> The front porch at driveway shall be the designated depth and width. Subporches are optional in Type I and required in Type II. "Porch" in Type I is a continuous awning which shall not be enclosed, screened, or have railings.
BALCONY An unglazed overhanging structure.					SEE APPLICABLE SUB-CODE				<ol style="list-style-type: none"> The enclosed upper floor of an outbuilding shall not exceed the height of the ground floor. Outbuildings shall not exceed 22 ft in height. The combined footprint area of multiple outbuildings on a single lot shall not exceed the designated footprint area. Large outbuildings may be permitted on a Type VII lot if the primary building is underbuilt. Preservation, rather than replacement, of older homes is encouraged to maintain the character of the street. Therefore, for Types VI and VII the Outbuilding footprint is a maximum of 200 sq. ft. must occupy the available setback footprint of the Principal Building, be separated from it by a minimum of 4 feet, and, must not exceed 100 sq. ft.
OUTBUILDING Roofed structure(s) located within the designated portion of the yard.					SEE APPLICABLE SUB-CODE				<ol style="list-style-type: none"> The parking requirement may be met by above parking along the front or side of the lot. If additional parking is required or desired, parking may occur in the garage portion of an outbuilding, or within the attached area of the lot as shown. Shoe storage is an accessory use and is permitted, but is approximately 10 ft. by 10 ft. for parallel parking and 7 ft. by 10 ft. for parallel parking along the right-of-way. A garage is considered an outbuilding and shall follow the specifications of outbuildings.
PARKING An open area intended for the parking of automobiles.					SEE APPLICABLE SUB-CODE				<ol style="list-style-type: none"> Height shall be as designated. There shall be no height limit on structures or portions of structures with a footprint of less than 200 sq. ft. and no dimension exceeding 14 ft. There is a Type II lot that has a front lot 10 ft from the front and rear yards.
HEIGHT The vertical distance between the crown of the roof at the centerline of the lot (unless otherwise noted) and a specified point on a structure.					SEE APPLICABLE SUB-CODE				<ol style="list-style-type: none"> Height shall be as designated. There shall be no height limit on structures or portions of structures with a footprint of less than 200 sq. ft. and no dimension exceeding 14 ft. There is a Type II lot that has a front lot 10 ft from the front and rear yards.

CITY OF SARASOTA

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	-
	LDRs	✓
	Architectural Commission or Board	✓
	Style-based Standards	-
	Use-based Standards	✓
	Historic Districts	-
REGULATES	Building Massing	✓
	Base/Middle/Top	-
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	-
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	-

The City of Sarasota Design Guidelines are codified and are applicable to commercial and multi-family new construction. “They are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized during the review of site plans by the Development Review Committee.”

The Guidelines include the following categories: Site Planning Guidelines, Height, Bulk and Scale Guidelines, Architectural Guidelines, Pedestrian Guidelines, Sign Design Guidelines, and Bicycle Parking Guidelines.

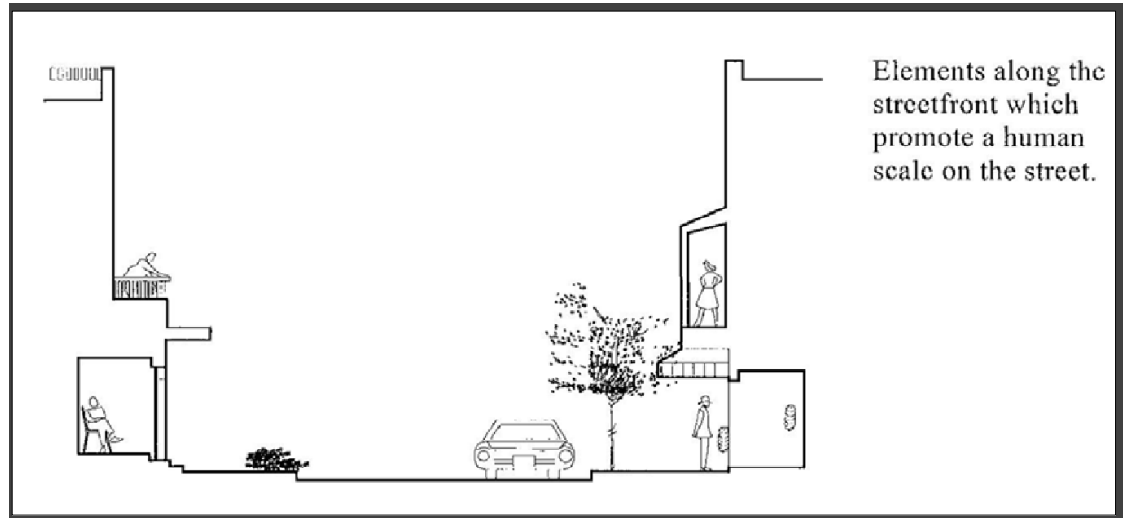
“New development should be sited and designed to encourage human activity on the street.”

