**City of Mount Dora**
**Planning and Development**
**510 N. Baker St.**
**Mount Dora, FL 32757**
**352-735-7112**
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# HISTORIC PRESERVATION BOARD

**City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL**
**April 4, 2023 at 2:00 PM**
**AGENDA**

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes

a. Minutes for February 22nd , March 22nd , & April 4, 2023 will be available in the upcoming Historic Preservation Board meeting packet: Scheduled on April 26, 2023.

IV. Public participation/hearing for non-agenda items

V. Certificate of Appropriateness

a. 221 N. Baker Street
   i. Ex Parte Communication
   ii. Swearing in of staff/applicant
   iii. Staff presentation
   iv. Public input
   v. Discussion

VI. Other Business

VII. Announcement of next scheduled meeting date: April 26, 2023

VIII. Adjournment

All regularly scheduled meetings are held the last Wednesday of each month at 3:00 p.m. at City Hall – 510 N. Baker Street

**NOTICE**: Please note that, for purposes of Section 286.011, Florida Statutes, two or more members of the City Council may be present at this meeting, and this meeting may be considered a City Council meeting.

**NOTICE**: If any person decides to appeal any decisions at this meeting with respect to any matter considered, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**NOTICE**: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

**NOTICE**: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmountdora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

CITY OF MOUNT DORA

**Planning and Development**
**510 N. Baker St.**
**Mount Dora, FL 32757**
**352-735-7113**
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**DATE:** April 4, 2022

**TO:** Historic Preservation Board

**FROM:** Michele Janiszewski, AICP, Senior Planner

**RE:** **Tab 1 - Certificate of Appropriateness; 221 N Baker Street (Location); New Commercial Building (Request); GC Development of Lake County, Inc. (Owner); GC Development of Lake County, Inc. (Applicant).**

**Site and Structure Information**

| | |
|---|---|
| **Address:** | 221 N Baker Street |
| **Zoning District:** | C-2 |
| **Land Use:** | Mixed-Use Downtown |
| **Overlays:** | Community Redevelopment Area<br>Downtown Exempt District<br>Historic Preservation Area |
| **Site Area:** | 10,995.92 +/-sq. ft. (or 0.252 acres) |
| **Site Conditions:** | Vacant |
| **Proposed Work:** | Construct a 5,480 SF, two-story building to be used for casual dining |
| **Roof:** | Shed Roof with Standing Seam Metal Roof |
| **Exterior Material:** | Fiber Cement Board and Batten |
| **Decorative Features:** | Decorative lumber outrigger; wood columns and trim bracing; cable railing; exterior staircase |

**Guidance from Mount Dora Historic Preservation Design Guidelines:**

The guidelines for new construction require compatibility with the surrounding buildings. Compatibility is measured by comparing the design elements and architectural features of the proposed building to the surrounding buildings. This does not mean that the new building must match its surroundings, only that it be compatible and not detract from the significant historic elements of the area. The elements used to measure compatibility are listed below with a description of the standard.

1. **Setback:** Setback is the distance a building is located from property lines. Buildings in historic districts often share a common front and side setback. Commercial buildings are generally set directly on property lines, creating a wall effect. In locating new buildings, the side and rear setbacks should be maintained and aligned with the facades of surrounding historic buildings.

2. **Proportion of openings:** Window openings in historic districts often share similar size, spacing, and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, they are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion and spacing of openings on adjacent buildings should be maintained.
3. **Horizontal Rhythms:** Repeated elements on neighboring buildings are characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of window and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.
4. **Roof forms:** Similar roof form and pitch are characteristics in many historic buildings, early all residential buildings in districts have pitched roofs, with gable or hip the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapet. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings should be required for new residential construction, and flat roofs with the roof plane hidden from view on the front facade should be required for commercial construction.
5. **Mass:** Mass relates to the height, width and depth of a building and its elements. A building is often composed of several different massings – think of it as a compilation of various building blocks. If there are similar massings in the area this should be taken into account.
6. **Materials:** Certain materials are characteristic of historic districts. Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.
7. **Details:** Facia, soffit, eave and cornice trim, porch railings and brackets and other decorative details can provide a pattern and scale to historic buildings and areas.
8. **Proportion:** Proportion is the ratio of one dimension to another. Individual elements of the building, such as windows, doors and additions, should be proportional to each other and the building.
9. **Scale:** refers to the apparent relationship between two entities, such as the relationship between the size of an addition and the building to which it is attached.
10. **Rhythm:** On the facade of a building a rhythm can be created by the alternating of wall (solid) and window (void). On the streetscape, a rhythm is created by the alternating of building and open space. It is important to be sensitive to these patterns.
11. **Climate Control Elements:** Raised foundations, overhanging eaves, porches, awnings, orientation of the building and other features were historically incorporated into our historic structures and provide a common character to the streetscape.
12. **Landscaping Elements:** Specific types of native vegetation such as live oaks, shrubs, or expanses of grassy lawns may predominate in an area. Architectural elements such as fences, walls, garden architecture, outbuildings, or vine-covered trellises and pergolas often contribute to the visual continuity in our historic neighborhoods.

**Guidance from Land Development Code (LDC)**

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.

**Staff Analysis:**

New construction should not dramatically alter the historic setting of the neighborhood. The proposed building will be unique compared to the surrounding buildings given that the surrounding developments include a parking garage (west), railroad track (south), and a commercial building with a cottage architectural style that was built in 2002 (north). There are three other buildings on the block: 221 N Baker Street which is an office building with residence constructed in 2002; 220 N Baker Street which is a residence constructed in 1992, and 152 W 3rd Avenue which is a residence constructed in 1920 but has been converted to an office building.

LDC Section 3.4.7 (5)(a), states that buildings shall be set back from property lines consistent with existing adjacent or nearby buildings so as to provide a uniform frontage and spacing without blocking reasonable visibility of existing buildings. Based on approximate measurements from aerials, the eastern elevation of 152 W 3rd Ave is 12 feet from Baker Street; 211 N Baker is 46 feet from Baker Street; and 220 N Baker is 19 feet from Baker Street. The existing buildings average about 26 feet from Baker Street and he site plan shows proposed building will be setback approximately 30 feet from Baker Street.

The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials. The proposed building does not embody the commercial vernacular style but the subject property is not situated in an area developed with commercial vernacular buildings.

The building has two, slightly-slopped, flat roofs with visible roof planes. The roof features a standing seam metal roof. The other buildings on the block have gable and cross gable roofs but also have a residential aspect to their development. The guidelines state that Roof designs should be compatible with surrounding buildings and flat roofs with the roof plane hidden from view on the front facade should be required for commercial construction.

The exterior building has fiber cement horizontal siding and fiber cement board and batten. Although less common than horizontal wood siding, board and batten is a characteristic of frame vernacular residences. The other buildings on the block also have horizontal siding and this material is characteristic of the historic review area.

The building does not currently reflect any windows which is inconsistent with the surrounding properties but the commercial design guidelines will require the building to provide 20-33% of windows on its western façade. The addition of windows will provide a consistent proportion of openings; appropriate proportions and rhythms; and general compatibility with the other buildings on the block.

The building will have a single tenant but still has a distinct first and second floor. The second floor features a cable railing. Both stories feature wood columns and trim bracing to provide massing.

The building will emulate historic features while still having the appearance of being a new building. This meets the criteria for new construction for the Department of the Secretary of Interior, which does not want new buildings to be mistaken as historic. New buildings are to match the character of the area while creating their own new stamp on the district.

The Mount Dora Historic Design Guidelines requires new construction to complement historic architecture. The new building should not imitate historic buildings but should have significant themes to match the district. The proposed building will have features to meet the intent of the historic district's design guidelines.

**Staff Recommendation:**
Staff finds the request consistent with the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines, as required in Land Development Code (LDC) Section 3.6.4 (2) (a), and the standards for visual compatibility defined in LDC Section 3.6.4 (2) (b) and recommends approval of the application with the condition that the development obtain site plan approval during which the building demonstrates compliance with all applicable Land Development Code regulations pertaining to building design. Specifically, the Applicant will need to demonstrate compliance with the following requirements:

1. Pursuant to LDC Section 6.13.3 (1) (b) (2), Windows comprising a minimum of 33 percent of the affected façade. **Staff Comment: The 33% windows are missing and unclear. There are no windows shown in the design.**
2. Pursuant to LDC Section 6.13.3(1) (j) (2), Blank wall areas. Blank wall areas shall not exceed ten feet in the vertical direction nor 20 feet in the horizontal direction of any primary facade. For facades connected to a primary facade this shall apply to a minimum of 33 percent of the attached facade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern and spaced at intervals of six feet or less. Relief and reveal work depth must be a minimum of one-half inch. Landscaping may be used to assist in reducing the blank wall area. Such landscaping shall not be in lieu of architectural treatment. (See Illustration 9 and 10). **Staff Comment: This design element is unclear.**
3. Pursuant to LDC Section 6.13.3(9) (a), Decorative lighting fixtures in keeping with the architecture style shall be used for commercial wall mount lighting and parking lot light poles. Exterior lighting shall be in accordance with the lighting design standards of this code. **Staff Comment: Exterior lighting fixtures are missing.**
4. Pursuant to LDC Section 6.13.3 (2) (d), roofs utilizing less than or equal to a two to 12-pitch unless utilizing full parapet coverage are prohibited. **Staff Comment: The roof pitch is missing and unclear.**
5. Pursuant to LDC Section 6.13.3 (8) (b), Pedestrian ways, linkages and paths shall be provided from the building entry(s) to surrounding streets, external sidewalks, and outparcels. Pedestrian ways shall be designed to provide access between parking areas and the building entrance(s) in a coordinated and safe manner. Pedestrian walkways shall be a minimum of five feet wide. **Staff Comment: Public pedestrian walkway will need to be taken in account for access to the rear parking deck existing stairs (refer to attached Gaslight District Replat "*5 feet wide pedestrian trail easement.*")**

**Update for April 4, 2023 Meeting:**

At the March 22, 2023 meeting, the Historic Preservation Board discussed the application and requested that the Applicant to update the elevations to:

1. Depict more windows on the façade to ensure compatibility with the rhythm of solids to voids on the front façade; rhythm of buildings on streets; proportion of openings; and other criteria established in LDC 3.6.4 (2) (b) which requires exterior architectural to be visual compatibility with adjacent, neighboring or visually related buildings, structures, sites and streetscapes;
2. Revise the proposed columns to be less country-western style and more craftsman, possibly by removing the 45° bracket or wrapping the columns; and
3. Revise the proposed doors to be more consistent with the craftsman style in lieu of the originally proposed cross buck design.

The Applicant has submitted revised elevations which include:

1. Columns and doors more in line with the frame vernacular architecture style;
2. Windows added to the façade;
3. A revised roof more in line with the commercial vernacular style, as required by the guidelines which states that commercial development shall have flat roofs with the roof plane hidden from view on the front façade; and
4. Added light fixtures.

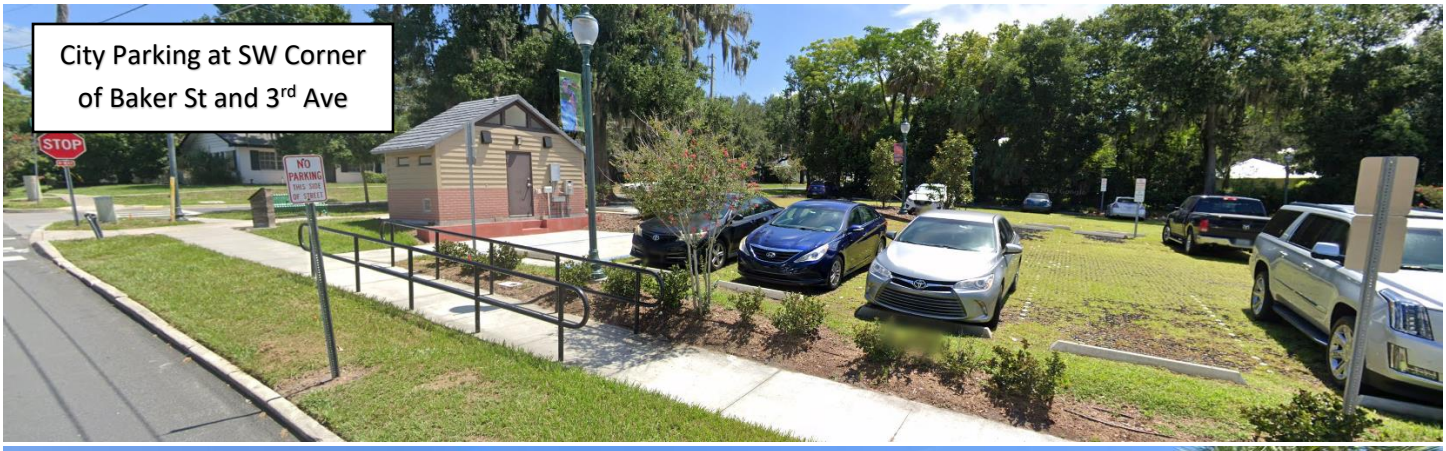
Original vs. Revised Doors

Original vs. Revised Columns

**Attachments:**

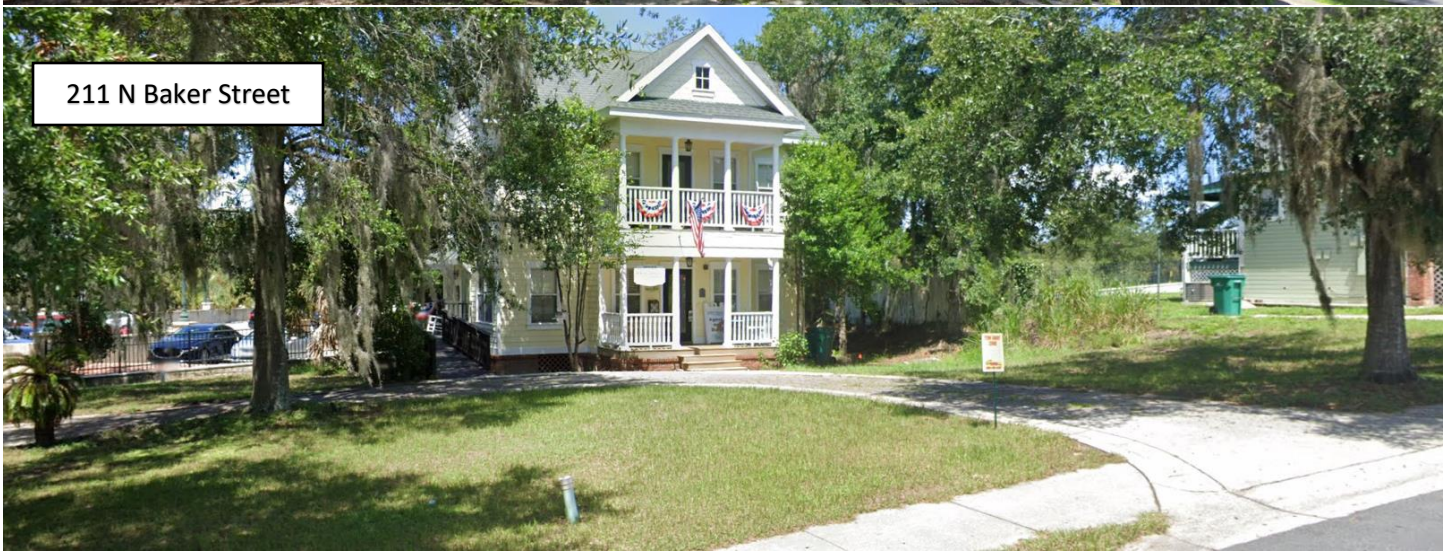
Vicinity Map
Photos
Gaslight District Replat
Revised Elevations
Additional Visuals

# Vicinity Map


City Parking at SW Corner of Baker St and 3rd Ave
STOP
NO PARKING

152 N Baker Street

220 N Baker Street

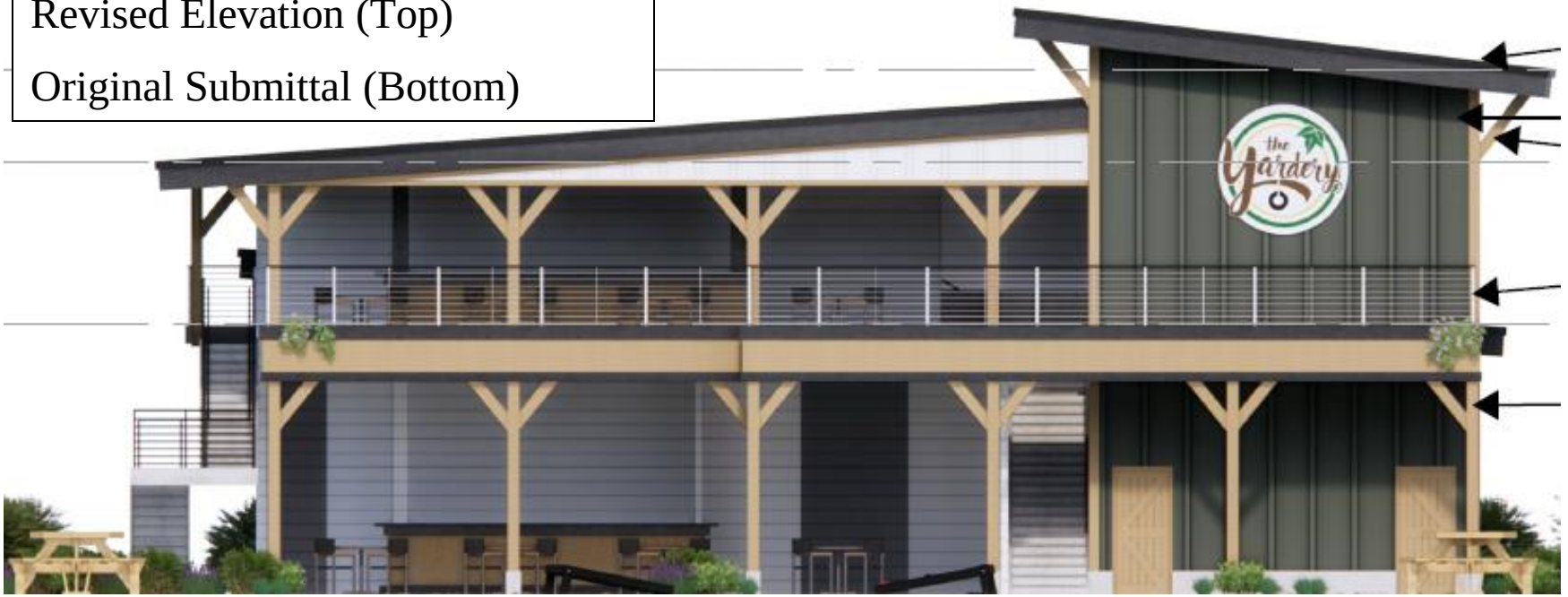

211 N Baker Street

Revised Elevation

Revised Elevation

Revised Elevation (Top)

Original Submittal (Bottom)



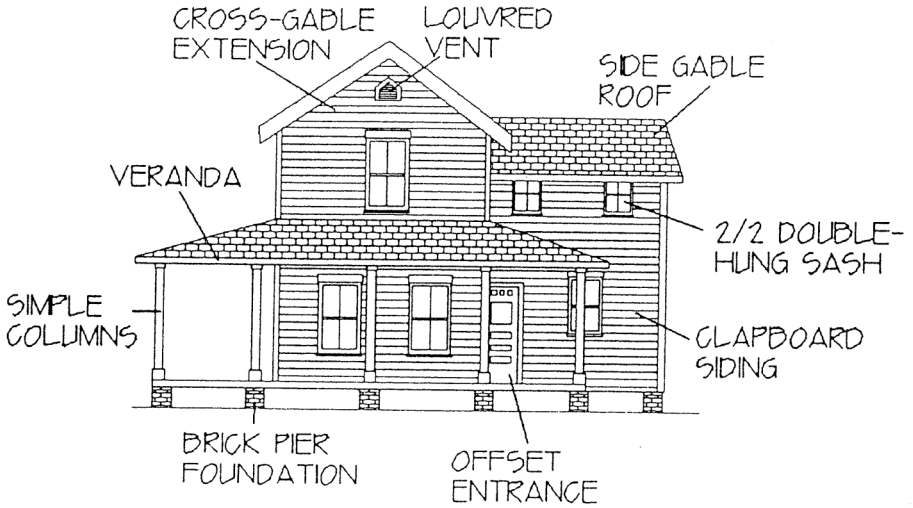
Side by Side Comparisons

## RESIDENTIAL ARCHITECTURAL CLASSIFICATIONS

### FRAME VERNACULAR

Frame Vernacular buildings are typically one or two stories in height, with a balloon frame structural system built of pine. They have a regular plan and are mounted on masonry piers, most often made of bricks. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Early versions often have gable or hip roofs steeply-pitched to accommodate an attic. Horizontal wood weather-board, drop siding, and wood shingles are common exterior wall fabrics. Often em-ployed as original roof surfacing materials, wood or pressed metal shingles have nearly always been replaced by composition shingles in a variety of shapes and colors. The façade is often placed on the gable end, making the height of the façade greater than its width. Porches are also a common feature and include one-and two-story end porches or verandas.

