



Residential and Neighborhood Commercial Rehabilitation

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Statements of Intent of Zoning Ordinance

YC-2 Subdistrict - - Residential

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

YC-5 Subdistrict - - General Commercial

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

YC-6 Subdistrict - - Community Commercial

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

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

KEY PLAN

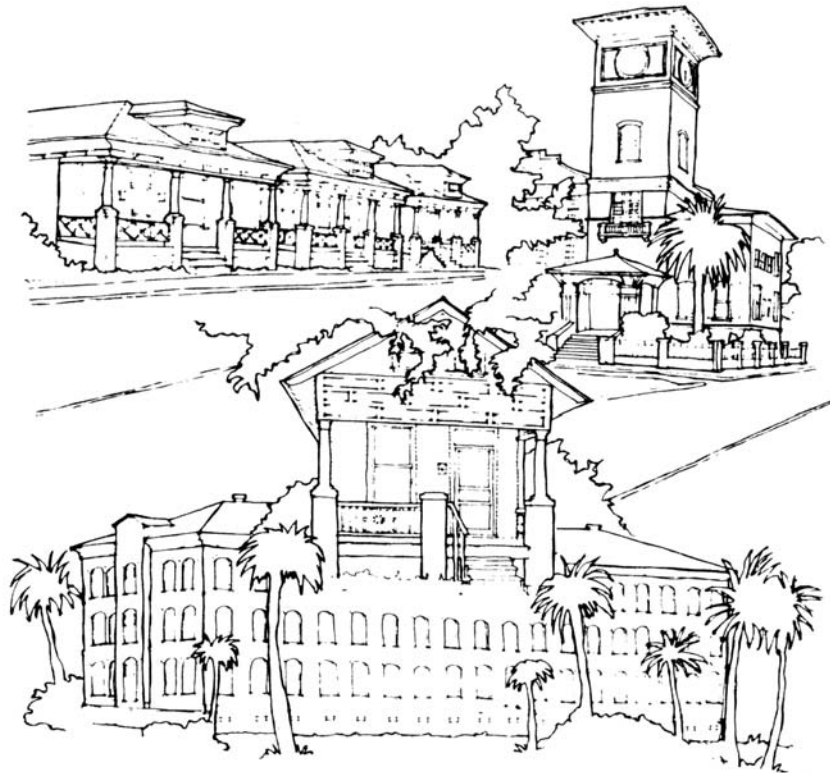


General Physical Description of Subdistricts

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

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

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



Rehabilitation Overview

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

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

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

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

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

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Typical residential street

Standards:

Residential Rehabilitation

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

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

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



Appropriate residential rehabilitation



Inappropriate residential rehabilitation

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

The loss of the porch pediment, the vent in the gable, the wooden columns which support the porch roof, and the turned porch railings deprive the house of needed style and ornamentation. The replacement of original doors and windows with flush doors and jalousie windows detracts from the appearance, as does the stucco material used on the foundation.



Appropriate residential rehabilitation



Inappropriate residential rehabilitation

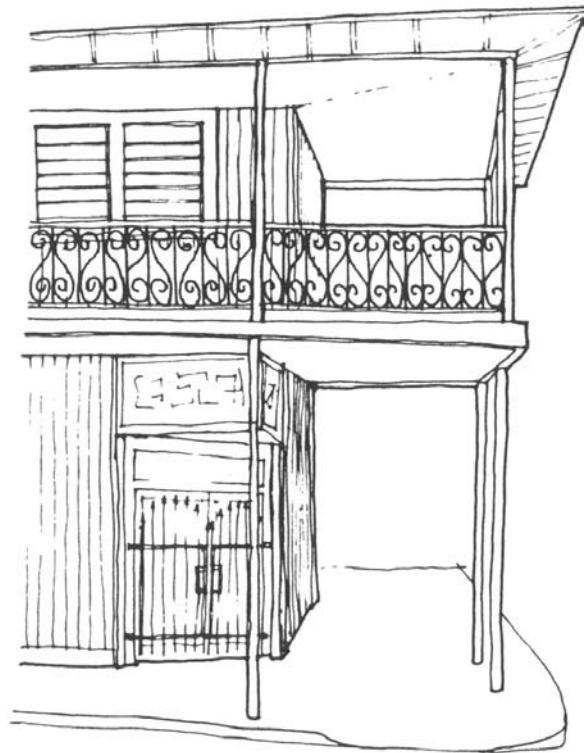
Neighborhood Commercial Rehabilitation

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

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



Appropriate neighborhood commercial rehabilitation



Inappropriate neighborhood commercial rehabilitation