“Development projects in multi-family, special purpose, and nonresidential zone districts may create substantial adverse impacts that result from inappropriate height, bulk and scale relative to their neighbors.”

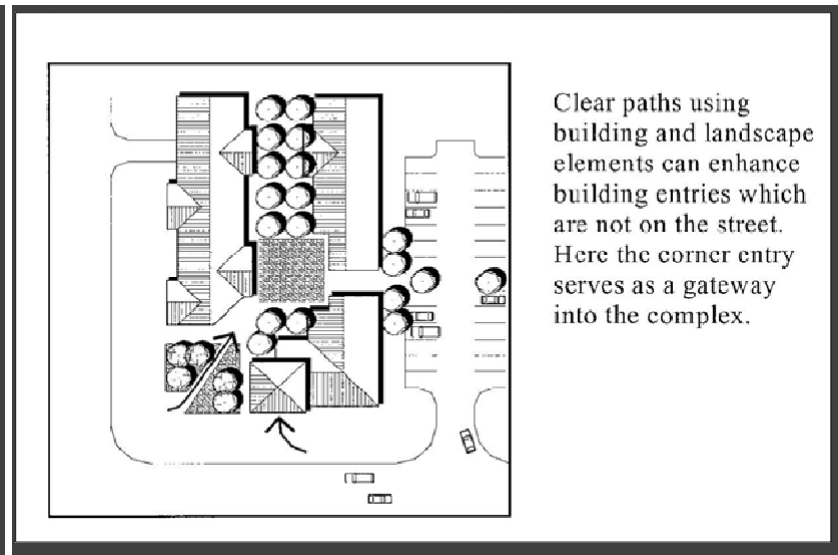
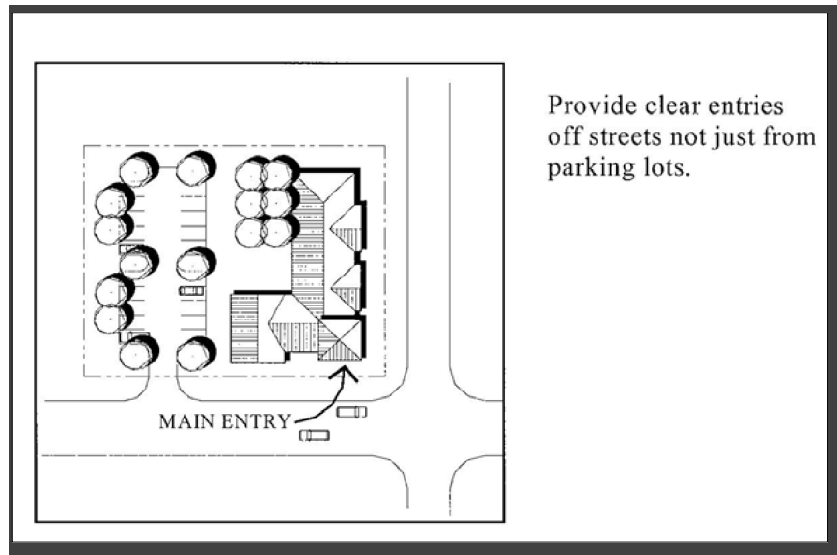
“Even when there is no consistent architectural pattern, building design and massing can be used to complement and enhance certain physical conditions of existing surrounding development.”

“Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.”

CITY OF SARASOTA



The images to the left and below can be found in the City of Sarasota's zoning code. Top: Section of a public right-of-way depicting the human scale of the elements fronting the street. The images below define clear paths of access from both the parking lot and the street. The building is fronting the street and parking is to the rear.