Windows are generally double-hung sash with multi-pane glazing. Decoration, gener-ally limited to ornamental woodwork, includes a variety of patterned shingles, turned porch columns and balustrades, and knee braces and exposed rafter ends under the eaves.




**CHARACTERISTICS:**

| | | |
|---|---|---|
| 1. | PLAN | Regular, rectangular |
| 2. | FOUNDATION | Pier, brick, or concrete |
| 3. | HEIGHT | Two stories, post –1920 one-story |
| 4. | PRIMARY EXTERIOR MATERIAL | Horizontal wood siding, less common wood shingles |
| 5. | ROOF TYPE | Gable, hip |
| 6. | ROOF SURFACING | Sheet metal, composition shingles |
| 7. | ORNAMENTATION | Simple, usually jig-sawn woodwork on porches or around eaves, corbelling on chimneys |

Example 1.

148 N. Highland Avenue

Example 2.

211 N. Highland Avenue

Example 3.

132 Agnes Street

# • FLORIDA WOOD VERNACULAR •

## General Characteristics

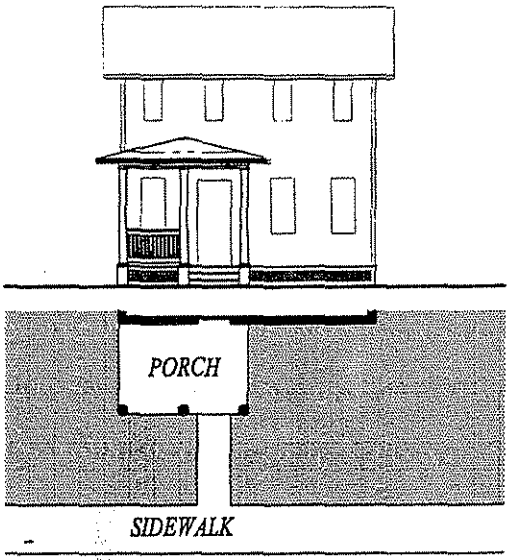
- Roofs of the primary structure are typically gabled with a slope between 6:12 and 12:12
- Roofing materials consist of metal, standing seam or "V" crimp, asphaltic shingles or wooden shakes.
- Roof overhangs are typically deep, between 2'-4', and have exposed rafter tails. Fascias on the gabled ends are deeper than those exposed along the running eave edge.
- When attic spaces are desired, they are vented at the gable ends underneath the ridge and/or where the rafters meet the wall along the running eave edge.
- Generally, the massing of the Florida Wood Vernacular home is vertically proportioned and 2 stories. Where possible roofing rafters should be exposed to the interior to allow for greater interior voulme on the second floor.
- The exterior finishes are almost always horizontal wood lap-siding. The siding should have between 4"-6" exposed to the weather and is terminated with vertical corner boards at building edges.
- Doors and windows are vertically proportioned with wooden sorrounds and sills. Horizontally proportioned openings are made of a grouping of vertical windows. Windows are usually double-hung with no light divisions in the top or bottom sash.
- Porches are obligatory and in many cases wrap around the front facade and continue at some length along the side facade. The porch roof is supported by posts which are placed to create a vertical or square opening between them. Porches in this genre are typically quite deep and occupy a large percentage, if not all, of the ground floor elevation. The porch roof may be of a different slope than that of the primary building however detailing and overhangs should be consistent.
- The entire Florida Wood Vernacular house sits on a continuous, typically skirted, base. The base actually conceals a crawl space to allow for access and ventilation to the underside of the building.
- Other Architectural styles which could be considered in this genre include Victorian, "Carpenter Gothic", Cracker, and Shingle styles.

• FLORIDA WOOD VERNACULAR •

Defining Elements

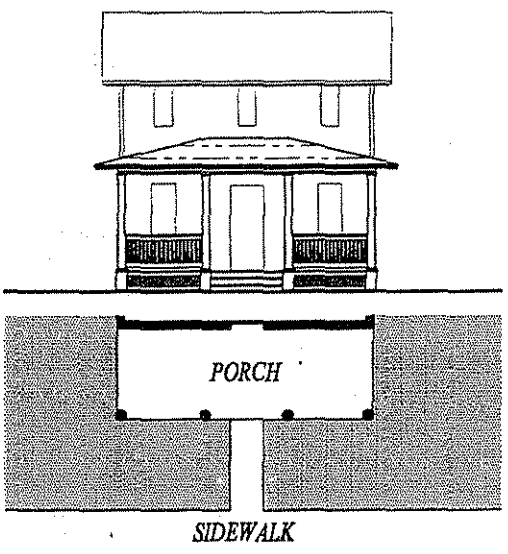
# • FLORIDA WOOD VERNACULAR •

## Porch Types



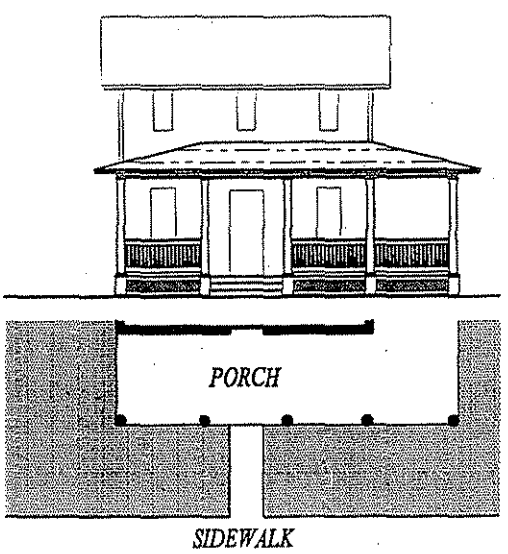

SMALL PORCH

1 or 2 story front porch that covers a minimum of 50% of the front facade and encroaches the full allowable depth into the building's front setback.




LARGE PORCH

1 or 2 story front porch that covers a minimum of 80% of the front facade and encroaches the full allowable depth into the building's front setback.



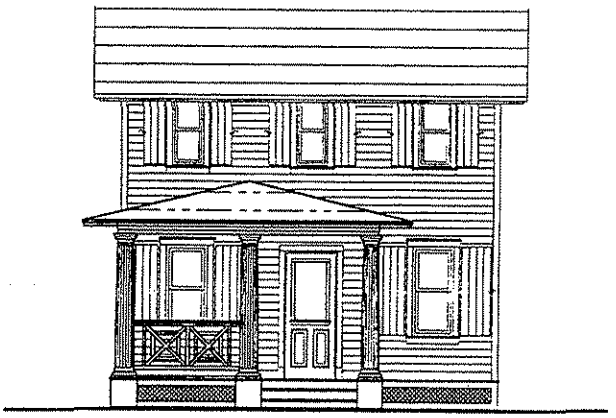

CORNER LOT PORCH

1 or 2 story front porch that covers a minimum of 50% of the front facade and extends at least two column bays along the side street facade (at corner lots only). This porch also encroaches the full allowable depth into the building's front and side setbacks.

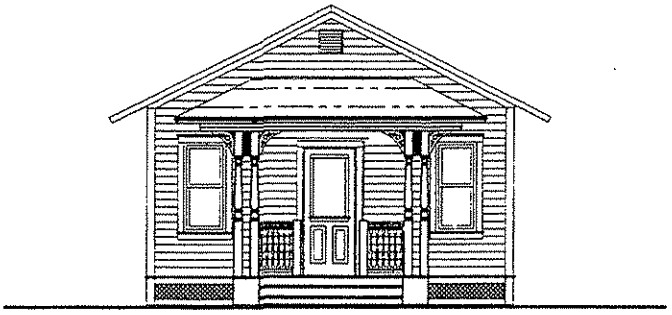
# • FLORIDA WOOD VERNACULAR •

## Small Porch Types

SMALL PORCH TYPE 1
1 story porch with chamfered wood posts, hip roof, and tapered wood spindles

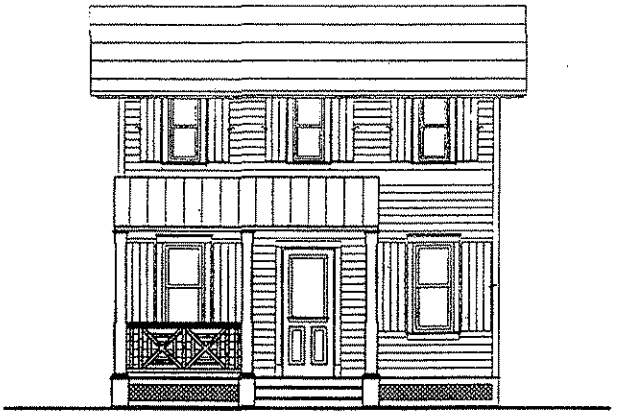


SMALL PORCH TYPE 2
1 story porch with fluted Doric columns, thin continuous fascia, and decorative wood balustrade

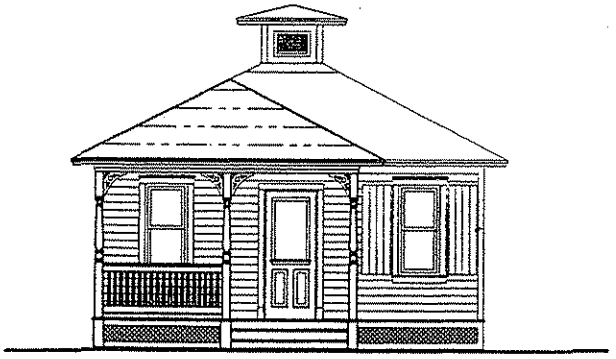


SMALL PORCH TYPE 3
1 story porch with coupled turned posts, turned wooden spindles, and decorative wooden brackets

SMALL PORCH TYPE 4
1 story porch with smooth rounded columns, exposed rafter tails and tapered wooden spindles



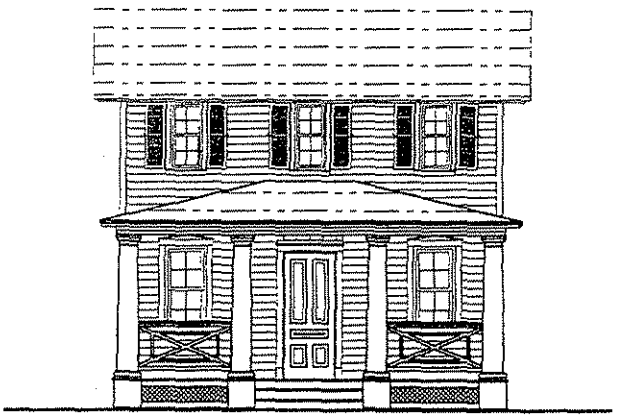
SMALL PORCH TYPE 5
1 story porch with metal shed roof, chamfered wooden posts, and decorative wooden balustrade



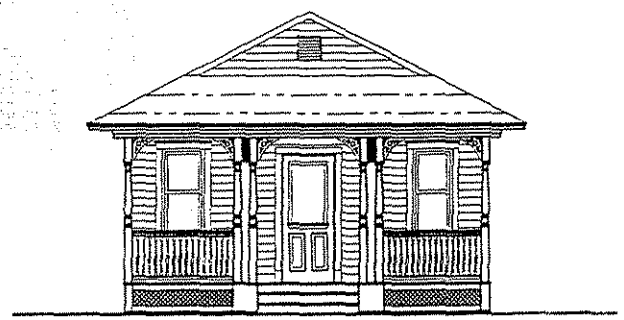
SMALL PORCH TYPE 6
1 story porch with hip roof, turned wooden posts with decorarive brackets, and tapered wooden spindles

## Large Porch Types

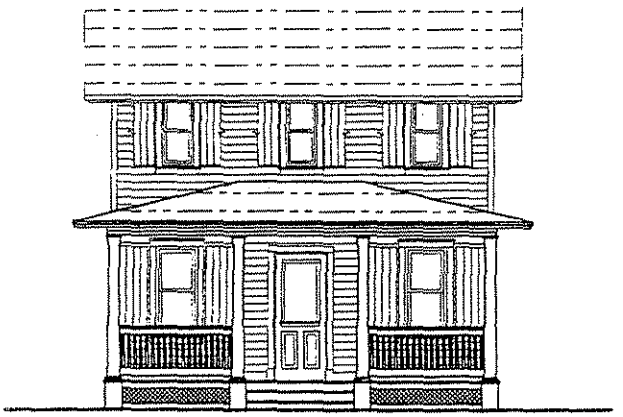
LARGE PORCH TYPE 1
1 story porch with fluted Doric columns, hip roof, and decorative wooden balustrade



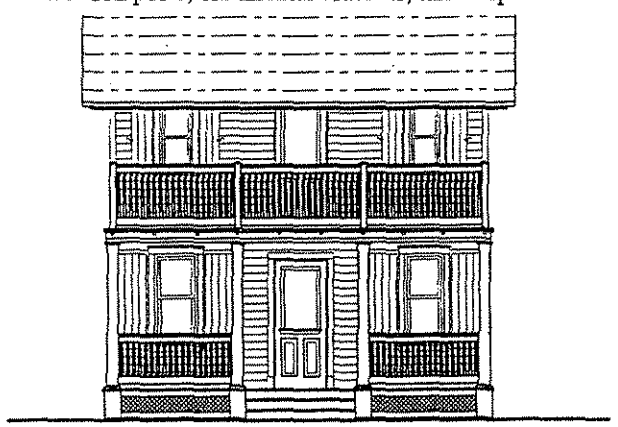
LARGE PORCH TYPE 2
1 story porch with smooth rounded columns, hip roof, and decorative wooden balustrade



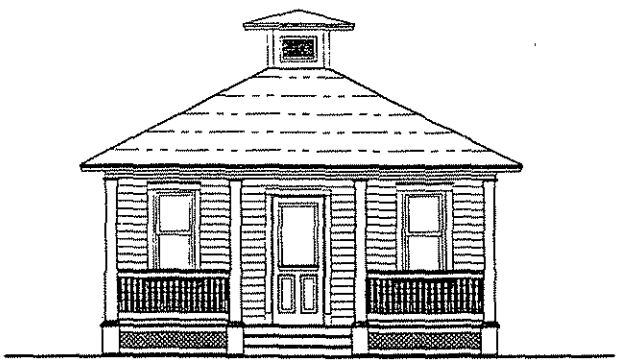
LARGE PORCH TYPE 3
1 story porch with "Clipped" gable roof, turned wooden posts, ornamental brackets, turned spindles



LARGE PORCH TYPE 4
1 story porch with chamfered square posts, tapered spindles, and a hip roof

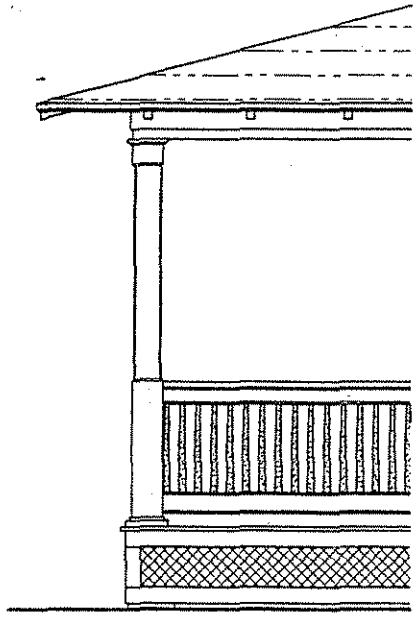


LARGE PORCH TYPE 5
2 story porch with chamfered square posts and tapered wooden spindles

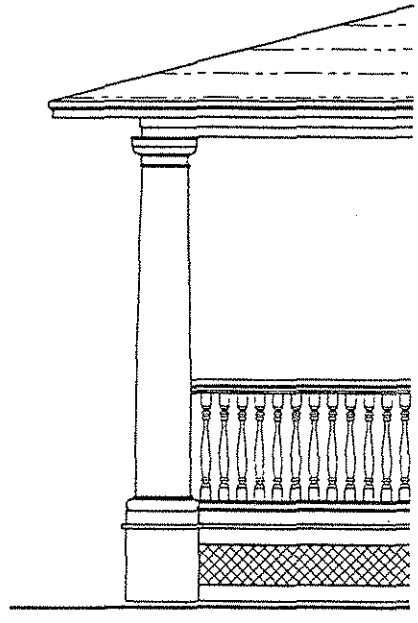


LARGE PORCH TYPE 6
1 story porch with chamfered square posts, hip roof, and tapered wooden spindles

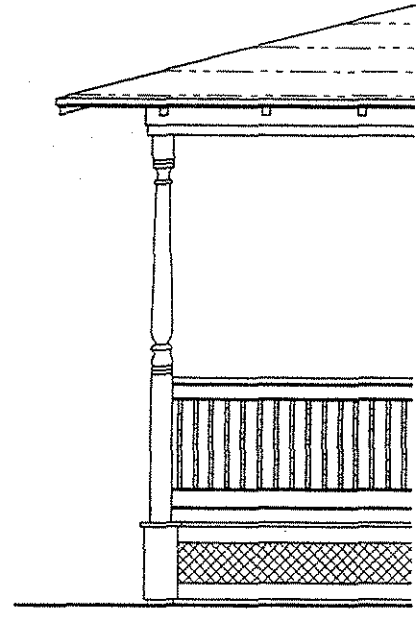
## Porch Elements



Porch with square wooden posts, exposed rafter tails at the eave, and tapered wooden spindles



Porch with rounded smooth columns, continuous fascia at the eave, and turned wooden spindles

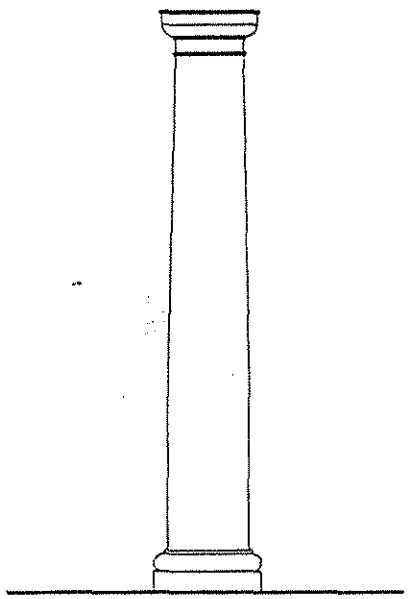


Porch with turned wooden posts, exposed rafter tails at the eave, and round wooden spindles

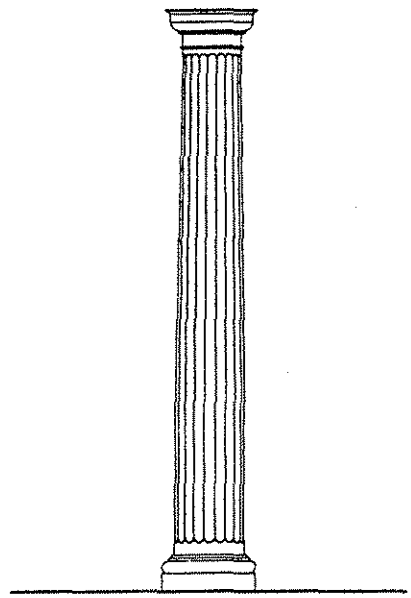
• FLORIDA WOOD VERNACULAR •

## Columns, Posts, and Piers

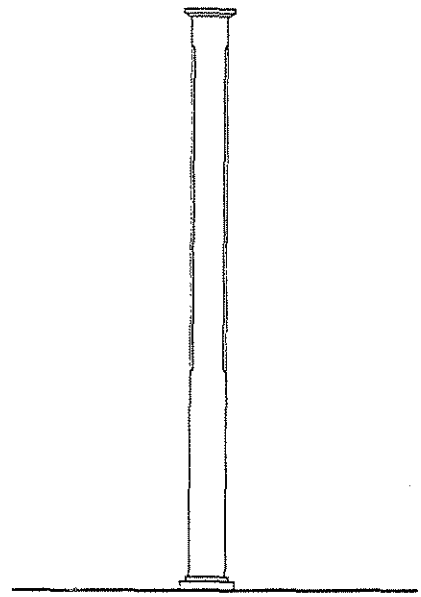
Vertical support members appropriate for the Florida Vernacular house.



