DOWNTOWN PALM HARBOR DESIGN GUIDELINES

TO BE USED WITH THE DOWNTOWN PALM HARBOR FORM BASED CODE

THESE GUIDELINES WERE PREPARED BY:
PINELLAS COUNTY
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

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INTRODUCTION

The architectural character of the *Contributing Properties* designated under Chapter 146, Pinellas County Land Development Code and *Buildings of Historical Merit* as identified in the Downtown Palm Harbor Form Based Code (DPH-FBC) under *Section 138-4502: Downtown Palm Harbor Historic Properties*, are the source and inspiration for proposed infill building in the district. The intent of this document is to provide additional detailed guidance for proposed projects in a manner consistent with the standards and requirements set forth in the Pinellas County Land Development Code.

Buildings in Downtown Palm Harbor are included under one of the following three categories:

Designated Historic Buildings

The following historic buildings in Downtown Palm Harbor have been designated as a Contributing Property as per *Chapter 146, Pinellas County Land Development Code* and as depicted on the *DPH-FBC District Map, Figure 138-4401.a*:

BUILDING NAME AND LOCATION	YEAR BUILT/MODIFIED
The Bank Building, 1026 Florida Avenue	1921
Doud's 2nd Barber Shop, 1122 Florida Avenue	1935
Sutherland Masonic Lodge, 1123 Florida Avenue	Circa 1890/1930
Doud's 1st Barber Shop, 1126 Florida Avenue	1945
Durrance Building, 1219 Florida Avenue	Circa 1900/1946
Hill's General Store, 1017 Omaha Circle	1896
Van Valkenberg House, 1202 Nebraska Avenue	1940
ME Church (White Chapel), 1190 Georgia Avenue	1924
First Library, 1205 Omaha Circle	1946

For rehabilitation work on the exterior of a **Designated Historic Building**, or construction of a new primary building or accessory structure on a **Contributing Property**, the issuance of a **Certificate of Appropriateness** is required consistent with the standards and procedures outlined in *Section 146-7, Pinellas County Land Development Code*.

Buildings of Historical Merit

The following buildings in Downtown Palm Harbor have been identified as a *Building of Historical Merit* as per *Section 138-4502, Pinellas County Land Development Code* and as shown on the *DPH-FBC District Map, Figure 138-4401.a*:

LOCATION	YEAR BUILT/MODIFIED
816 11th Street	1925
875 12th Street	Circa 1925/1955
909 Florida Avenue	1905
1106 Michigan Avenue	1920
1112 Michigan Avenue	1939
1069 12th Street	1932

For any proposed demolition that effects the exterior of a **Building of Historical Merit**, the **Certificate of Appropriateness** standards, requirements, and procedures for demolition outlined in *Section 146-7(b)(1), Pinellas County Land Development Code* must be followed.

For all other projects involving exterior work or new construction, the standards, requirements, and procedures outlined in *Division 5 of the DPH-FBC* are applicable.

Non-historic Buildings

New and infill construction in the Downtown Palm Harbor Historic District is welcome and encouraged. Because rhythm, balance, and proportion are critical elements in an architectural composition, it is important that applicants understand and employ these principles when planning and designing additions to existing buildings and new infill construction. By following these principles, a project is more likely to achieve compatibility with the historic context of the district. New buildings should conform to the established rhythms of the streetscape, reflect the overall development pattern and setbacks of surrounding buildings and use materials that match and/or complement those on historic buildings. These guidelines attempt to provide opportunity for architectural variety in new construction but in a manner harmonious with the form, scale, massing, and materials of surrounding historic buildings.

Any building in the greater Downtown Palm Harbor area as depicted on the *DPH-FBC District Map, Figure 138-4401.a* that is not a **Designated Historic Building** on a **Contributing Property** nor is identified as a **Building of Historical Merit**, shall be deemed a **Non-Historic Building** and must conform to the standards, requirements, and procedures outlined in *Division 5 of the DPH-FBC* with guidelines provided below.

