



New Construction, Demolition, And Moving

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Statements of Intent of Zoning Ordinance

YC-3 Subdistrict -- Hillsborough Community College

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

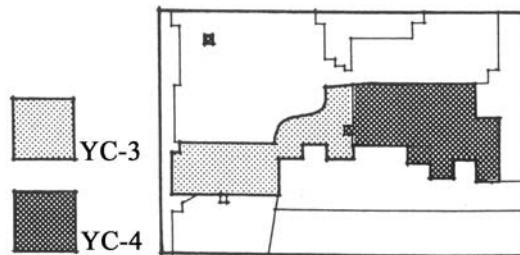
YC-4 Subdistrict -- Residential Redevelopment

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

General Physical Description of Subdistricts

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

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



KEY PLAN

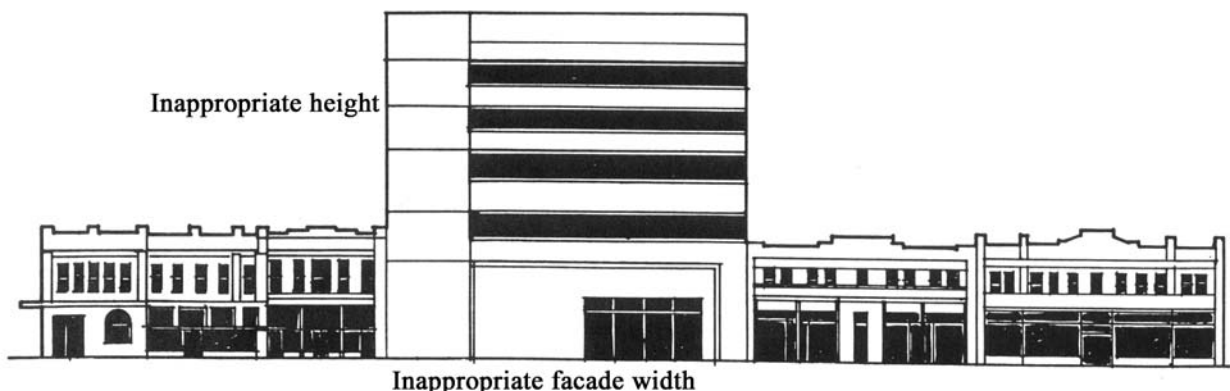
Standards:

New Construction and Buildings Moved to a New Location

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

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

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



Large structure incompatible with smaller-scaled buildings in block

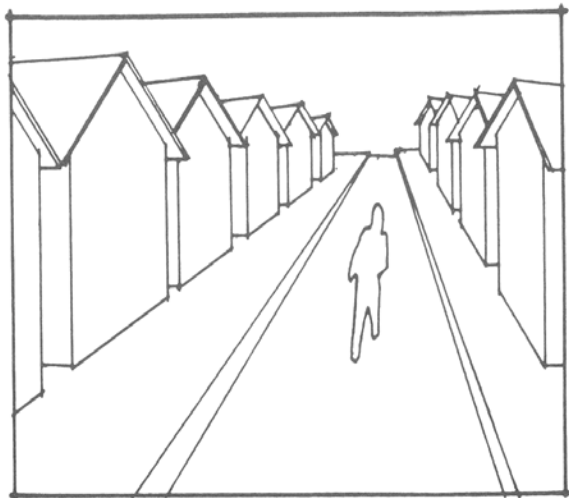
Façade Width - The front widths of new buildings should correspond with other building widths in the same block. A long façade can be broken into separate elements to suggest front widths similar to those of neighboring structures.

The standards which apply to new construction also apply to a building moved to a new location. The height and width of the moved building must be consistent with the height and width of the buildings around it. Using setbacks and spacing similar to neighboring structures allows a building to settle into its new location and not stick out like the proverbial “sorethumb.” Attention to façade width, alignment and similarity of details, shapes and building materials can insure that a moved building is rehabilitated properly and is in keeping with its surroundings.