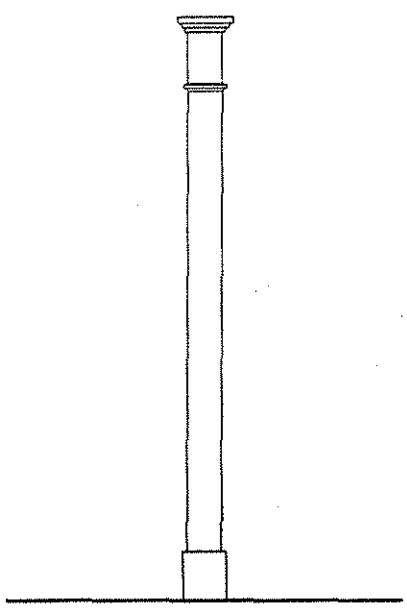
Rounded
smooth Tuscan column



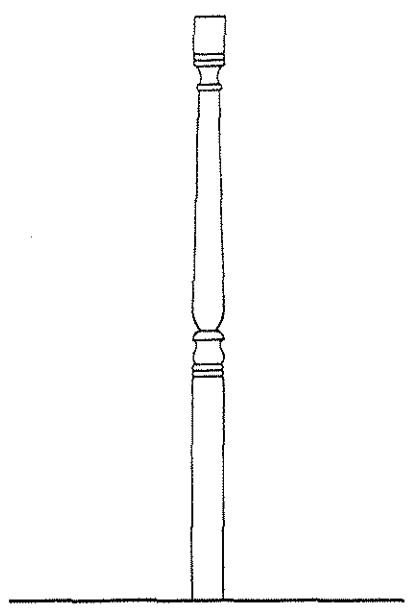
Rounded
fluted Doric
column



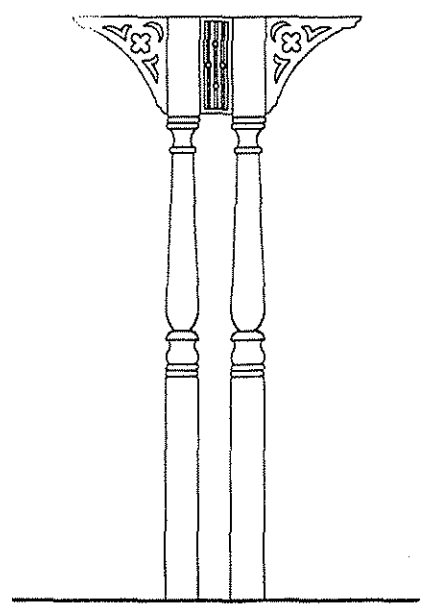
Square wooden
post with
chamfer



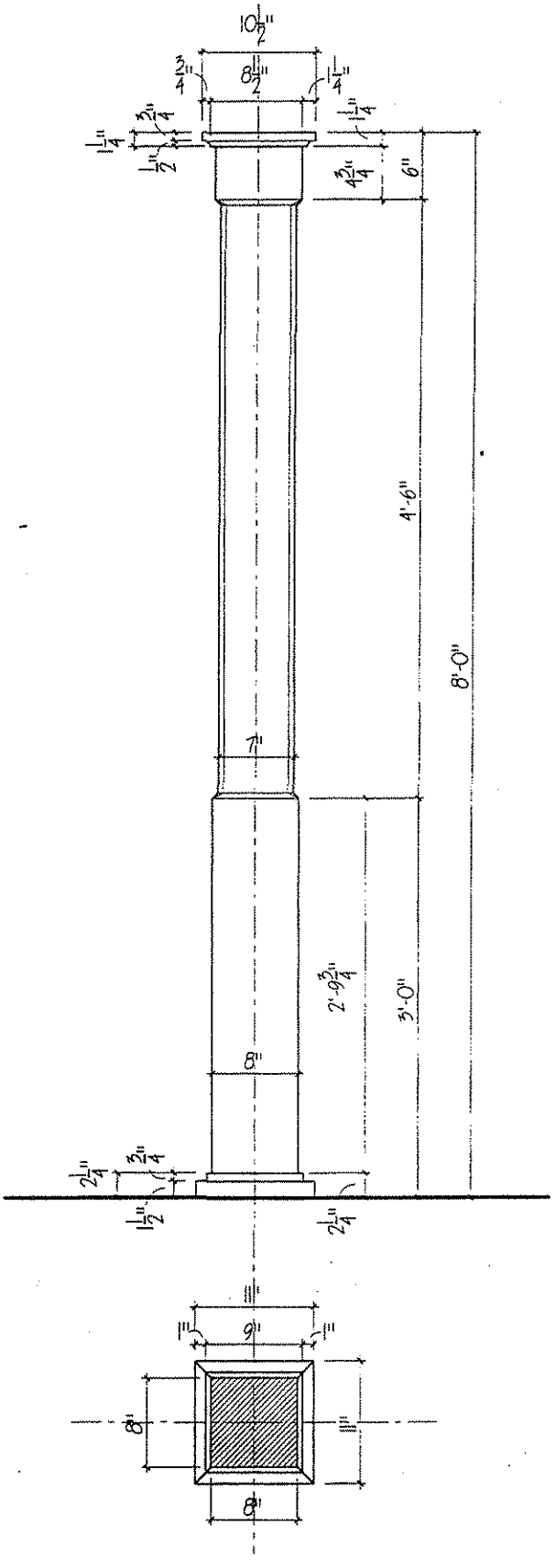
Square
wooden post
with collar



Turned
wooden post

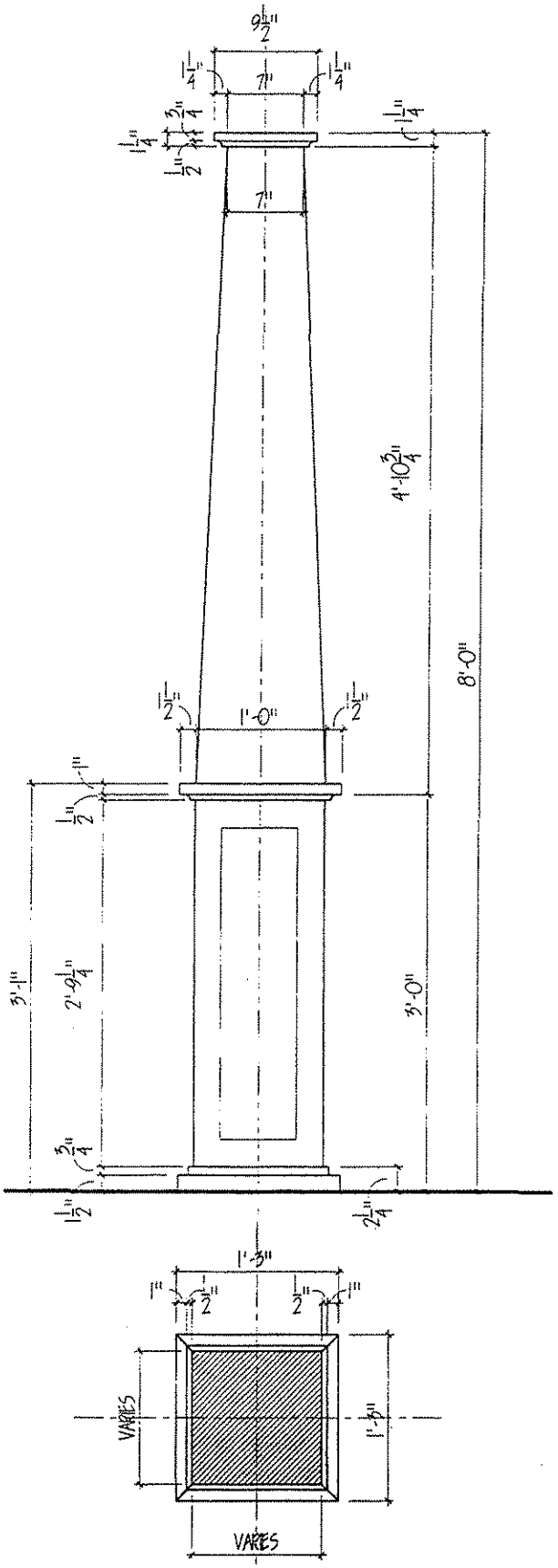


Coupled
turned wooden posts with
ornamental brackets




SQUARE CHAMFERED POST

SCALE: 3/4"=1'-0"




TAPERED POST WITH PEDESTAL

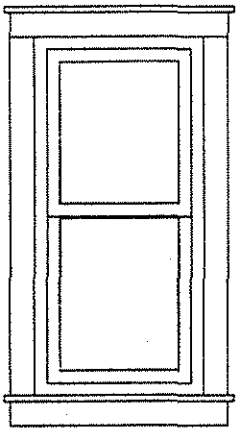
SCALE: 3/4"=1'-0"

## • PORCH POSTS •

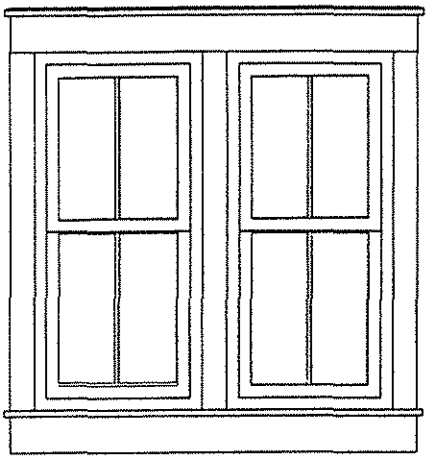
## • FLORIDA WOOD VERNACULAR •

### Doors and Windows

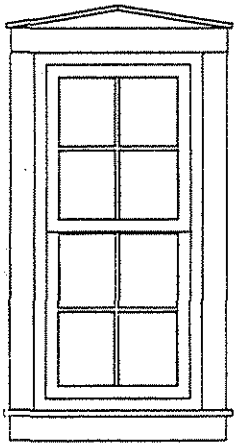
Appropriate doors and windows for the Florida Vernacular house.



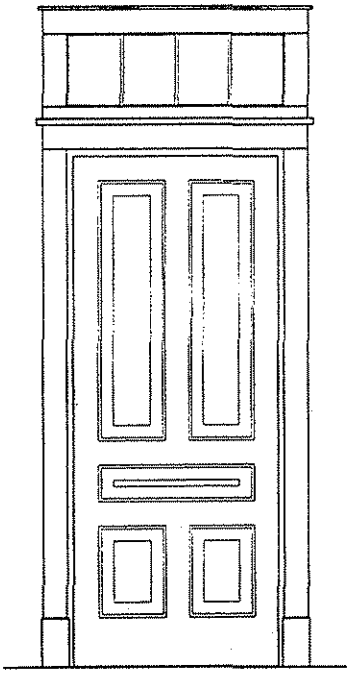
Double-hung
single light
per sash



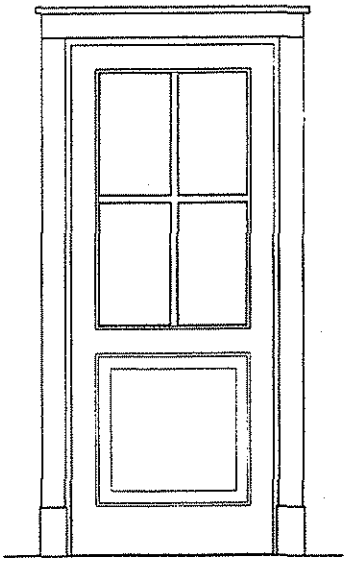
Grouped double-
hung with
divided sash



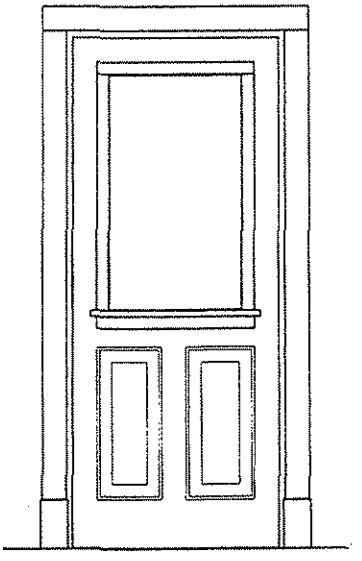
"4 over 4"
Double-hung with
pedimented frame



Solid 5-paneled
door with fixed
transom lights



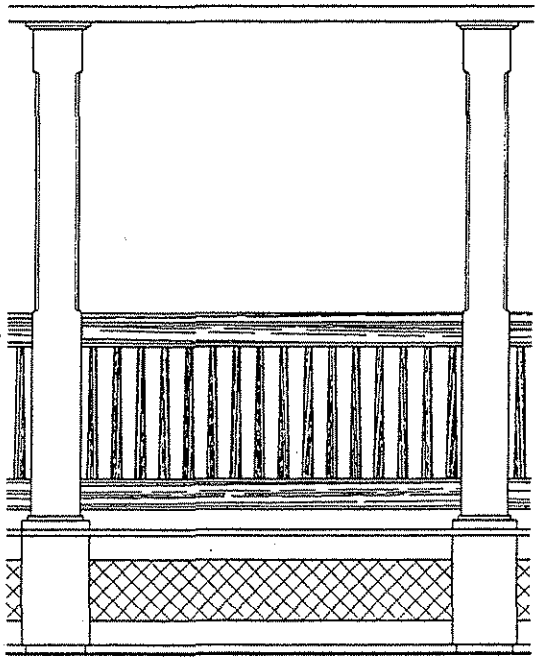
Door with
fixed glass and
4 lights



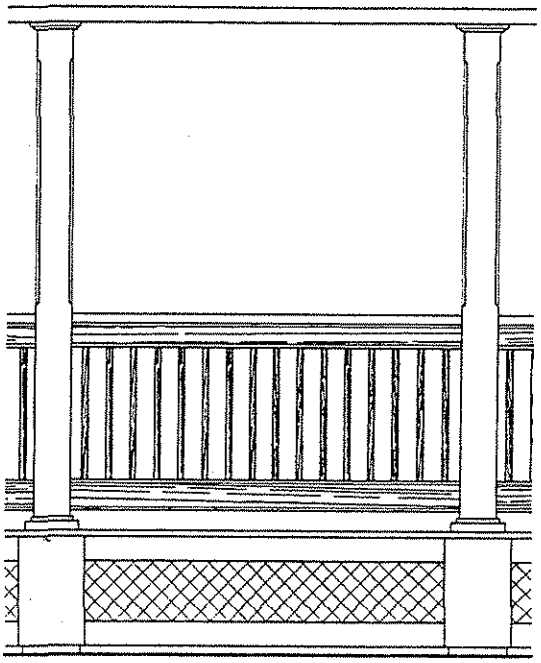
Simplified frame
with fixed,
undivided glazing

## Railings and Balustrades

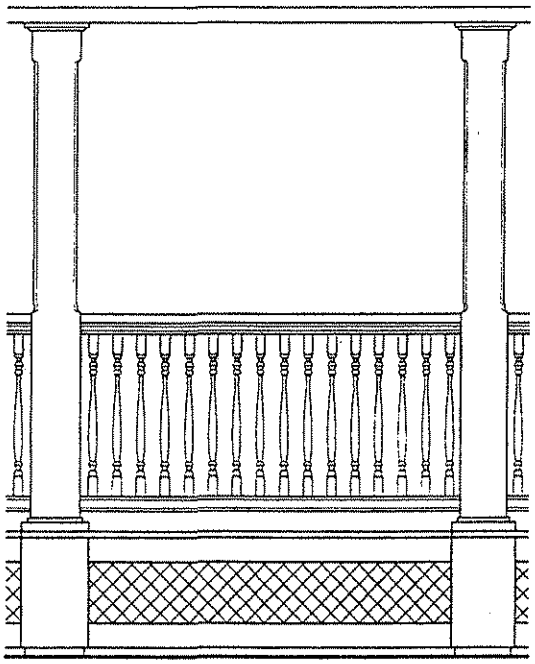
Appropriate railing and spindle designs for the Florida Wood Vernacular house.