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I. BUILDING FORMS

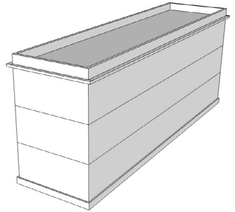
BUILDING DESIGN STANDARDS: NEW & INFILL DEVELOPMENT

DPH FBC DIV. 5: 138-4503 (d)(3)c

A. FRONT - PARAPET FORM

Permitted districts:

DPH-1



1. HISTORIC DISTRICT PRECEDENTS

Hill Building, 1017 Omaha Circle

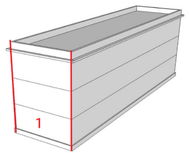
The Bank Building, 1026 Florida Avenue

Craver's General Store

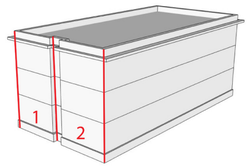
Doud's 2nd Shop, 1126 Florida Avenue

2. MASSING & ROOF

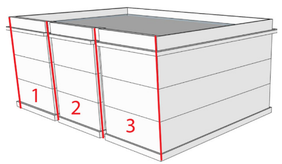
a. Façade rank configuration - typical configurations shown below:



Narrow front, 1 rank wide



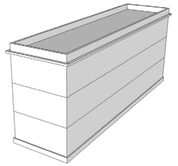
Four-square, 2 ranks wide



Broad front, 3 ranks wide

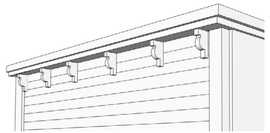
For proposed 3-story, multi-rank buildings, see Massing Reduction Techiques on page 21.

b. Main roof:

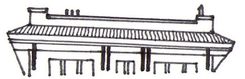


Flat or shed roof behind parapet

c. Parapet configuration - typical parapet types shown below:



Flat top with corbels



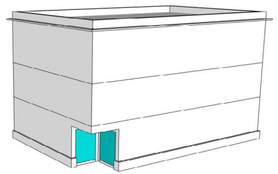
Flat top with pent

Stepped top

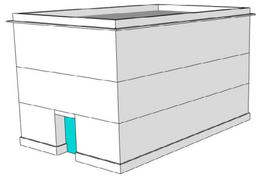
3. FAÇADE CONFIGURATION

a. First floor treatment - a storefront should be provided for each façade rank. (See page 23 for storefront architectural details.)

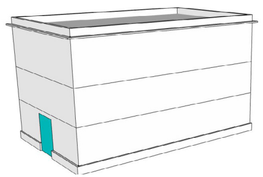
b. Primary entrance - one of the following entrance types should be provided on each storefront:



Recessed corner entrance with single leaf door

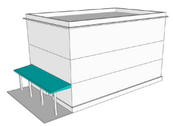


Recessed center entrance with double leaf door

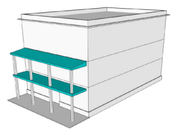


Flush center entrance with double leaf door

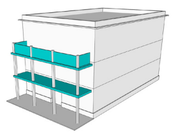
c. Projections - one or more of the following façade projections should be provided on each storefront:



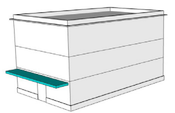
1-Story gallery



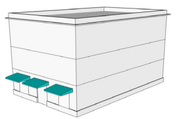
2-Story gallery



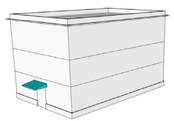
2-Story gallery with deck



Awnings or canopy, Entire storefront

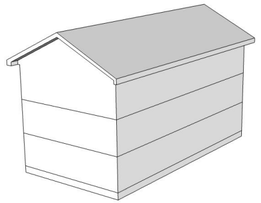


Awnings or canopy, Entrance & windows



Awnings or canopy, Entrance only

B. FRONT-GABLE FORM



Permitted districts:

DPH-1

1. HISTORIC DISTRICT PRECEDENTS

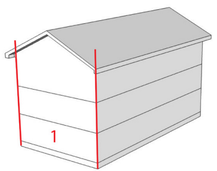
Former Masonic Lodge, 1123 Florida Avenue

Van Valkenburg House, 1202 Nebraska Avenue

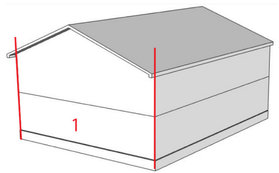
Doud's 2nd Shop, 1122 Florida Avenue

2. MASSING & ROOF

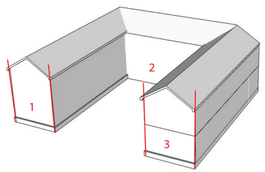
a. Façade rank configuration - typical configurations shown below:



Narrow front, 1 rank wide

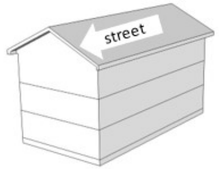


Broad front, 1 rank wide



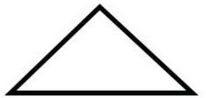
Narrow fronts (U-Plan), 3 ranks wide

b. Main roof:



Gable end faces the street

c. Roof pitch:



10:12

8:12

6:12

3. FAÇADE CONFIGURATION

a. First floor treatment:

- Storefront – a storefront may be used on any first floor façade rank containing a nonresidential use. (See page 23 for storefront architectural details.)