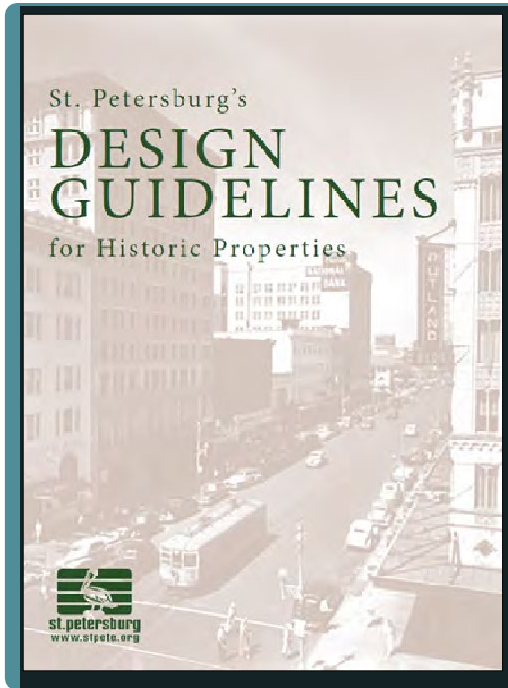


ST. PETERSBURG

ELEMENTS OF STANDARDS		
INCORPORATES	Guidelines	✓
	LDRs	✓
	Architectural Commission or Board	-
	Style-based Standards	✓
	Use-based Standards	✓
	Historic Districts	✓
REGULATES	Building Massing	✓
	Base/Middle/Top	-
	Façade Composition & Articulation	✓
	Façade Orientation	✓
	Commercial Frontage Continuity	✓
	Exterior Building Material/Finish	✓
	Entrances/Porches	✓
	Windows/Trim	✓
	Roof Type (i.e., flat, hip, gable)	✓
	Roof Slope/Material	✓
	Awnings/Canopies/Overhangs/Balcony	✓
	Garages	✓

St. Petersburg’s Land Development Regulations (LDRs) include sections on Building Design that regulate architectural standards and are included in each of the districts organized by commercial and residential uses.

The “Design Guidelines for Historic Properties” were adopted as a reference guide which give a brief description and history of some of the most common architectural styles.



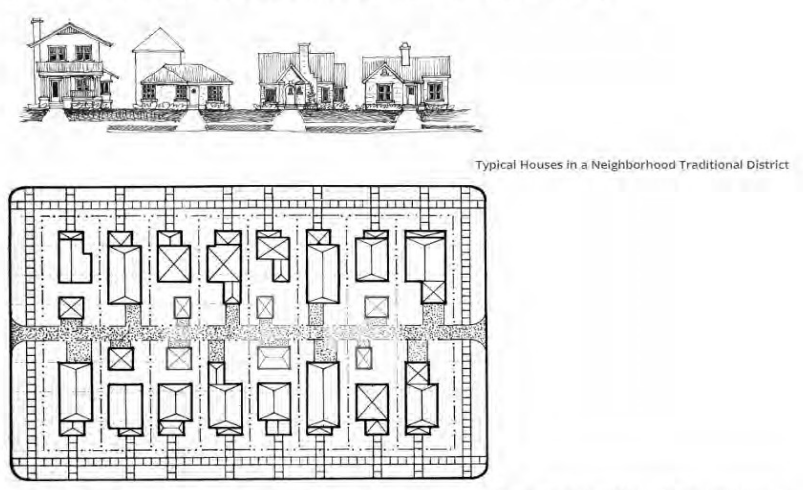
STYLES INCLUDED

- Folk Vernacular
- Colonial Revival
- Tudor Revival
- Mission Revival
- Prairie & Foursquare
- Craftsman
- Mediterranean Revival
- Art Deco & Art Moderne
- Minimal Traditional
- Mid-Century
- Commercial Storefronts

ST. PETERSBURG

Left: Excerpt from the St. Petersburg LDRs with drawings of the typical Neighborhood Traditional District in plan and elevation with common features of that neighborhood listed. Right: Diagram of the anatomy of a house which can be found in the St. Petersburg Design Guidelines for Historic Properties.