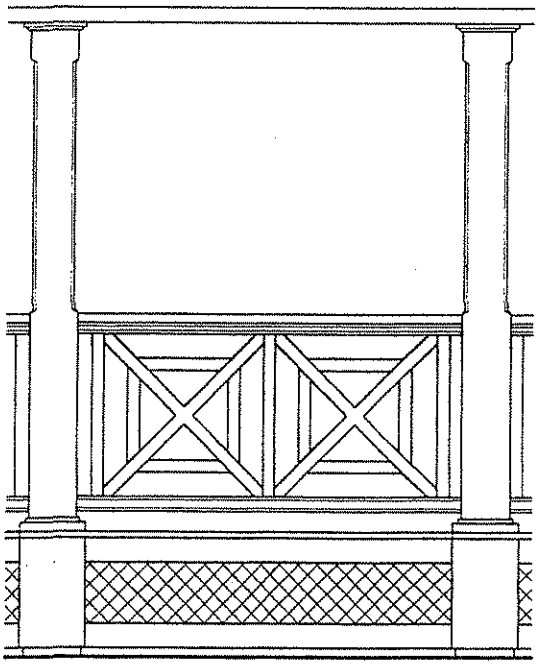
Tapered
square spindles



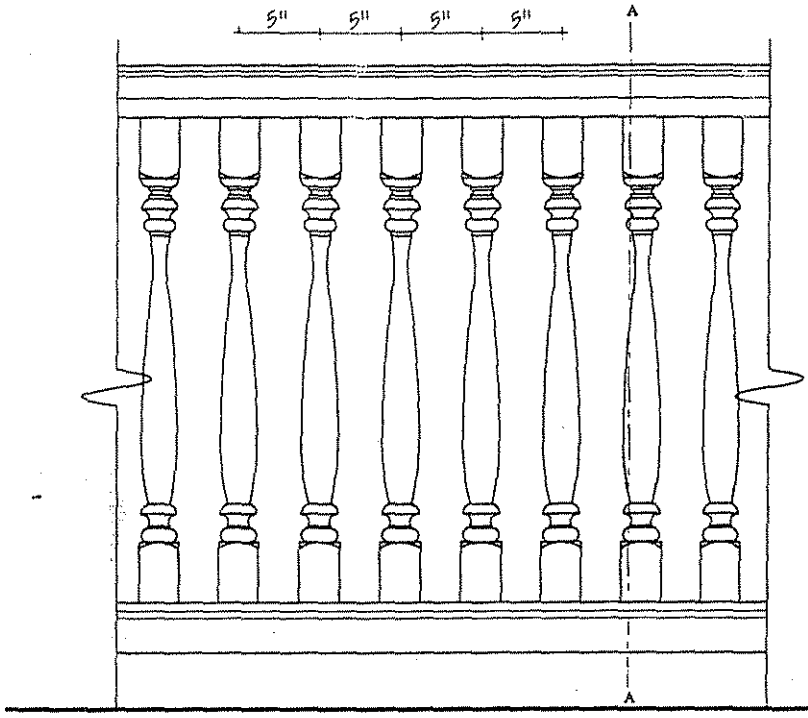
Straight
square spindles



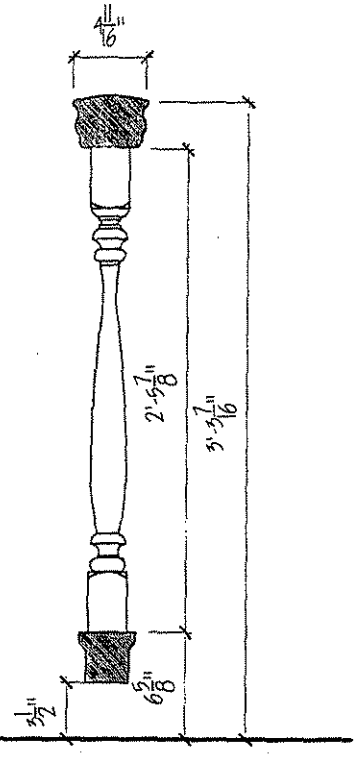
Turned spindles



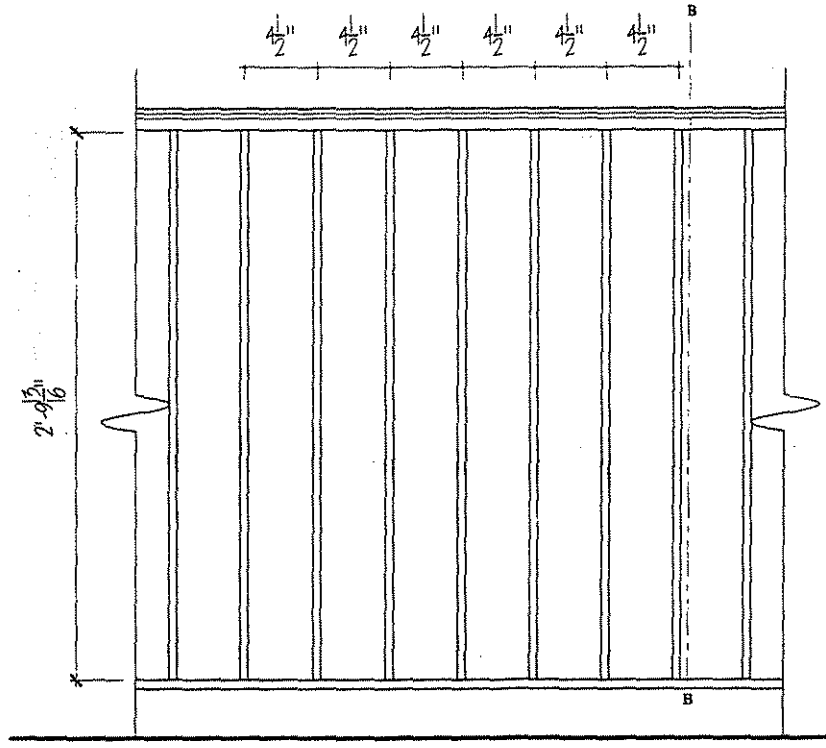
Decorative
wooden
balustrade



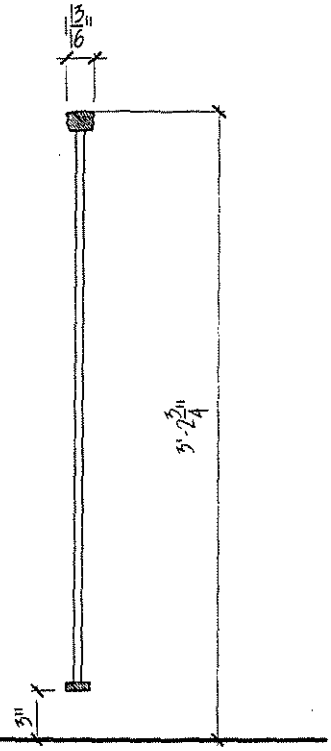

PARTIAL RAILING ELEVATION
SCALE: 1"=1'-0"




A-A
SCALE: 1"=1'-0"




PARTIAL RAILING ELEVATION
SCALE: 1"=1'-0"

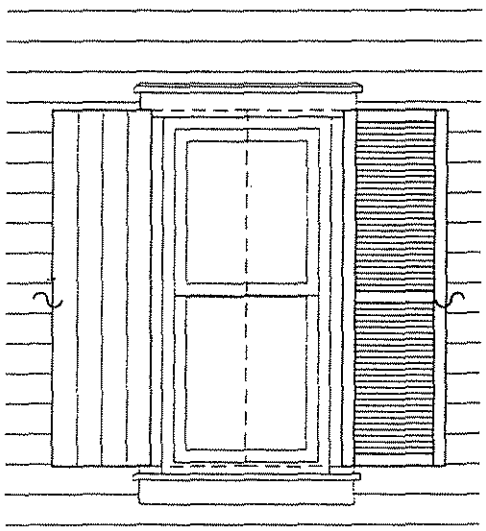



B-B
SCALE: 1"=1'-0"

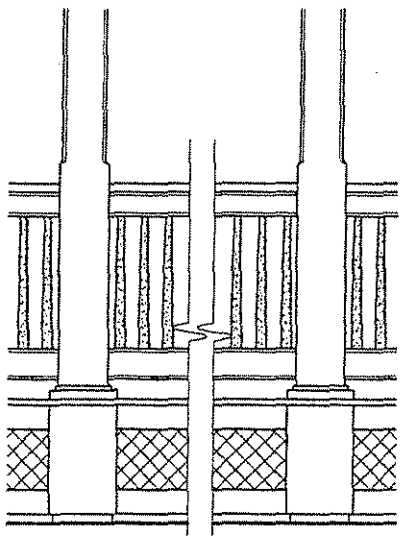
## • PORCHES: HANDRAILS & SPINDLES •

## Shutters, Surrounds, and other Details

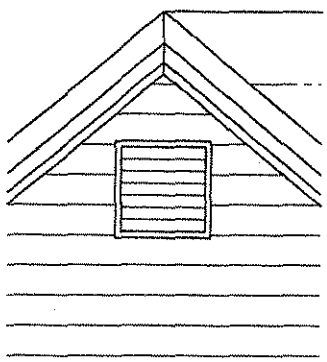
Various motifs and elements of the Florida Vernacular house.



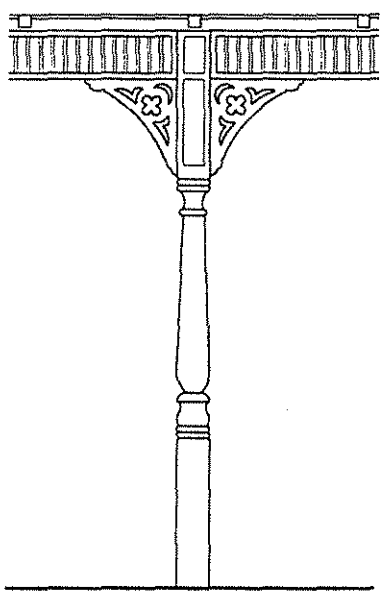
Operable wooden board or louvered shutters sized to the window



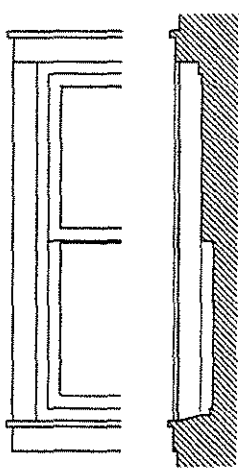
The latticed base or *skirt* is quite common



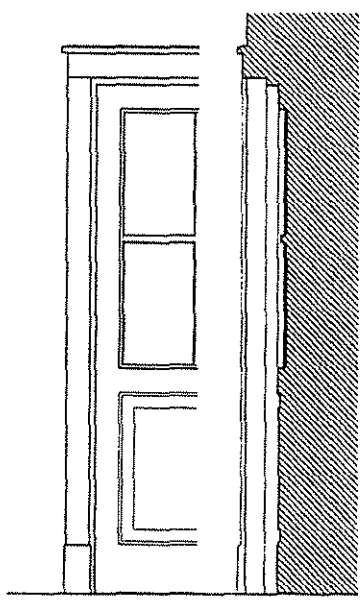
Louvered attic vent



On some occasions porch articulation includes ornate brackets and spindlework



A common window surround in elevation and profile

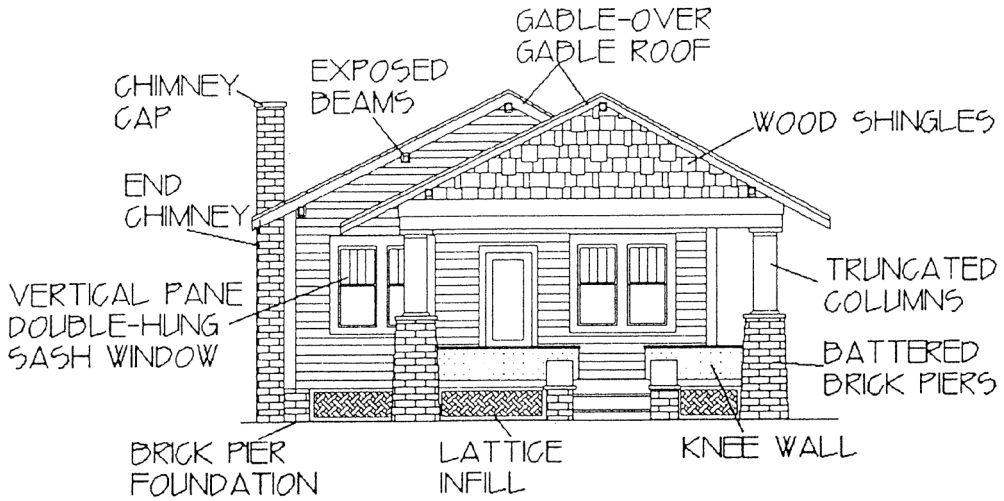


A common door surround in elevation and profile

## RESIDENTIAL ARCHITECTURAL CLASSIFICATIONS

### BUNGALOW STYLE

The most prominent characteristic of the Bungalow style is its lack of height. With rare exceptions the Bungalow is a one or one-and-one-half story building with a shallow-pitch roof. "Camelbacks" or "airplanes," terms used to describe a second story often found on more elaborate examples, typically display a gable roof and linear form, and create more living space and additional natural interior lighting. Although side-facing and front-facing gable roofs were common design features, some elaborate models display a complex roof structure. The typical Bungalow has two rooms across the main façade, emphasizing horizontality at the expense of height. The porch, an integral part of a Bungalow, generally complements the main block. Masonry piers on which the porch rests are continued above the sill line and serve as part of the porch balustrade. The piers are surmounted by short wood columns upon which sit porch roofing members. The choice of exterior sheathing materials vary from log, wood shingle and drop siding, stucco, and stone veneers. Fenestration is consciously asymmetrical, although small windows typically flank the chimney. Double-hung sash windows frequently appear in groups of two or three, with upper sashes divided into several vertical panes. Other features include dormers, carved rafter ends, and knee braces.



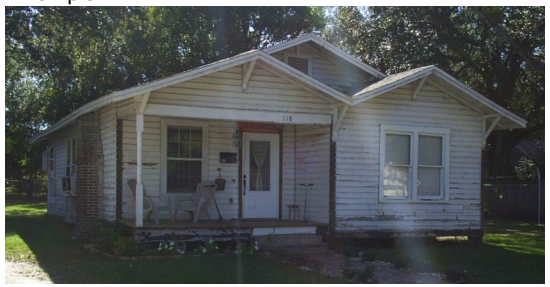

**CHARACTERISTICS:**

| | |
|---|---|
| 1. PLAN | Regular, rectangular, usually oriented with the narrow side facing the street |
| 2. FOUNDATION | Brick pier or continuous brick or concrete block |
| 3. HEIGHT | One story, belvedere, two stories |
| 4. PRIMARY EXTERIOR MATERIAL | Horizontal wood siding, shingles, less frequent stucco |
| 5. ROOF TYPE | Gable main roof over gable porch roof, shed dormers frequent secondary roof type, less frequent multiple gable, belvedere |
| 6. ROOF SURFACING | Composition, asbestos shingles |
| 7. ORNAMENTATION | Simple, exposed structural elements (ridge beams, truss work, rafters, purlins) knee braces, battered porch piers, tapered chimneys. |

Example 1.

206 N. Highland Avenue

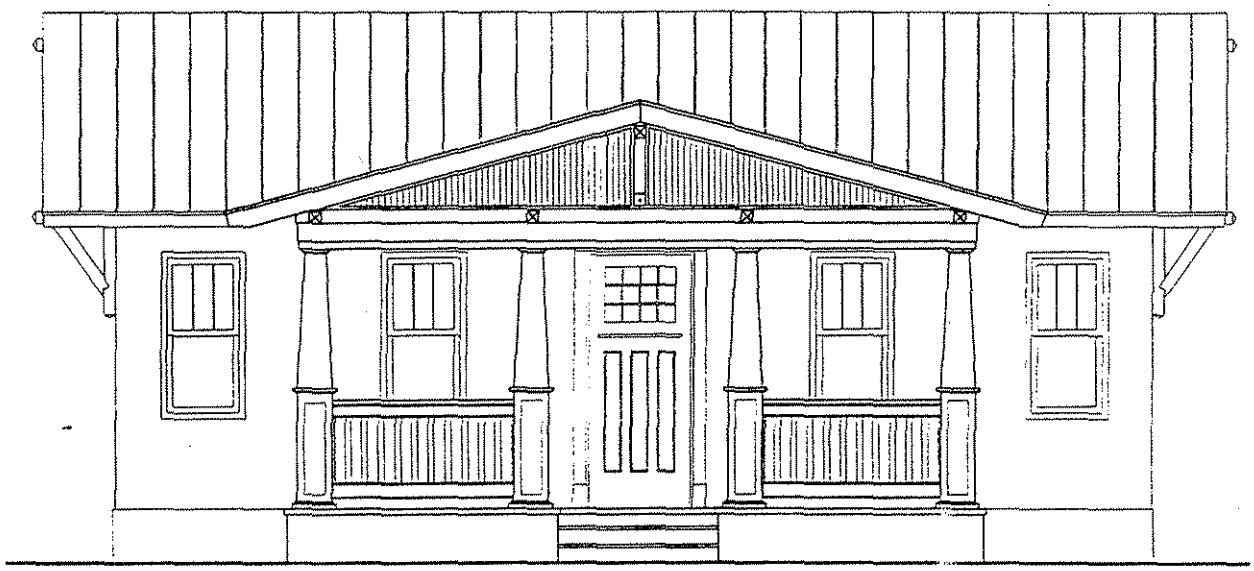
Example 2.



118 W. Newell Street

Example 3.

238 N. Highland Avenue



## • FLORIDA BUNGALOW •

### General Characteristics

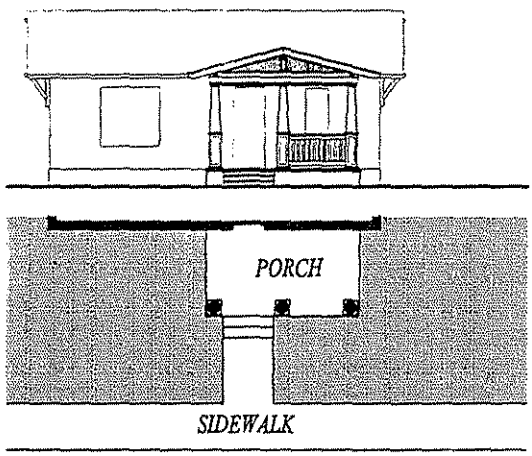
- Roofs of the Bungalow are predominantly gabled with shallow slopes ~ 3:12 to 6:12.
- Roofing materials are mostly asphalt shingles although metal is appropriate.
- Deep overhangs are characteristic as well as exposed rafter tails and support joinery. Typically at a gable's end there are substantial wooden support brackets.
- The Florida Bungalow house, like the Mediterranean Revival, is eclectic in its origins and detailing. Generally the house is one or one and one-half stories tall and maintains a low profile. It is typically moderate in size yet delivers a prominent street presence with its porches and detailing.
- Exterior finishes are primarily wood and masonry. Although stucco is a common wall finish, variations of wood siding and shingles give the bungalow its true Craftsman aesthetic. Masonry and stone are used extensively for a building's base, steps, and the pedestal for porch columns. Wooden brackets, railings, balustrades, and tapered columns are all very common elements.
- Windows and doors are square or vertically proportioned and are almost exclusively double-hung. In character with the Craftsman or Prairie style, windows will typically have multiple vertically divided lights Many times the top sash alone will be divided with the bottom sash remaining whole. Window and door surrounds are wood and can be quite elaborate.
- Front porches are a very important element in the whole Bungalow composition. In addition to their usefulness as an important neighborhood device, the front porch is the opportunity to articulate and ornament an otherwise straightforward box. The porch, when it is the full width of the house, can share the roof of the primary structure. When under the primary roof, typically shed or "sleepy" dormers are provided to add light into the roof space. This condition occurs when the ridge of the roof is running parallel to the street.
- The Florida Bungalow house sits on a continuous stone or masonry base which becomes an integral and defining element throughout the facades. Rarely are rounded columns used. Tapered wooden posts or masonry piers are the most common vertical support members.
- Variations of this style could include Prairie, Craftsman or "Stick" style.

• FLORIDA BUNGALOW •

Defining Elements

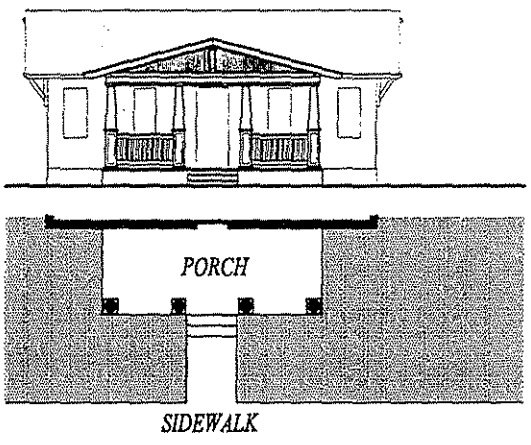
# • FLORIDA BUNGALOW •

## Porch Types



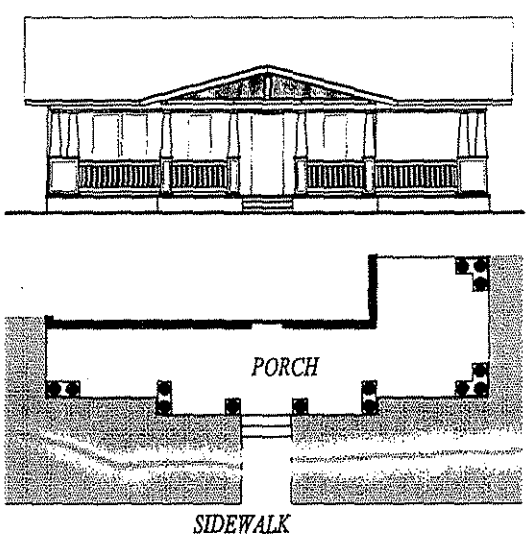

SMALL PORCH

1 story front porch that covers a minimum of 50% of the front facade and encroaches the full allowable depth into the building's front setback.