- Non-storefront – fenestration should be consistent among all floors, as depicted on page 19 and the first floor should be differentiated from upper floors through a change in materials, greater height, and a coping/cornice installed between floors.

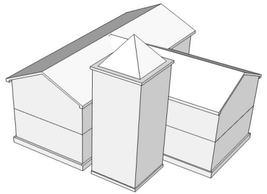
b. Primary Entrance - a primary entrance should be provided on each storefront. (See examples under Section I.A.3.b, page 9.)

c. Projections - a façade projection should be provided on each storefront. (See examples under Section I.A.3.c, page 9.)

C. GABLE & TOWER FORM

Permitted districts:

DPH-1 DPH-4



1. HISTORIC DISTRICT PRECEDENTS

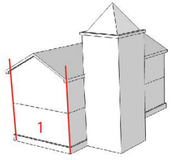
White Chapel, 1190 Georgia Avenue

Hotel San Marino (demolished)

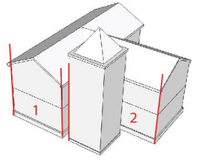
Gulf View Hotel (demolished)

2. MASSING & ROOF

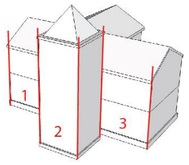
a. Façade rank configuration - typical configurations shown below:



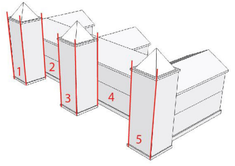
Front-gable, 1 rank wide



Cross-gable, 2 ranks wide



Cross-gable, 3 ranks wide

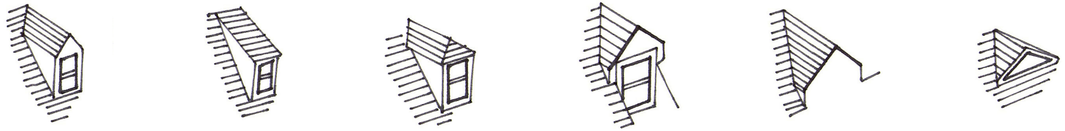


Mutli-gable, 5 ranks wide

b. Roof pitch:

10:12 8:12 6:12

c. Dormer types (optional):



Gabled roof Shed roof Hipped roof Inset Wall Eyebrow

3. FAÇADE CONFIGURATION

a. First floor treatment:

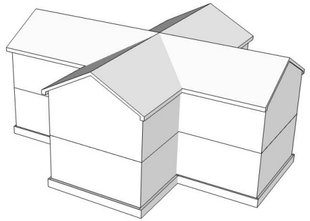
- Storefront – a storefront may be used on any first floor façade rank containing a nonresidential use. (See page 23 for storefront architectural details.)

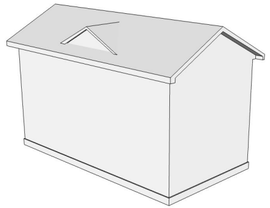
- Non-storefront – fenestration should be consistent among all floors, as depicted on page 19, and the first floor should be differentiated from upper floors through a change in materials, greater height, and a coping/cornice installed between floors.

b. Primary Entrance - a recessed entrance should be provided at the base of the tower or use the entrance types shown in Section I.A.3.b, page 9.

c. Projections - A projecting gallery porch may be used as a projection on one or more façade ranks. (See examples under Section I.A.3.c, page 9.)