SECTION 16.20.010. - NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY DISTRICTS ("NT")



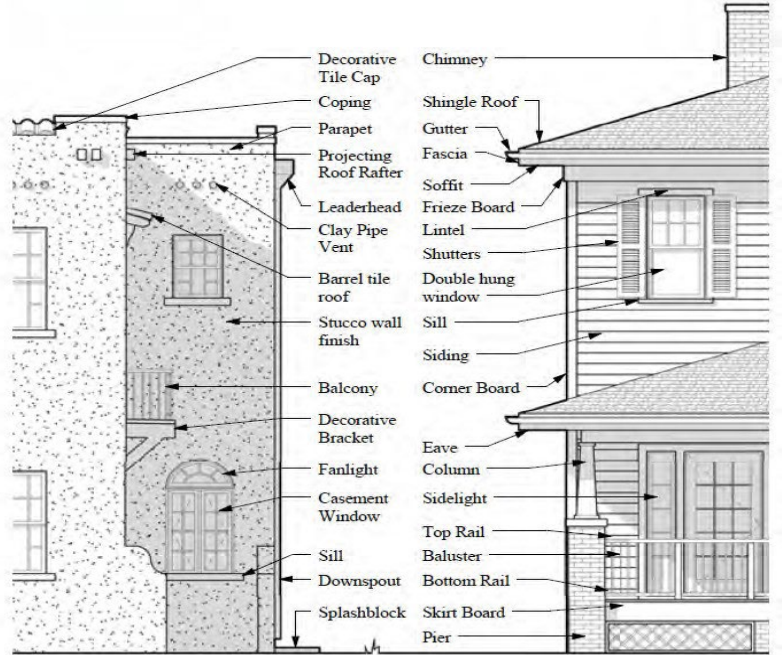
Typical Houses in a Neighborhood Traditional District

Typical Block in a Neighborhood Traditional District

Common features of these districts include:

- Narrow rectangular lots facing the avenue.
- Houses built toward the front of the lot with reduced setbacks.
- Front porches and primary entrances facing the avenue.
- Sidewalk connections leading to the public sidewalk and the street.
- Vehicular access from the rear alley instead of driveways in front yards.

ANATOMY OF A HOUSE



- Decorative Tile Cap
- Coping
- Parapet
- Projecting Roof Rafter
- Leaderhead
- Clay Pipe Vent
- Barrel tile roof
- Stucco wall finish
- Balcony
- Decorative Bracket
- Fanlight
- Casement Window
- Sill
- Downspout
- Splashblock
- Chimney
- Shingle Roof
- Gutter
- Fascia
- Soffit
- Frieze Board
- Lintel
- Shutters
- Double hung window
- Siding
- Corner Board
- Eave
- Column
- Sidelight
- Top Rail
- Baluster
- Bottom Rail
- Skirt Board
- Pier

ARCHITECTURAL STYLES | 13

SOURCES

MARTIN COUNTY

JENSEN BEACH & RIO

- [Martin County Land Development Regulations](#)
- [Jensen Beach Architectural Standards](#)

PALM BEACH COUNTY

DELRAY BEACH

- [Delray Beach Central Business District Architectural Design Guidelines](#)

LAKE WORTH BEACH

- [Major Thoroughfare Guidelines](#)
- [Historic Preservation Design Guidelines](#)

TOWN OF PALM BEACH

- [Landmark Manual](#)
- [Worth Ave. Design Guidelines](#)

BROWARD COUNTY

MARGATE

- [Margate CRA Building Design Regulations](#)

MIAMI DADE COUNTY

CORAL GABLES

- [Design Review Standards](#)

SURFSIDE

- [Design Guidelines For Single Family Residential Properties, Multifamily And Commercial Properties](#)

ORANGE COUNTY

WINTER PARK

- [Façade Design Guidelines](#)

BALDWIN PARK

- [Baldwin Park Architectural Design Guidelines](#)

DUVAL COUNTY

ATLANTIC BEACH

- [Atlantic Beach Design Guidelines for Traditional Residential Neighborhoods](#)

ST. JOHNS COUNTY

ST. AUGUSTINE

- [Lincolville CRA Architectural Guidelines](#)

ALACHUA COUNTY

GAINESVILLE

- [City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines](#)

WALTON COUNTY

SEASIDE

- [Seaside Code](#)

SARASOTA COUNTY

SARASOTA

- [City of Sarasota Zoning](#)

PINELLAS COUNTY

ST. PETERSBURG

- [St. Petersburg's Land Development Regulations](#)
- [Design Guidelines for Historic Properties](#)