LARGE PORCH

1 story front porch that covers a minimum of 80% of the front facade and encroaches the full allowable depth into the building's front setback.

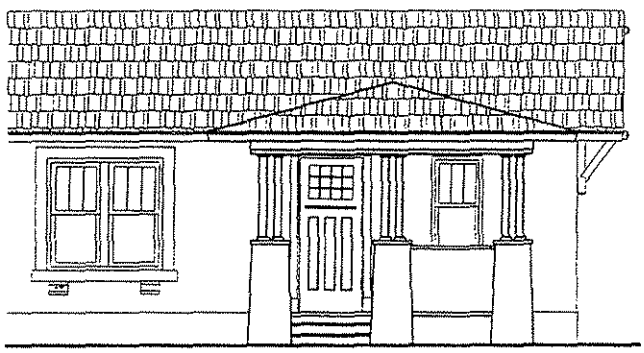



CORNER LOT PORCH

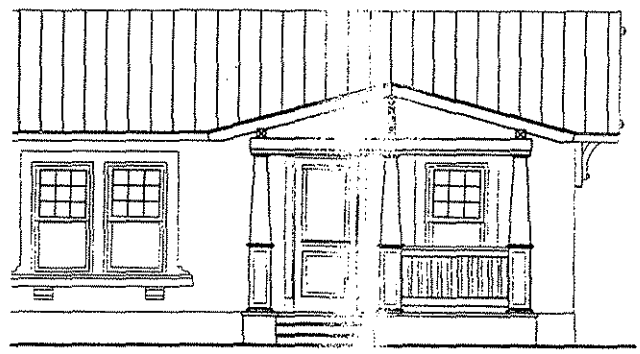
1 story front porch that covers a minimum of 50% of the front facade and extends at least two column bays along the side street facade (at corner lots only). This porch also encroaches the full allowable depth into the building's front and side setbacks.

# • FLORIDA BUNGALOW •

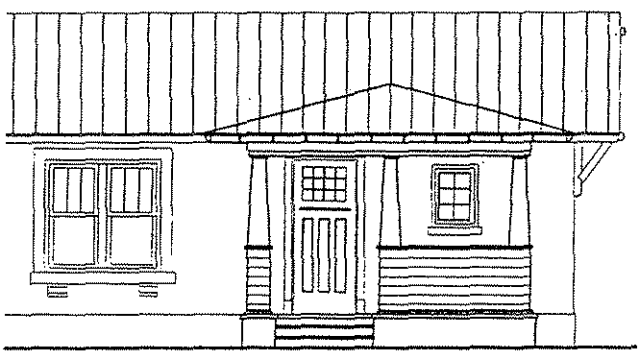
## Small Porch Types



SMALL PORCH TYPE 1
1 story porch with hip roof, tapered masonry piers, group square post and rail masonry wall

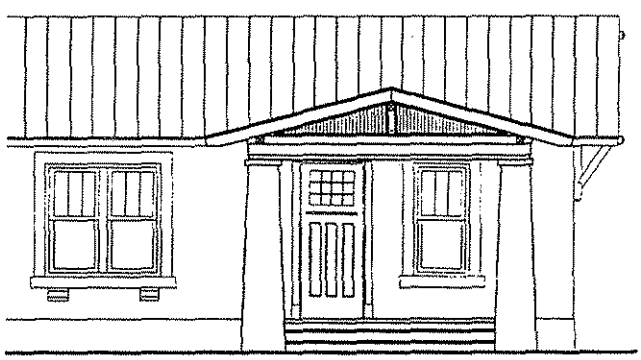


SMALL PORCH TYPE 2
1 story porch with gable roof, tapered square post, and straight square spindles



SMALL PORCH TYPE 3
1 story porch with exposed rafter tails, tapered square post, and rail masonry wall with wood siding

SMALL PORCH TYPE 4
1 story porch with louvered gable roof, tapered masonry piers, turnup square post and tapered spindles

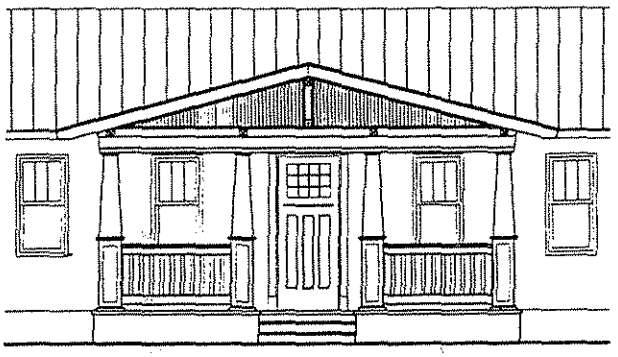


SMALL PORCH TYPE 5
1 story porch with louvered gable roof, open porch, and massive masonry piers

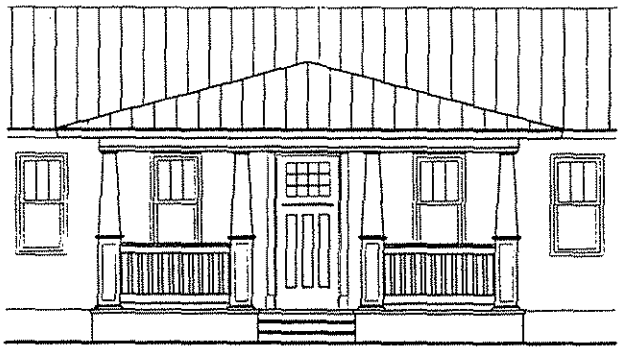
SMALL PORCH TYPE 6
1 story porch with gable roof, open porch, square post, and

# • FLORIDA BUNGALOW •

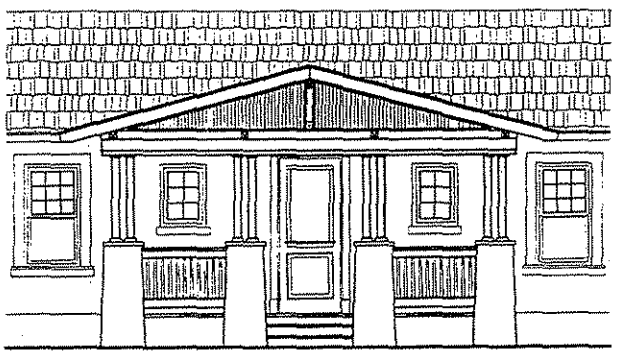
## Large Porch Types



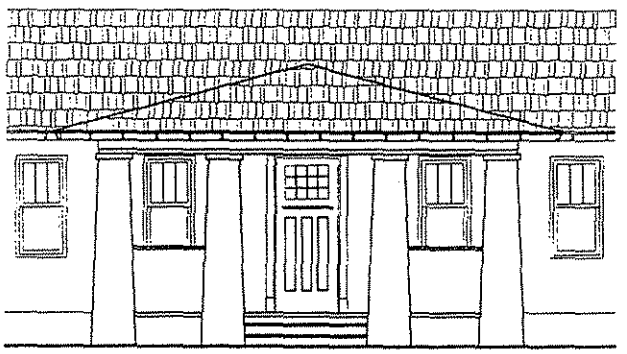
LARGE PORCH TYPE 1
Gable roof with pediment, metal roofing, tapered wood columns on plinths, flat board balusters



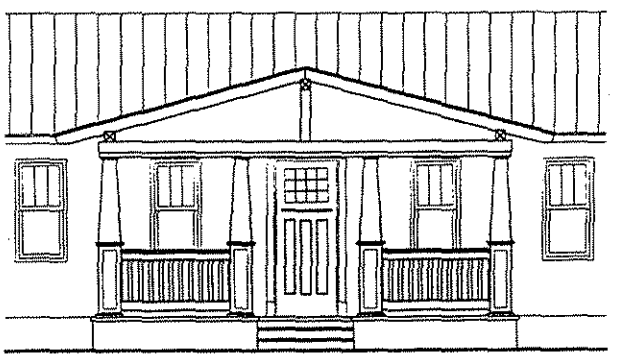
LARGE PORCH TYPE 2
Hipped roof, metal roofing, tapered wood columns, flat board balusters



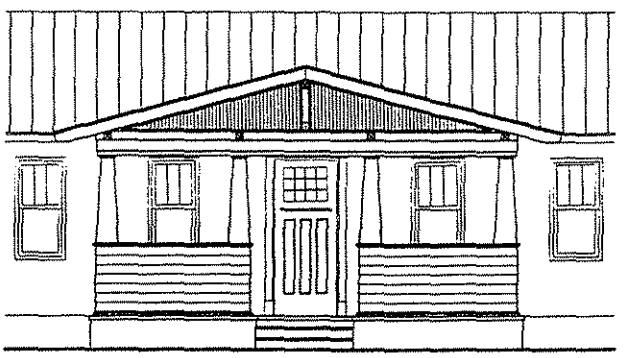
LARGE PORCH TYPE 3
Gable roof with pediment, shingle roofing double wood columns on tapered plinth, tapered spindle balusters



LARGE PORCH TYPE 4
Hipped roof, shingle roofing, brackets on fascia board, tapered masonry columns, capped low masonry wall



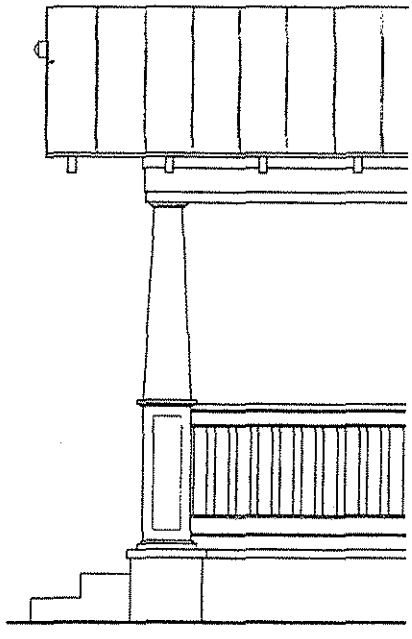
LARGE PORCH TYPE 5
Open gable roof, metal roofing, tapered wood columns, flat board balusters



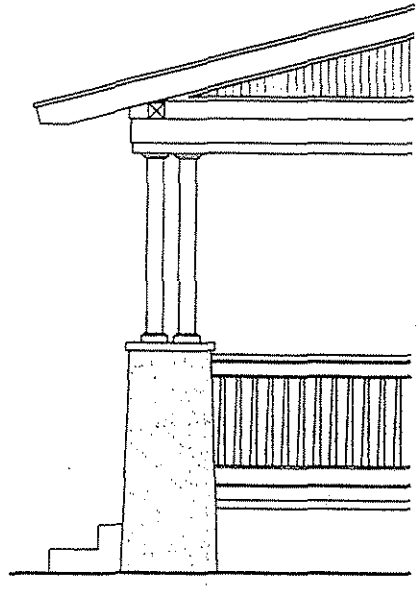
LARGE PORCH TYPE 6
Gable roof with pediment, metal roofing, tapered wood columns on sided low walls

# • FLORIDA BUNGALOW •

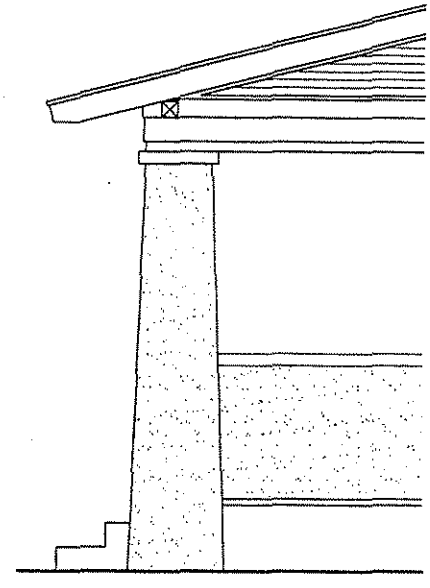
## Porch Elements



Porch with tapered wooden columns, board balustrade, and exposed rafter tails



Porch with tapered masonry pier, multiple square post, tapered pickets railing and gable roof with vertical louvers

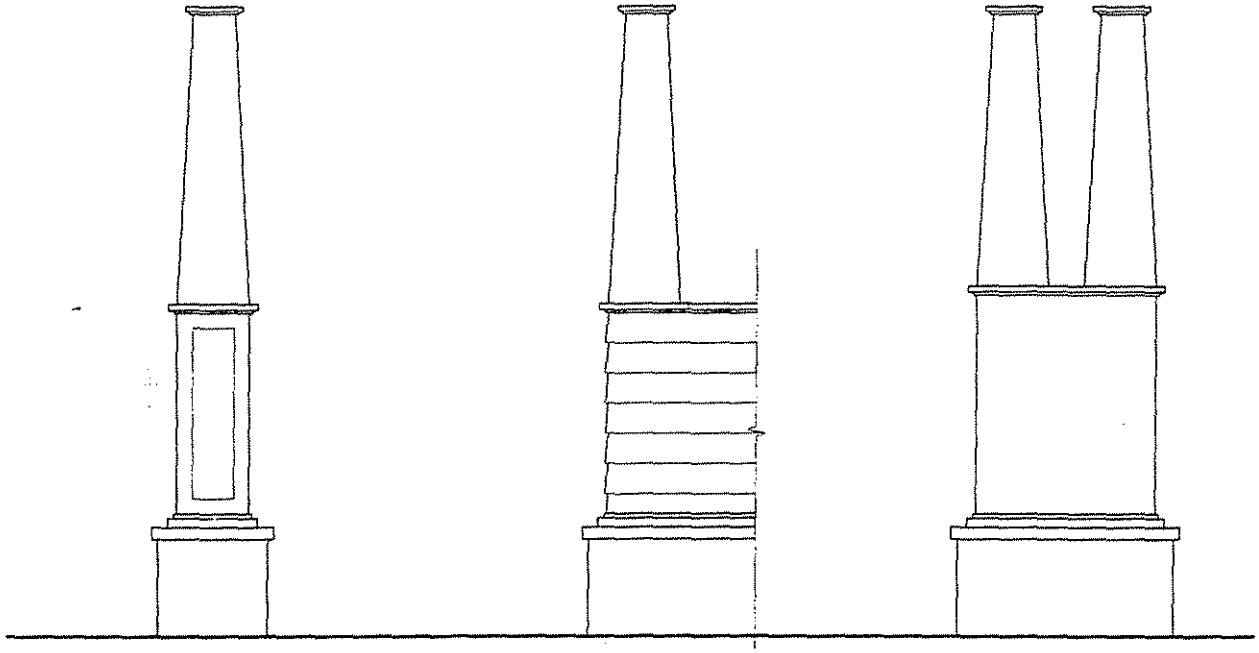


Porch with tapered masonry piers, and capped low masonry rail wall

# • FLORIDA BUNGALOW •

## Columns, Posts, and Piers

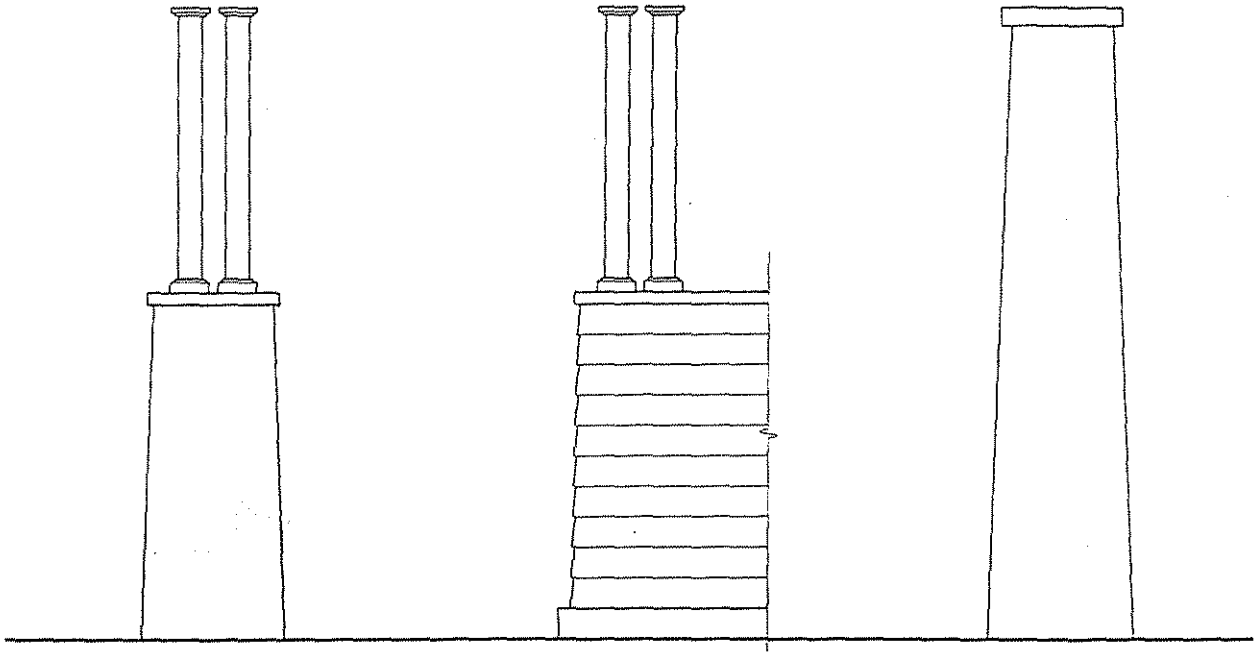
Vertical support members appropriate for the Florida Bungalow house.