D. CROSS-GABLE & SIDE-GABLE FORM





Permitted districts:

DPH-1 DPH-2 DPH-3 DPH-4

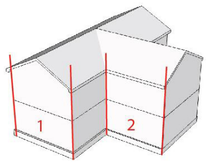
1. HISTORIC DISTRICT PRECEDENTS

Durrance Building, 1219 Florida Avenue

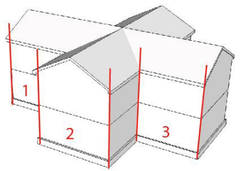
1069 12th Street

2. MASSING & ROOF

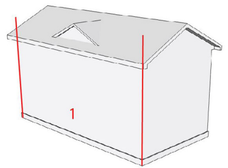
a. Façade rank configuration - typical configurations shown below:



Cross-gable, 2 ranks wide



Cross-gable, 3 ranks wide



Side-gable, 1 rank wide

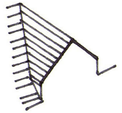
b. Roof pitch:

10:12

8:12

c. Dormer types (optional):

Gabled roof



Wall

Eyebrow

3. FAÇADE CONFIGURATION

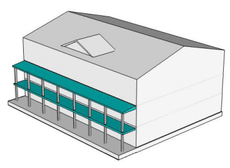
a. First floor treatment:

- Storefront – a storefront may be used on any façade rank containing a nonresidential use.
  (See page 23 for storefront architectural details.)

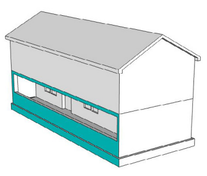
- Non-storefront – fenestration should be consistent among all floors, as depicted on page 19, and the first floor should be differentiated from upper floors through a change in materials. greater height, and a coping/cornice installed between floors.

b. Primary Entrance - a recessed entrance or flush entrance should be provided using the entrance types shown in Section I.A.3,b, page 9.

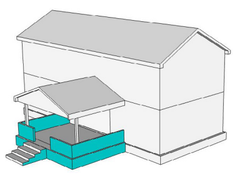
c. Projections - select one from the types below, unless providing a recessed entrance:



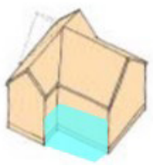
Projecting gallery (full width)



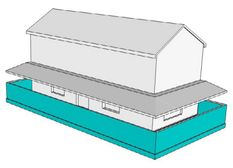
Integrated porch



Projecting entrance porch

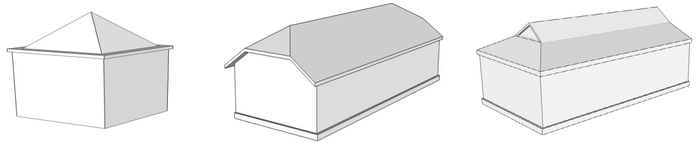


Rank-width porch



Wrap-around porch

E. HIPPED FORMS (PYRAMIDAL, CLIPPED & GABLE-ON-HIP)



Pyramidal | Clipped Gable | Gable-on-Hip

Permitted districts:

DPH-2 DPH-3 DPH-4

1. HISTORIC DISTRICT PRECEDENTS

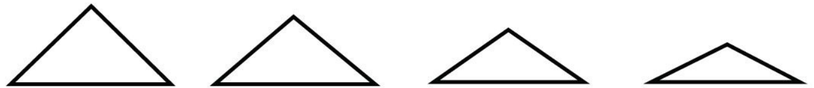
875 12th Street

1112 Michigan Avenue

2. MASSING & ROOF

a. Façade rank configuration for this form shown under I.D.2.a, page 14.

b. Roof pitch:



12:12 | 10:12 | 8:12 | 6:12

3. FAÇADE CONFIGURATION

a. First floor treatment:

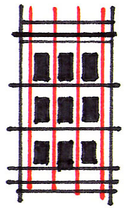
- Storefronts - should not be used on these building forms.
- Non-storefronts - fenestration should be consistent among all floors as depicted on page 19.

b. Primary Entrance - a recessed entrance (Gable-on-hip only) or flush entrance should be provided.

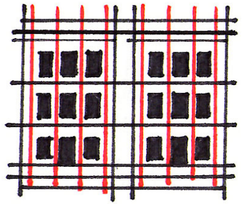
c. Projections - see options available on page 15.