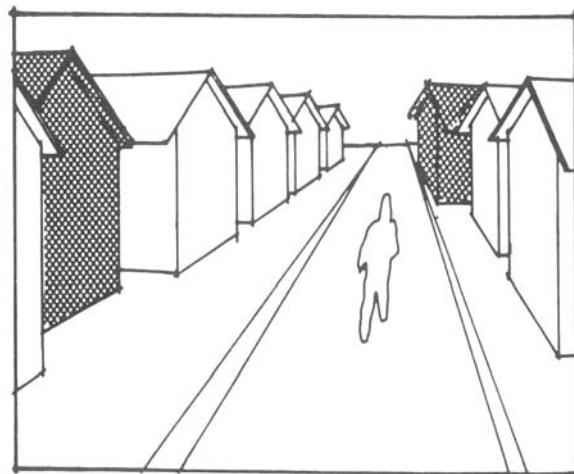
Setback - Maintain the uniform setback of buildings. Uniform setbacks occur in both commercial and residential blocks and add to the pattern of the area. The zero setback in the Commercial Core puts the façade right on the edge of the sidewalk.

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

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



Uniform setbacks and building spacing are typical of Ybor City’s Historic District



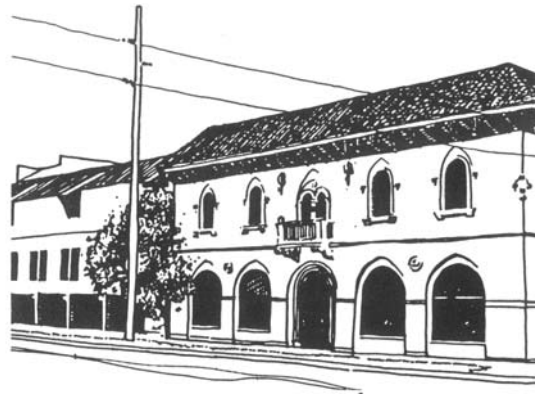
Inappropriate setbacks will not be permitted

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

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

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

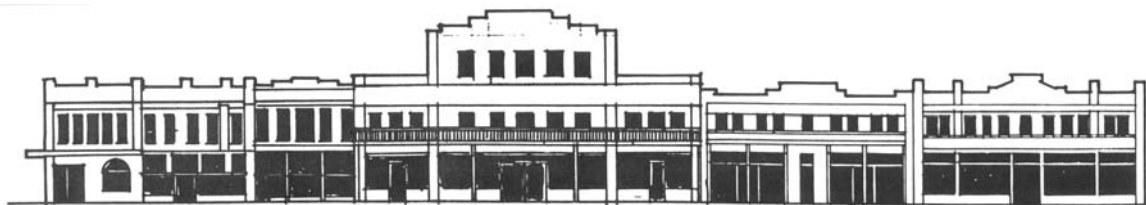
Metal buildings are not part of the historic architectural character of the Historic District. The use of such materials in new construction is inappropriate and will not be approved.



Door and window forms not the same as adjacent building but rhythm is consistent

Long façade width broken by using store front elements similar to adjacent buildings

Cornice line in new construction aligned with that of adjoining buildings



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

Demolition of Structures

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

Could another site serve the purpose just as well?

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

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

Could the building be moved to another location?

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

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

The minimum standards for site reclamation are:

1. All scrap and debris must be removed from the site.
2. A suitable ground cover must be planted on the site in quantities which will cover the site.
3. If hedges and other distinctive landscape features were damaged or removed during demolition, similar items must be installed.
4. Refurbishing the site must include irrigating newly planted ground cover and shrubs until they are mature and well established.
5. Regular site maintenance, such as mowing, trimming overhanging branches and removal of dead plants, must be sustained.

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

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

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

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

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

(b) Proposed Demolitions Involving Non-Designated Structures.

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

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

(c) Proposed Demolitions Involving Designated Structures.

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

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

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

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

2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.
3. Estimated market value of the property both in its current condition, and after completion of the proposed demolition or removal.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
5. Amount paid for the property, the date of purchase, and the party from whom purchase, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
6. If the property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Remaining balance on the mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
10. Assessed value of the property according to the two most recent assessments.
11. Real estate taxes for the previous two years.
12. Form of ownership or operation of the property, whether sole proprietorship, for-profit or non-profit corporation, limited partnership, joint venture, or other method.
13. Any other information, including the income tax bracket of the owner, applicant, or principal investors in the property considered necessary by the Commission to a determination as to whether the property does yield or may yield a reasonable return to the owners.