Tapered wood box column on raised panel wood frame base

Tapered wood box column on wood frame base with siding (use with sided low wall only)

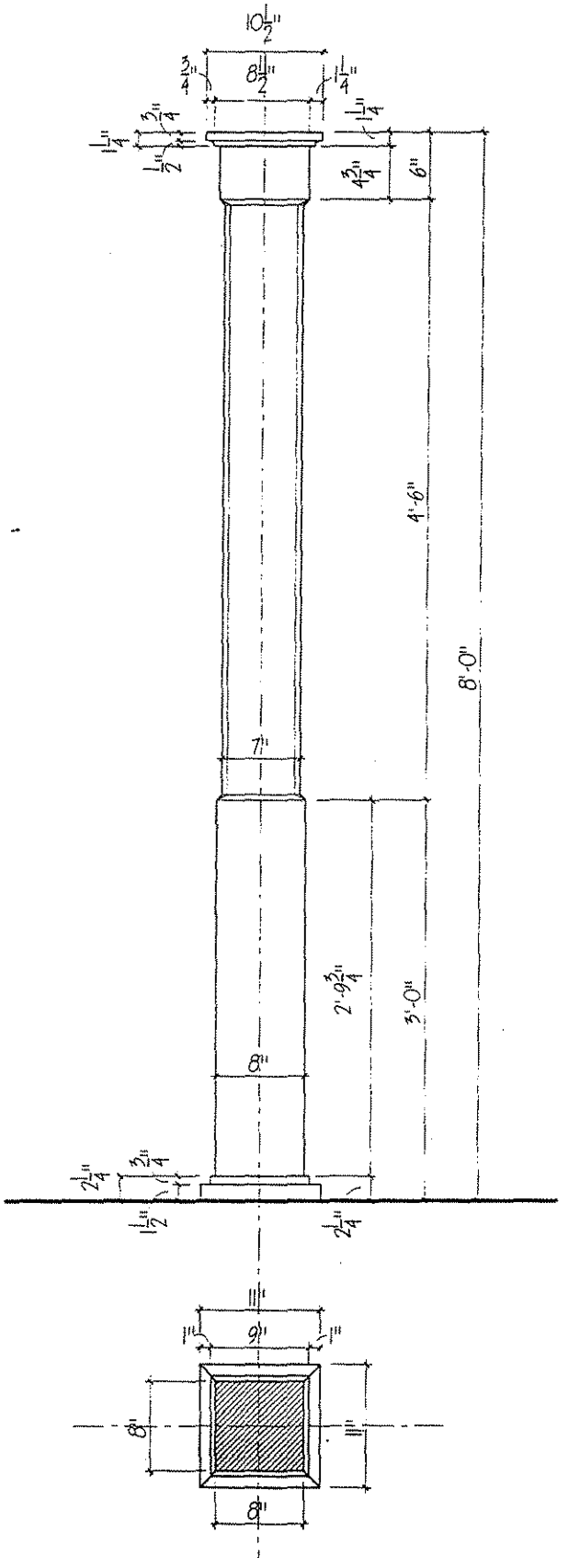
Twin tapered wood box column on masonry base



Twin square wood post columns on masonry base

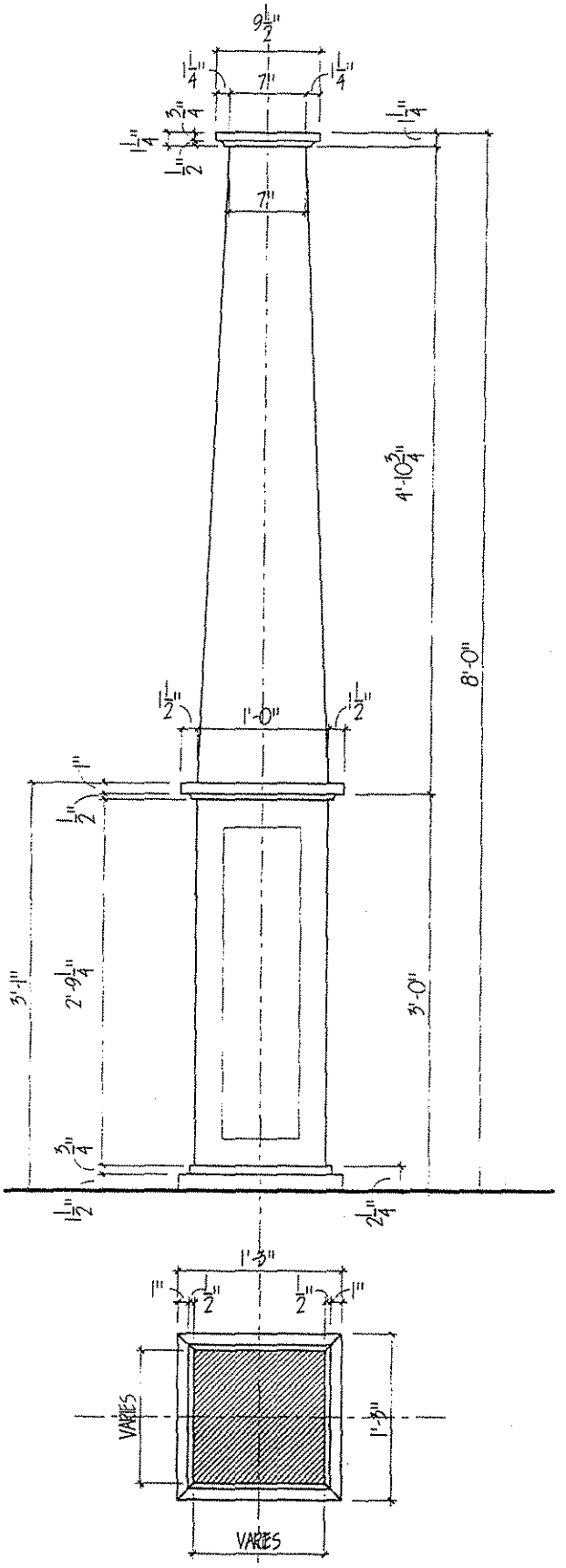
Twin square wood post columns on tapered wood frame base with siding (use with sided low wall only)

Tapered full masonry column




SQUARE CHAMFERED POST

SCALE: 3/4"=1'-0"



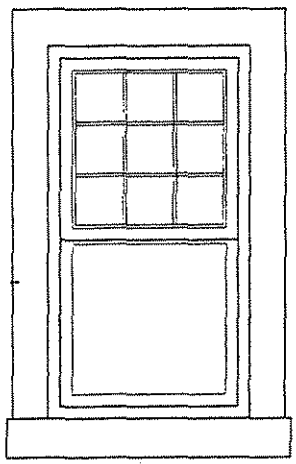

TAPERED POST WITH PEDESTAL

SCALE: 3/4"=1'-0"

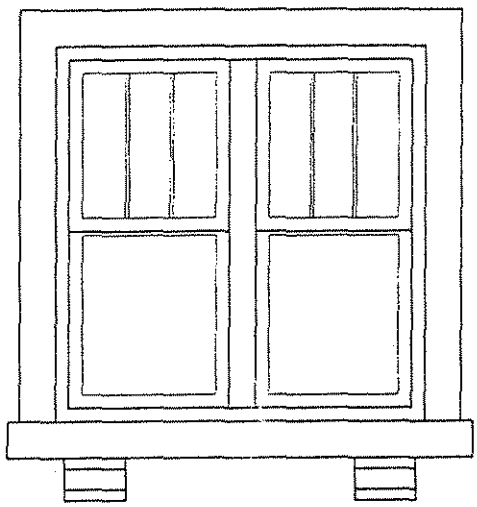
# • PORCH POSTS •

# • FLORIDA BUNGALOW •
## Doors and Windows

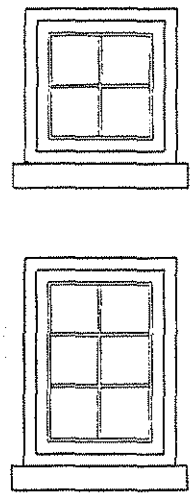
Appropriate doors and windows for the Florida Bungalow house.



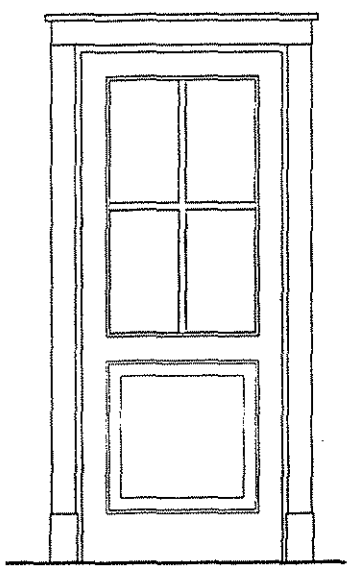
Double-Hung nine lights over single glass



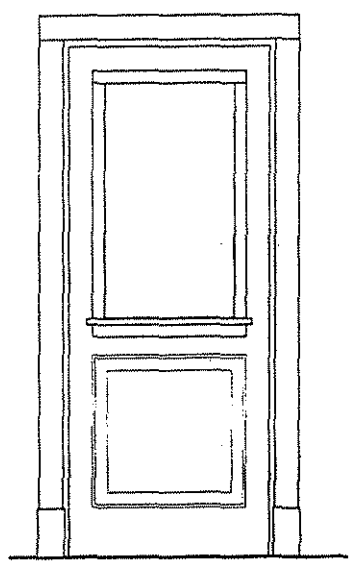
Grouped double-hung with divided sash



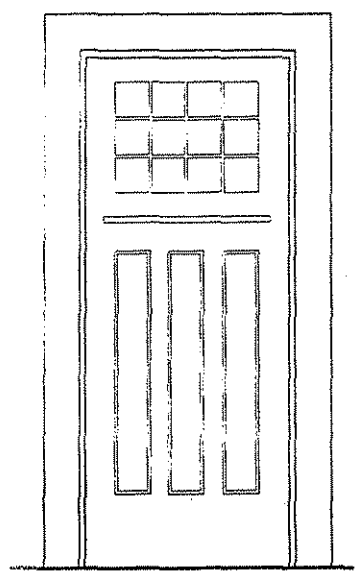
Typical casement windows, square or 1 1/2 tall as wide



Door with fixed glass and 4 lights



Simplified frame with fixed, undivided glazing

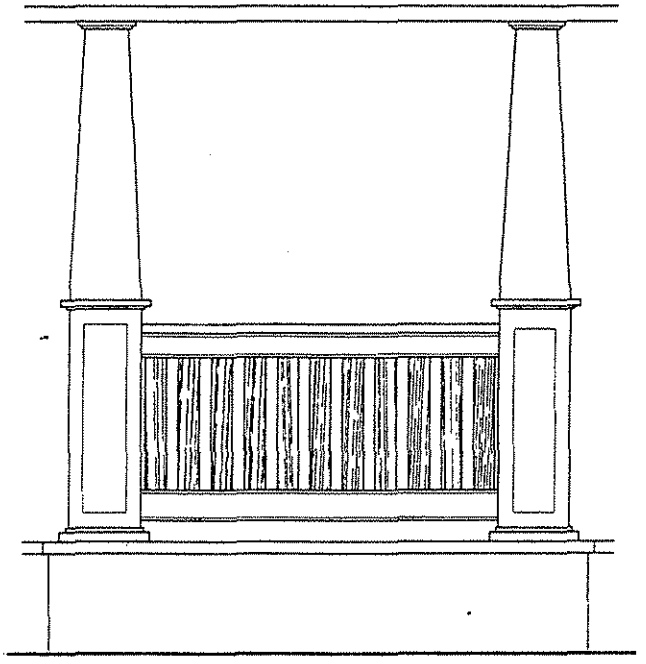


Craftsman door with small, square lights

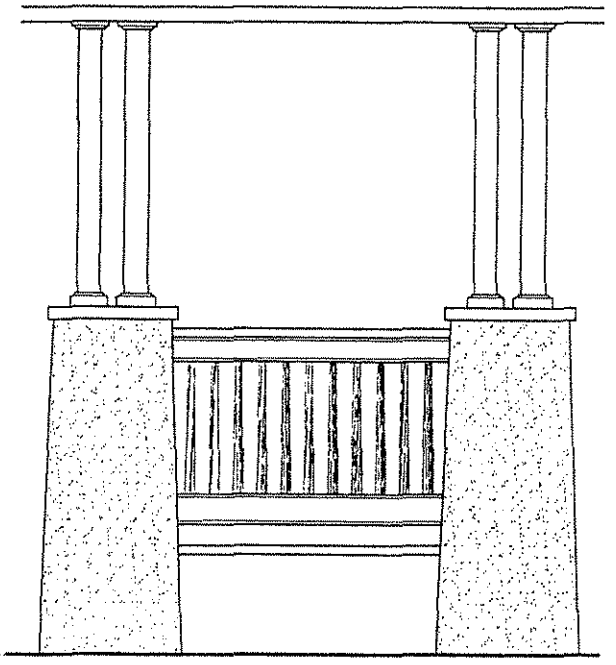
## • FLORIDA BUNGALOW •

### Railings and Balustrades

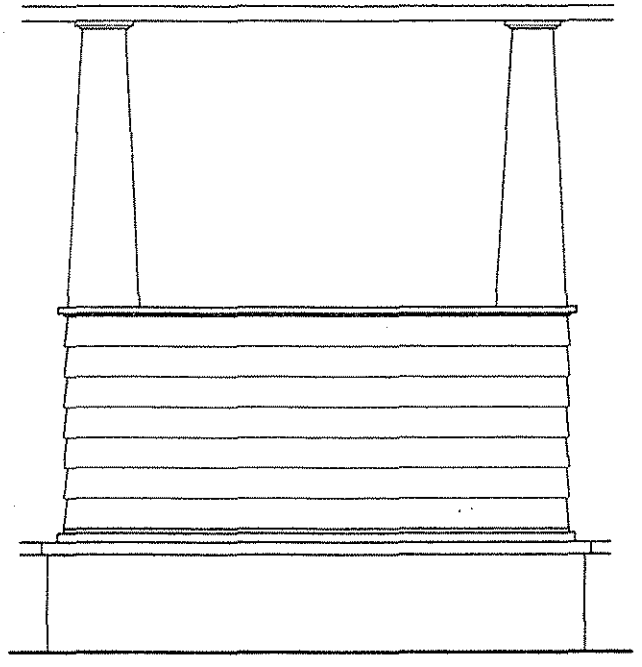
Appropriate railing and spindle designs for the Florida Bungalow house.



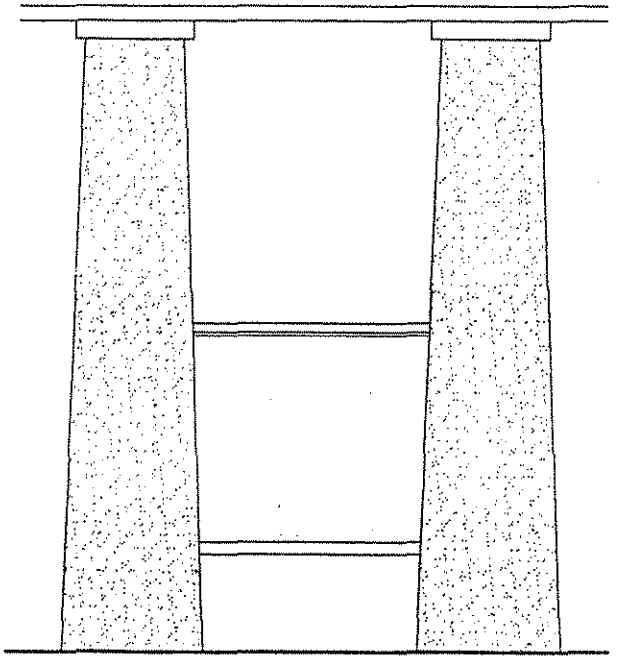
Flat boards



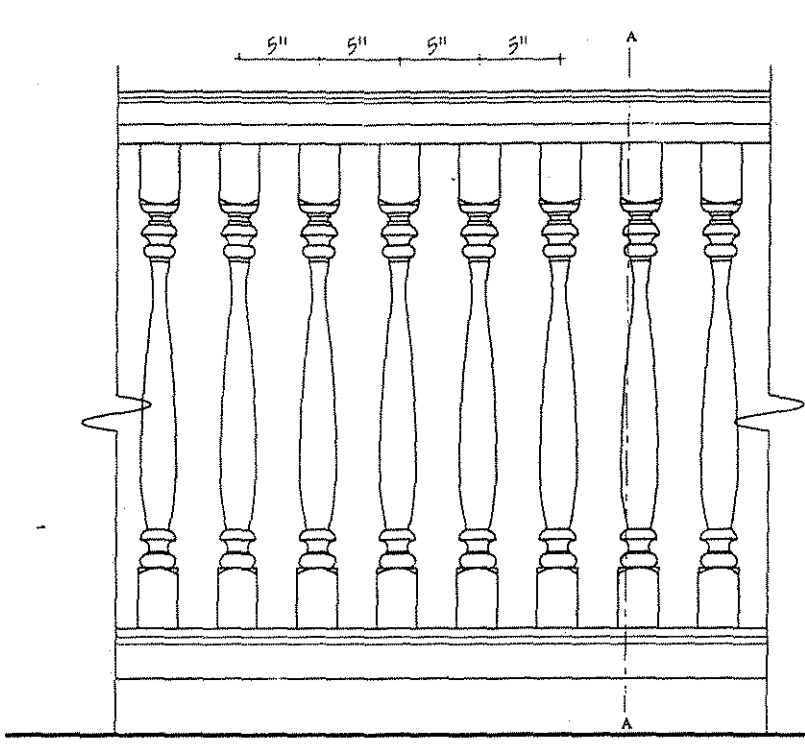
Tapered
square spindles



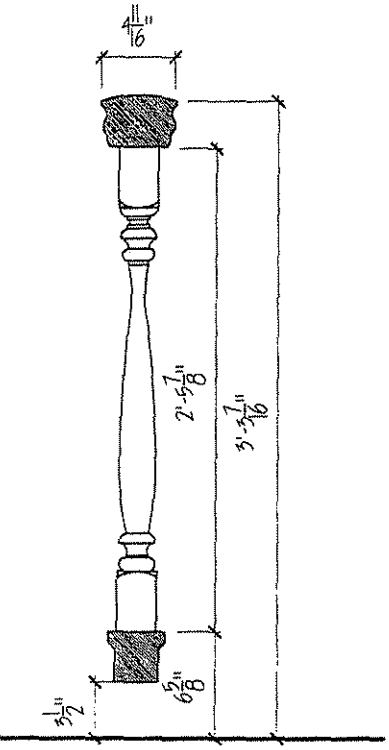
Capped low wall
with lapped siding



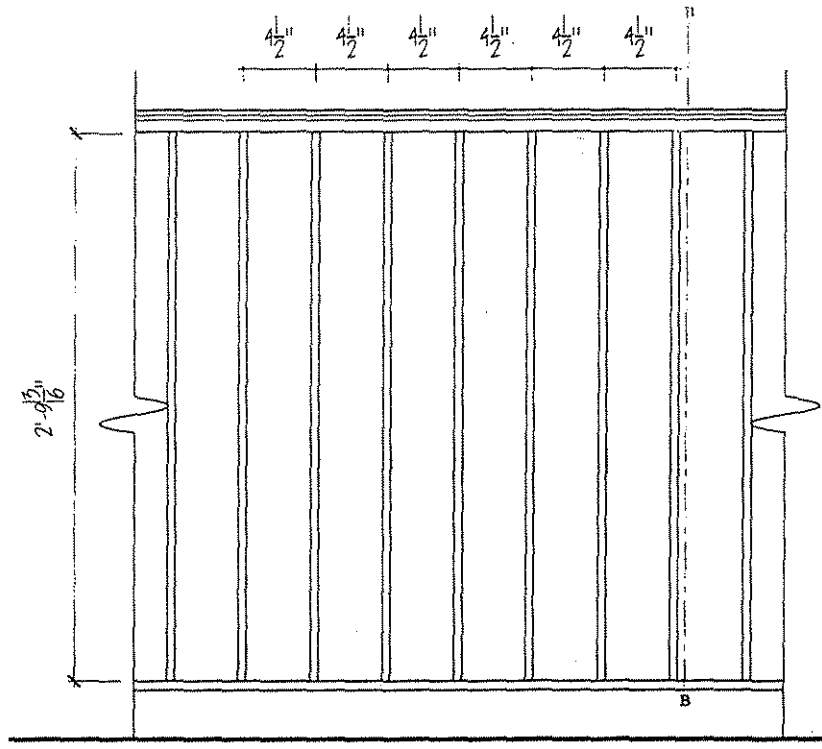
Capped low masonry
wall



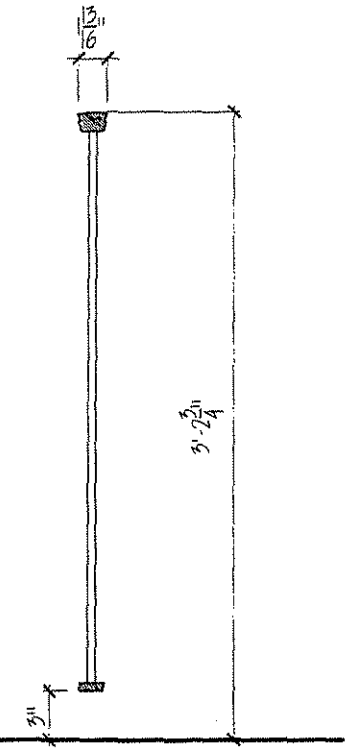

PARTIAL RAILING ELEVATION
SCALE: 1"=1'-0"