II. FAÇADE FENESTRATION

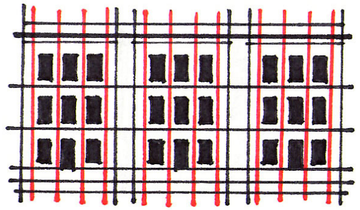
A. SYMMETRICAL FENESTRATION WITH ALIGNED BAYS FROM FLOOR-TO-FLOOR (FRONT-PARAPET)



1 Rank with 3 Bays

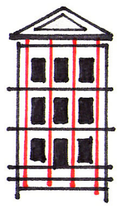


2 Ranks with 3 Bays per Rank

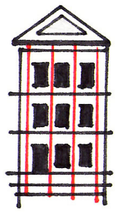


3 Ranks with 3 Bays per Rank

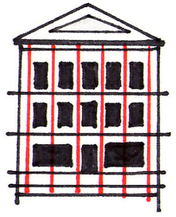
B. SYMMETRICAL OR ASYMMETRICAL FENESTRATION WITH ALIGNED BAYS FROM FLOOR-TO-FLOOR (FRONT-GABLE; GABLE & TOWER; CROSS GABLE)



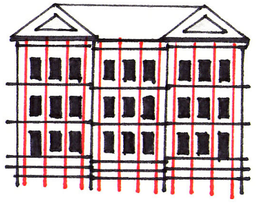
Symmetrical,
1 Rank with 3 Bays



Asymmetrical 1st Floor,
1 Rank with 3 Bays



Symmetrical,
1 Rank with 5 Bays

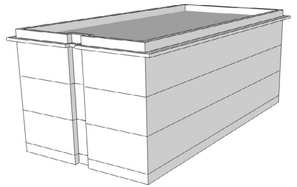


Symmetrical,
3 Ranks with 3 Bays per Rank

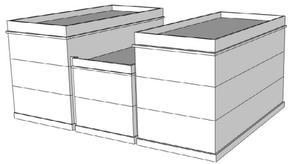
III. MASSING REDUCTION TECHNIQUES

If the size of the proposed infill building is considerably larger than nearby contributing historic structures and the overall character of the vicinity, the techniques on this page may be used to mitigate the adverse impact of the new building's size and massing. In some cases, it may be necessary to combine treatements to improve a large building's compatibility with smaller scale of adjacent buildings.

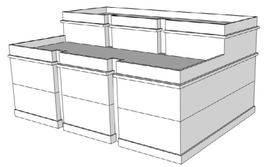
A. ARTICULATION ON FACADE BETWEEN RANKS



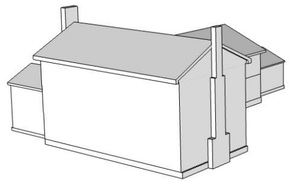
C. BREAK IN ROOFLINE



B. STEPPED-BACK UPPER STORY

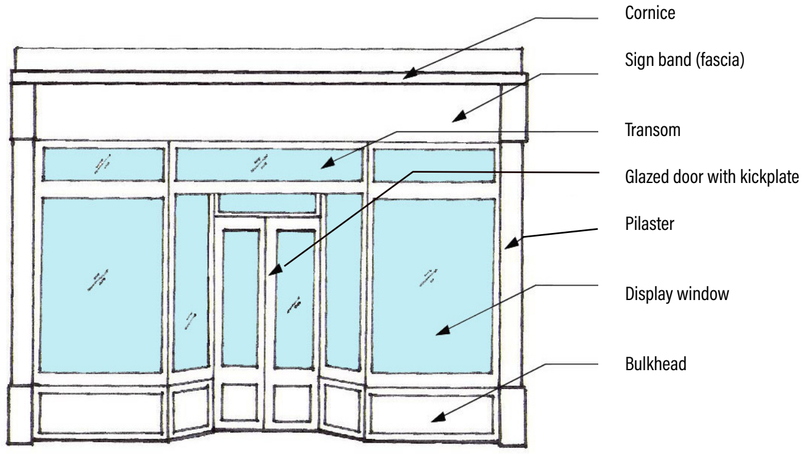


D. ADDITIVE MASSING



IV. STOREFRONTS

A. STOREFRONT COMPONENTS (INCLUDE ALL ELEMENTS BELOW)



B. STOREFRONT FENESTRATION TRANSPARENCY

1. Central District (DPH-1): minimum = 50%; maximum = 80% (*Division 4: Section 138-4424: Central District: Table 138-4424.c*)

2. West District (DPH-2): Florida Avenue only: minimum = 40%; maximum = 80% (*Division 4: Section 138-4425: West District: Table 138-4425.c*)
   All other streets: minimum = 30%; maximum = 80% (*Division 4: Section 138-4425: West District: Table 138-4425.c*)