A-A
SCALE: 1"=1'-0"

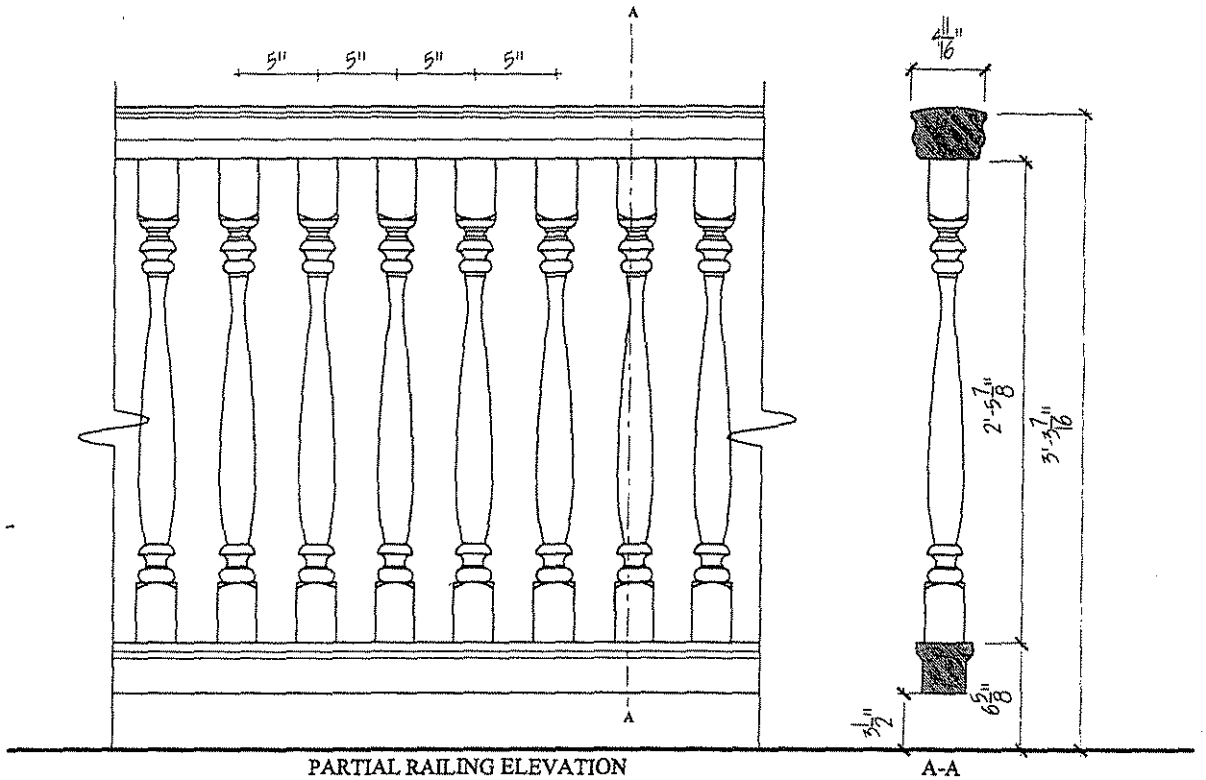



PARTIAL RAILING ELEVATION
SCALE: 1"=1'-0"



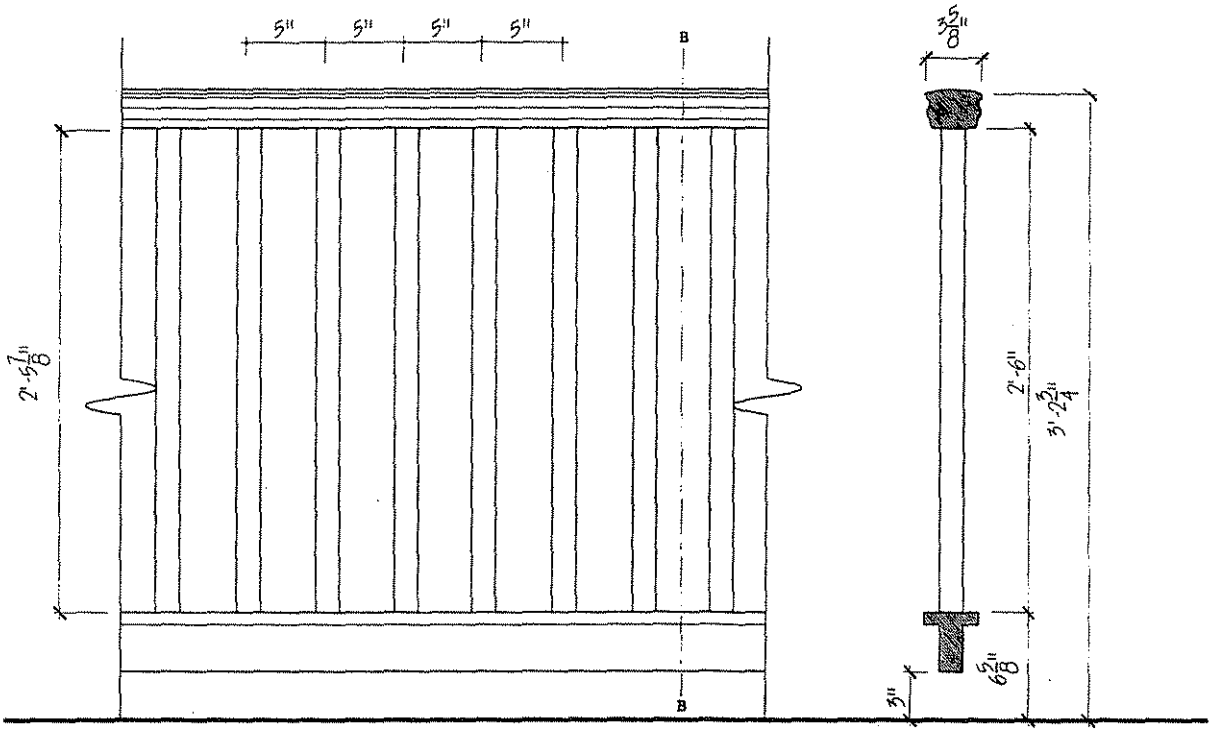

B-B
SCALE: 1"=1'-0"

## • PORCHES: HANDRAILS & SPINDLES •




PARTIAL RAILING ELEVATION
SCALE: 1"=1'-0"

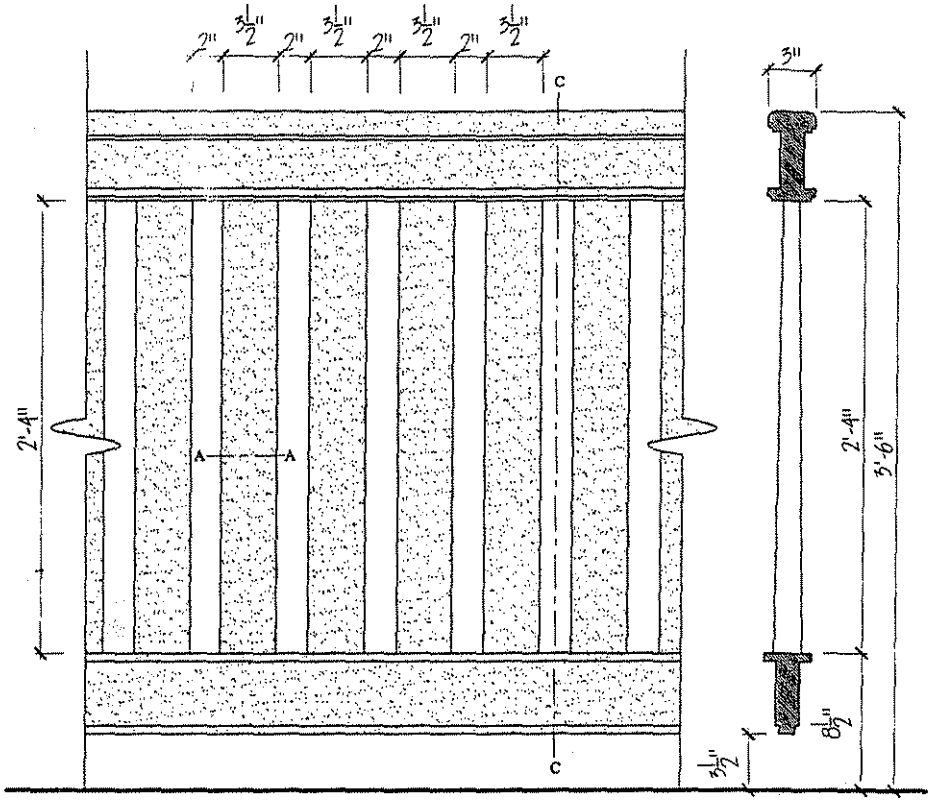
A-A
SCALE: 1"=1'-0"




PARTIAL RAILING ELEVATION
SCALE: 1"=1'-0"

B-B
SCALE: 1"=1'-0"

• PORCHES: HANDRAILS & SPINDLES •

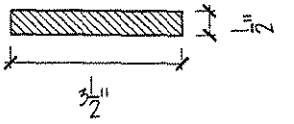



PARTIAL RAILING ELEVATION

SCALE: 1"=1'-0"

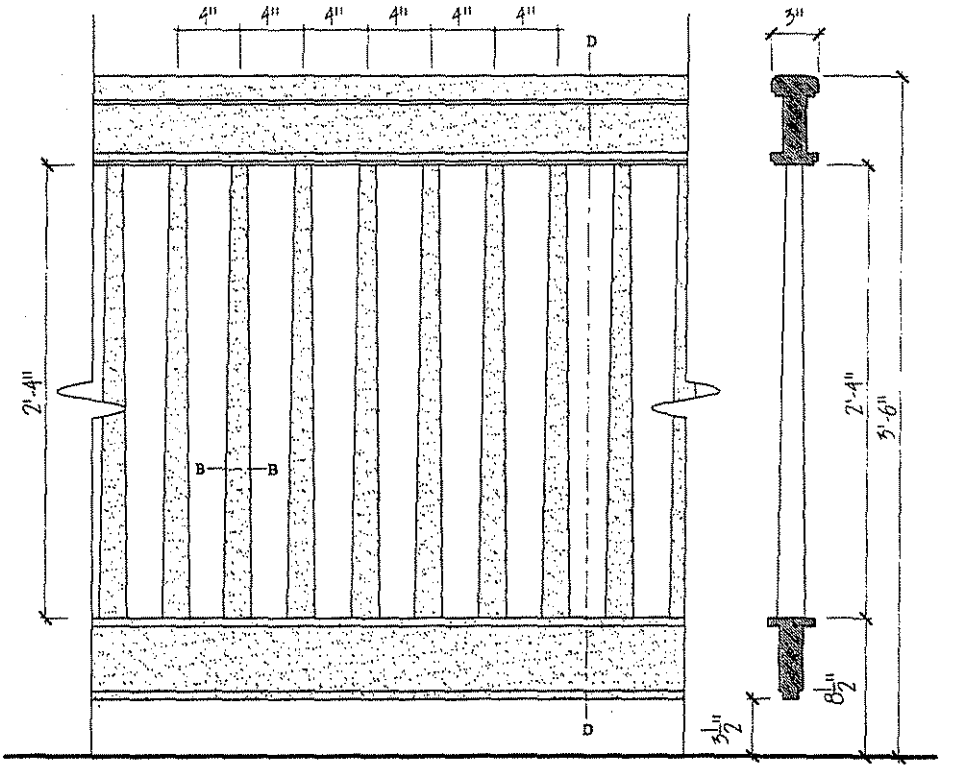
C-C

SCALE: 1"=1'-0"




A-A

SCALE: 3"=1'-0"

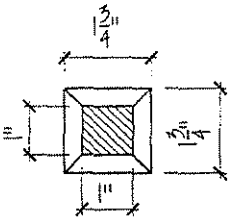



PARTIAL RAILING ELEVATION

SCALE: 1"=1'-0"

D-D

SCALE: 1"=1'-0"




B-B

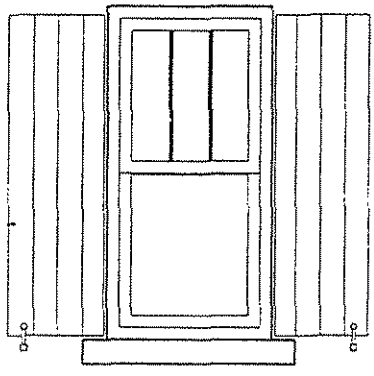
SCALE: 3"=1'-0"

## • PORCHES: HANDRAILS & SPINDLES •

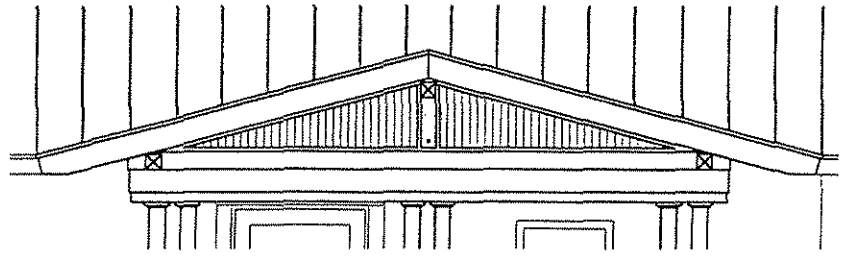
# • FLORIDA BUNGALOW •

## Shutters, Surrounds, and other Details

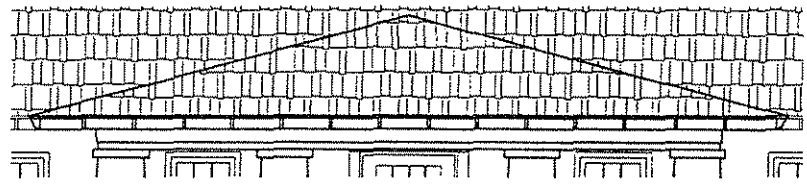
Various motifs and elements of the Florida Bungalow house.



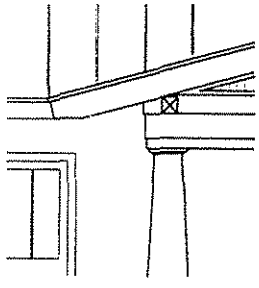
Operable wooden board shutters sized to the window



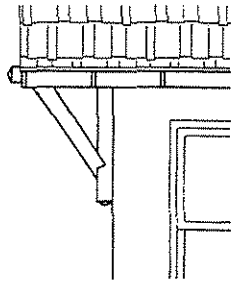
An assemblage of wooden brackets, vertically louvered gable end, and grouped wooden posts



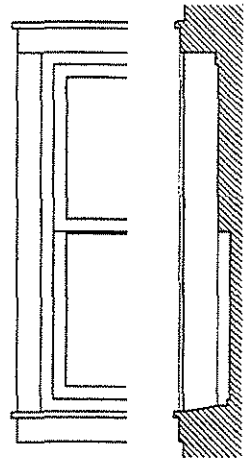
An assemblage of exposed rafter tails, hip roof over porch, and masonry piers



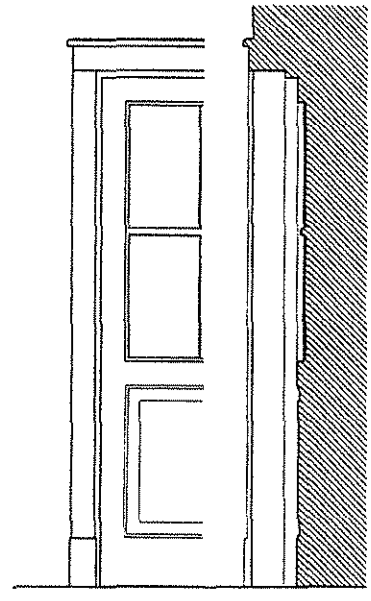
A detail of exposed rafter/fascia board and tapered wooden pier



A wooden bracket and rafter tails at the gable end overhang



A common window surround in elevation and profile

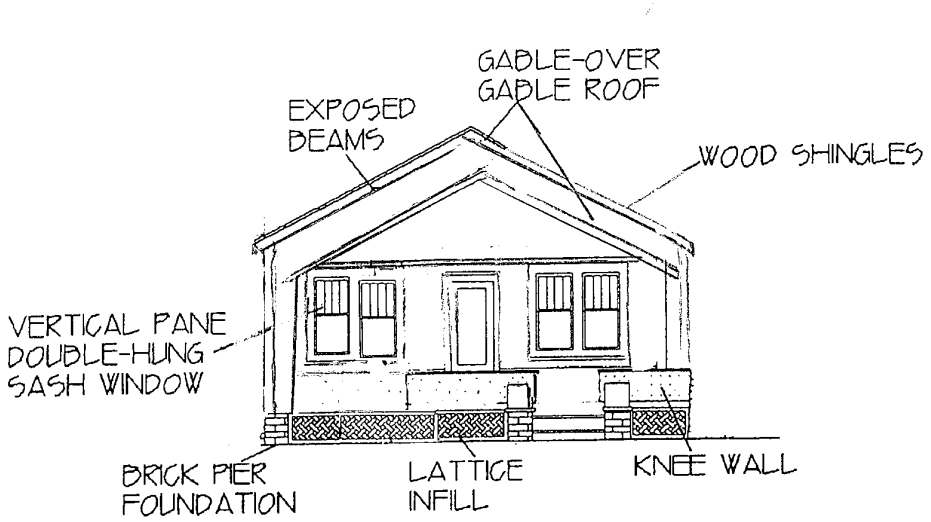


A common door surround in elevation and profile

## RESIDENTIAL ARCHITECTURAL CLASSIFICATIONS

### MASONRY VERNACULAR

Masonry Vernacular is more commonly associated with commercial building than with residential architecture, where wood frame houses dominate. Although not as common as vernacular wood structures, these unpretentious buildings are numerous enough to warrant a separate category. They are generally composed of brick, stone, or concrete block. As with vernacular wood structures, masonry buildings lack ornamentation and architectural details that would distinguish a specific style, and are, therefore, divided into categories according to the roof shape and floor plan. The front gable is the most popular form and is found not only on smaller homes, but also on schools, churches, barns, and sheds. It is the simplest of the vernacular masonry types. The hipped box is also quite common. It is generally a one-story, square structure with a hipped roof and usually a front porch. One should not confuse it with the more elaborate Classic Cottage or Bungalow, both of which have more architectural details and ornamentation. The roof of the side gable is parallel to the entrance or front façade with the gable ends facing the side. As with the other types, ornamentation is limited. A gable L is not as common on masonry buildings as on wood frame structures. However, the form is similar, featuring a front gable intersected by a side gable. Masonry false front structures are also somewhat rare. In its most common occurrence, the main portion of the building is stone or brick, with a wooden false front attached.




**CHARACTERISTICS:**

| | | |
|---|---|---|
| 1. | PLAN | Regular, rectangular |
| 2. | FOUNDATION | Continuous or slab (commercial), brick, or concrete |
| 3. | HEIGHT | Two stories (apartments), one-two stories residential and commercial |
| 4. | PRIMARY EXTERIOR MATERIAL | Brick, common or running bond, stucco, rough texture |
| 5. | ROOF TYPE | Hip, flat with parapet (commercial) |
| 6. | ROOF SURFACING | Composition shingles, built-up, commercial |
| 7. | ORNAMENTATION | Simple, usually cast-concrete or ornamental brick such as corbelling |

Example 1.

201 N. Highland Avenue

Example 2.