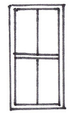
3. Neighborhood District (DPH-3): minimum = 20%; maximum = 70% (*Division 4: Section 138-4426: Neighborhood District: Table 138-4426.c*)

4. Boulevard District (DPH-4): minimum = 20%; maximum = 70% (*Division 4: Section 138-4427: Boulevard District: Table 138-4427.c*)

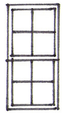
V. WINDOWS & DOORS

A. WINDOWS*

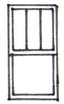
Typical configurations shown below—the mixing of light configurations is discouraged:



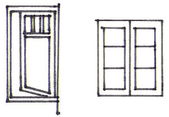
Single unit, DHS 2/2



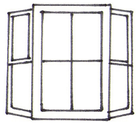
Single unit, DHS 4/4



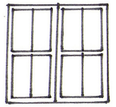
Single unit, DHS 3/1



Single or paired casement 3- or 4-light



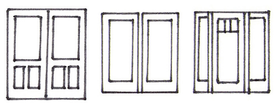
Hexagonal bay, upper story only



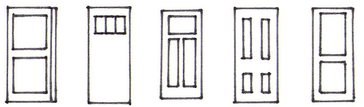
Paired units, Rear only

B. DOORS*

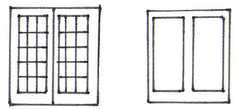
Typical configurations shown below:



Main entrance. commercial



Residential & side/service entrances for commercial



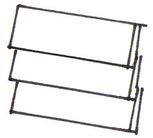
Balcony or patio. rear only

* Use externally applied grids on Simulated Divided Light windows as shown here:

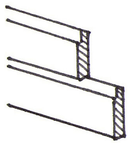
VI. MATERIALS

A. WALL TREATMENT, FRAME*

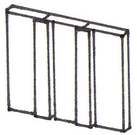
1. Main wall treatments



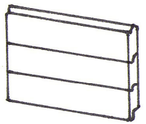
Bevel lap



Cove lap (Dutch)

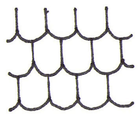


Board & batten

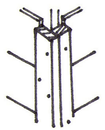


Flush (shiplap)

2. Accent treatments & details



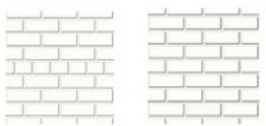
Shingle. half round



Cornerboard

B. WALL TREATMENT, MASONRY

1. Main wall materials

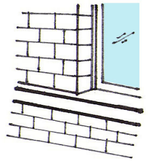


Fired clay brick, common bond or running bond

* Materials may be wood, fiber-cement, or polymer-fly-ash products.

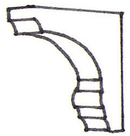
2. Accent materials & details

Rusticated face, running bond
(foundation, water table only)

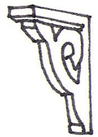


Window recessed from
masonry wall face

C. CORBELS & BRACKETS

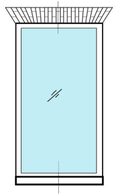


Ogee corbel

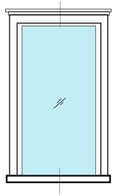


Jigsaw bracket

D. TRIM, WINDOW & DOOR OPENINGS

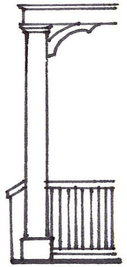


Masonry



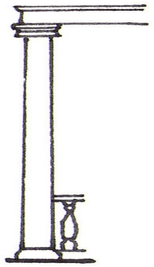
Frame

E. COLUMNS/POSTS & RAILINGS



Square post with chamfer & bracket,
square balusters

Square post with chamfer & bracket,
flat sawn baluster

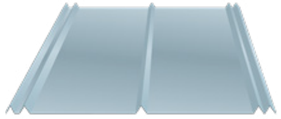


Round column with base & capital,
turned baluster

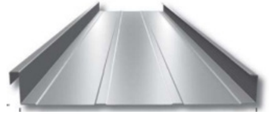
F. ROOF MATERIALS

Asphalt shingle, architectural

Asphalt shingle, diamond or hexagonal



Metal, V-crimp



Metal, standing seam

Pinellas
County
Housing &
Community
Development