133 N. Highland Avenue

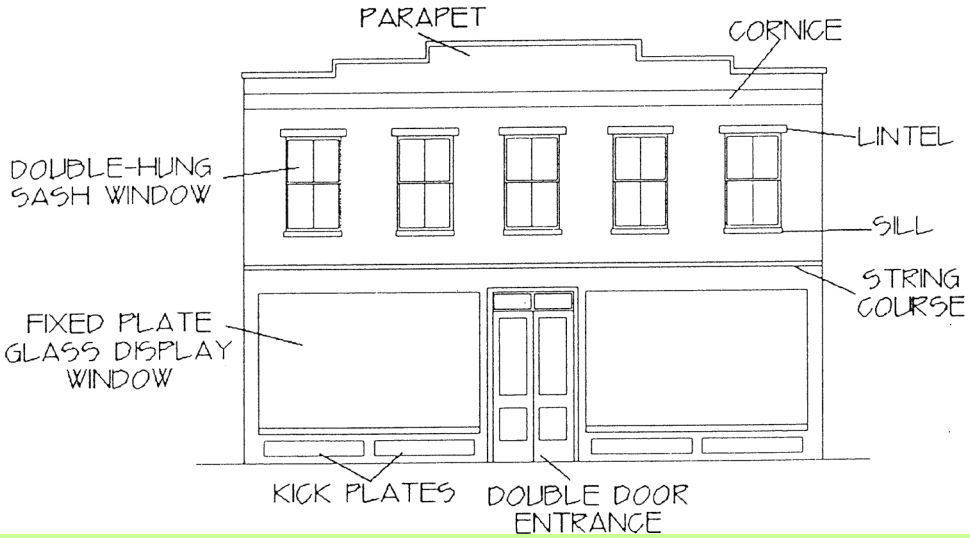
Example 3.

202 S. Lakeview Avenue

## COMMERCIAL ARCHITECTURAL CLASSIFICATIONS

### MERCANTILE / MASONRY VERNACULAR

Mercantile (a/k/a Masonry Vernacular) is more commonly associated with commercial building than with residential architecture, where wood frame houses dominate. The name applies to a large range of buildings, from relatively small one-story stores and shops to four-story buildings that contain a variety of uses, including apartments and public meeting halls in the upper stories. Elaborate late 19th century models often displayed heavily accented cornices, window hoods, and iron-framed storefronts. Oriels or bays protruded from corners or wall surfaces. Some examples featured the rough-faced cast concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late 19th century. In Florida, most early 20th century models were brick, and typically exhibited a symmetrical façade, brick corbelled cornice, stylized panels, belt courses, and storefronts with paneled wood doors, wood kick panels, plate glass, and transoms. Commercial vernacular designs of the 1920's were often influenced by Spanish or Art Deco designs of the period, and hollow tile became commonly use in structural systems. During the 1930's, the International Modernistic styles influenced vernacular design, and reinforced concrete construction techniques became more frequently used to produce a variety of forms. Following World War II, concrete block construction became a popular masonry building material.




**CHARACTERISTICS:**

| | | |
|---|---|---|
| 1. | PLAN | Regular, rectangular |
| 2. | FOUNDATION | Continuous or slab (commercial), brick, or concrete |
| 3. | HEIGHT | Two stories (apartments), one-two stories commercial |
| 4. | PRIMARY EXTERIOR MATERIAL | Brick, common or running bond, stucco, rough texture |
| 5. | ROOF TYPE | Hip, flat with parapet (commercial) |
| 6. | ROOF SURFACING | Composition shingles, built-up, commercial |

Example 1.

101 W. Plant Street

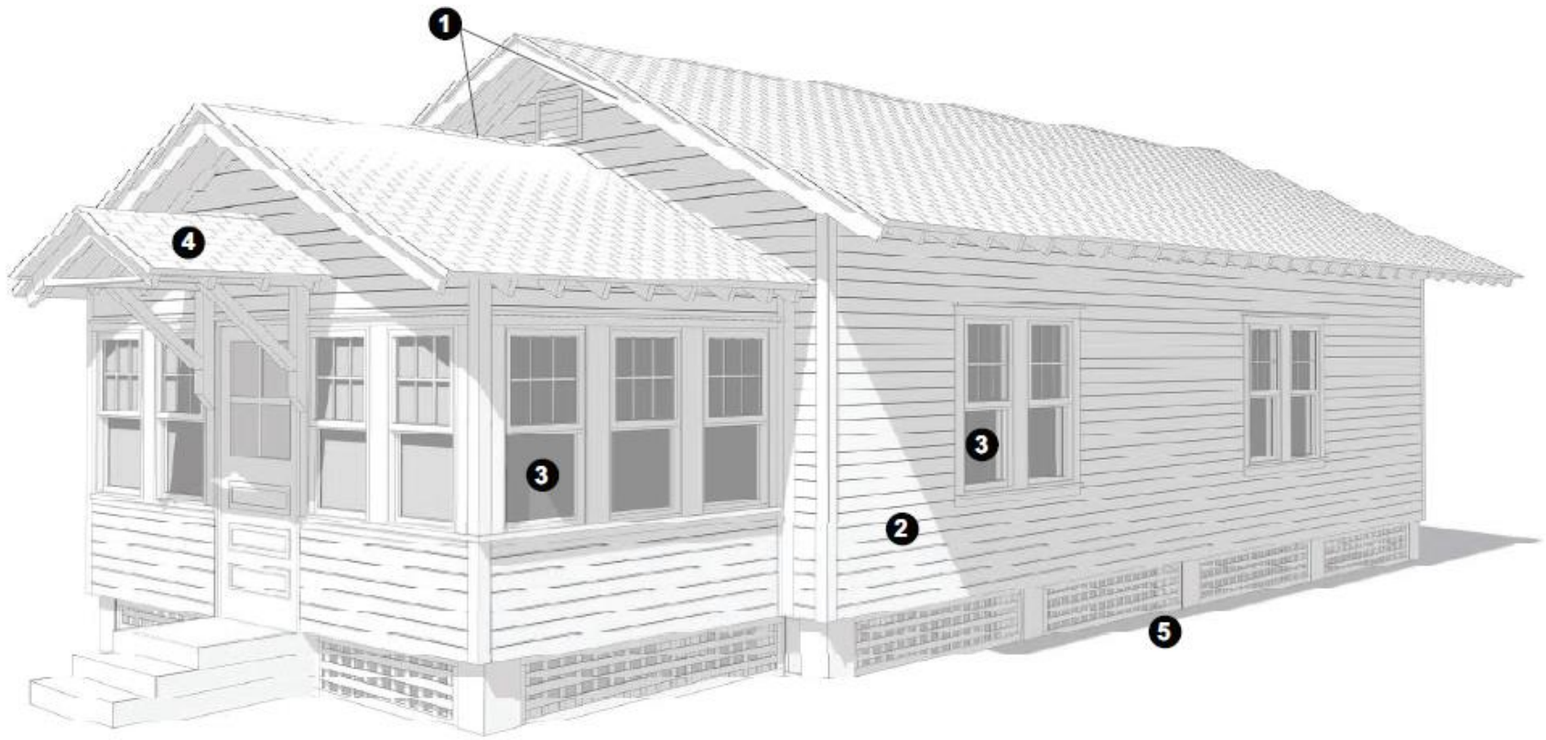
Example 2.

99 W. Plant Street

Example 3.

1 N. Main Street

# Wood Frame Vernacular




## 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

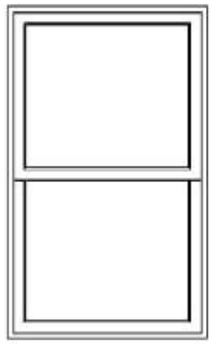
3. Doors & Windows:
   - Windows are typically tall, 1:2 vertical proportion, double hung wood sash to provide for maximum ventilation.
   - Wood casements often used in the porch.
   - Simple wood door and window surrounds.
   - If shutters present, they are typically wood board and batten or recessed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

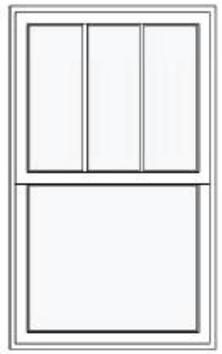
5. Foundation
   - Foundations are typically piers with lattice screens.

# Description of Wood Frame Vernacular Windows

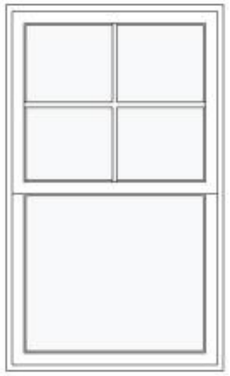
- Wood Frame Vernacular windows are primarily double-hung, single-hung, or casement type windows.
- Traditionally these windows are made of wood and are characterized by unique divided light patterns.
- The Wood Frame Vernacular windows are always vertical or square, and typically 1:2 in their proportion.
- These windows are inset deep into the exterior wall creating deep sill and shadow lines.
- It is perfectly acceptable for Wood Frame Vernacular windows to be protected by permanent, operable shutters which are the best way to protect the windows.
- Wood Frame Vernacular windows are always surrounded by wood trim with distinct header and sill details.



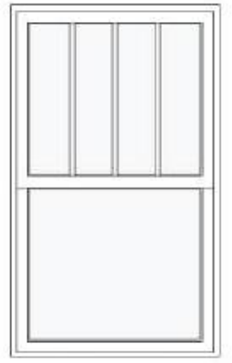
*One-over-one windows are common in Wood Frame Vernacular buildings*



*Three over one*



*Four over one in a grid*

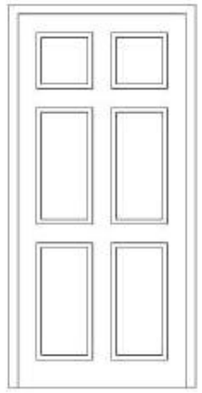


*Four-over-one windows*

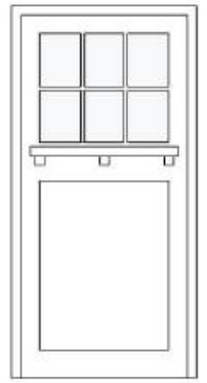
# Description of Wood Frame Vernacular Doors

- Wood Frame Vernacular doors are mainly wooden and usually have recessed panels with window panes.
- The doors usually have a three-panel bottom with four or nine lights above. They characteristically also have two vertical panels below with three-to-six lights above sitting on a sill.

Lake Worth, Fla.

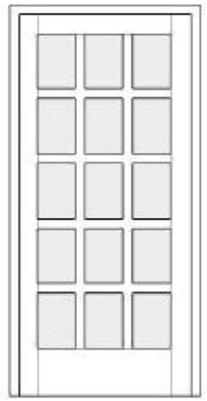


*Recessed Panel Wood Frame Vernacular door*



*This three-panel door with a single large light resting on a sill is a common Wood Frame Vernacular door*

*This four light door is also common*



*This 15-lite "French" door is also a common door type in the Wood Frame Vernacular style*

## Description of Wood Frame Vernacular Roofs and Exterior Surfaces

- Wood Frame Vernacular roofs were typically wood shake or shingle, or rolled roofing. They were commonly replaced later with asphalt shingles and sometimes metal shingles.

- True to its name, Wood Frame Vernacular structures are covered with wooden horizontal siding, board and batten, or wood shingles.

*Board and Batten*

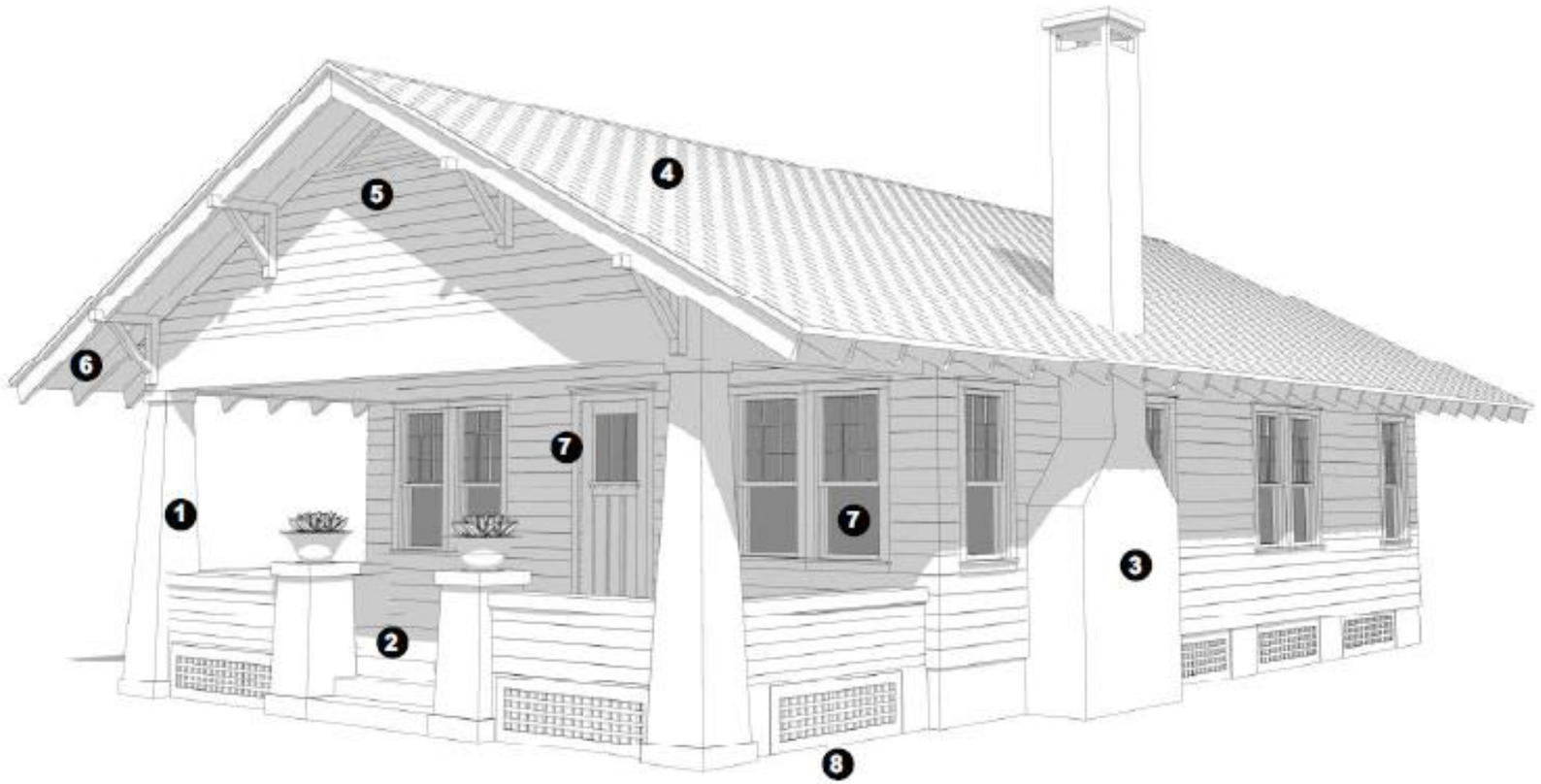
*Wood shingles*

*There ae many types of historical wood siding. Illustrated above, from left to right, double lap siding, lap siding, and drop cove siding.*

*Wood lap siding*

*Wood shingles*

# Bungalow




## A Style Defined:

1. Exterior Finishes and Features:
- Finishes are primarily wood and masonry.
- Although stucco is a common wall finish, variations of wood siding and shingles give the Bungalow its true craftsman aesthetic.
- Wooden brackets, railings, balustrades and tapered columns are all common.

2. Porches and Stoops:
- The front porch is an important element in the Bungalow composition.
- Porches (as shown) or covered stoops can either be part of the primary structure or added as secondary elements to the house composition.

3. Chimney:
- Masonry built with either a stone, brick, or stucco finish.
- Chimney often flares to the bottom of the home and shares the same material as the foundation.

4. Roofs:
- Roofs of the Bungalow are predominantly gabled with shallow slopes between 3:12 and 6:12.
- Roofing Materials are typically wooden shingles or shakes, metal shingles or asphalt shingles, Metal standing seam, or "V" crimp was less commonly used.

5. Attic Vent:
- Typically wood-framed and placed on center beneath roof ridge
- Can be embellished with louvers or other decorative features.

6. Overhangs:
- Deep overhangs are characteristic as are exposed rafter tails and support joinery.
- Substantial wooden brackets are typical at the gable's end.

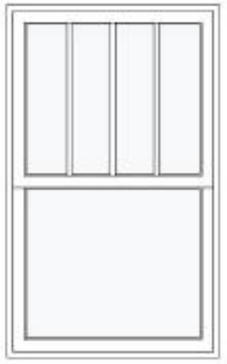
7. Doors & Windows:
- Windows and doors are vertically proportioned with wooden jambs and sills.
- Windows are usually double hung with divided lights (in this case 9 over 1).

8. Foundation:
- The Bungalow house sits on a masonry base. Wooden lattice is often placed between piers.
- This house type is always elevated to allow for better ventilation, and increased visual privacy from the street.

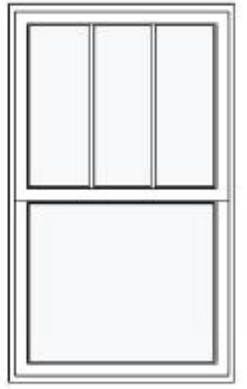
# Bungalow

## Description of Bungalow Windows

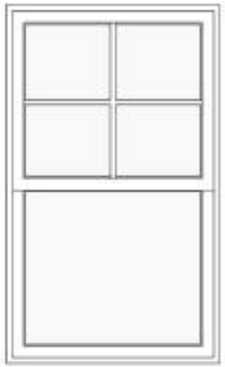
- Bungalow windows are primarily double-hung, single-hung, or casement type windows.
- Traditionally Bungalow windows are made of wood and are characterized by unique light (or window panel) styles. Often the top sash (upper half of the window) would have three, four, or even five vertical lights over one light below.
- The Bungalow windows are always vertical or square, and often1:2 in their proportion. Often two or three windows are grouped together with wood mullions.
- These windows are inset deep into the exterior wall creating deep sill and shadow lines.
- It is perfectly common for Bungalow windows to be protected by permanent, operable shutters which are the best way to protect the windows.
- Bungalow windows are typically surrounded by wood trim with distinct header and sloping sill details.



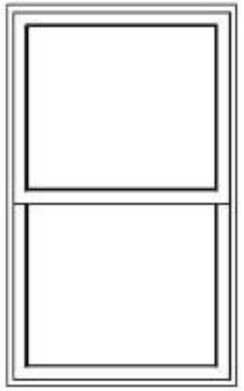
*Four over one, as single hung or double hung windows.*



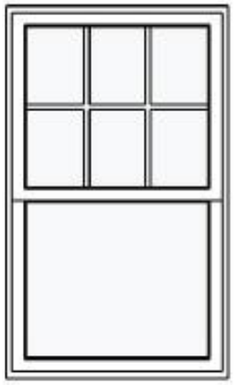
*Three over one, as single hung or double hung windows.*



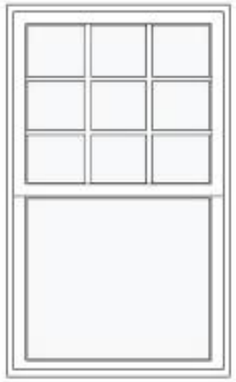
*Four over one, as single hung or double hung windows.*



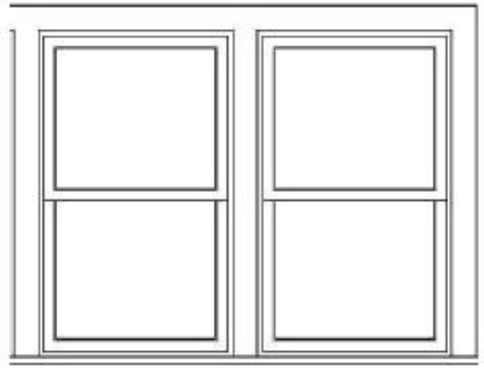
*One over one, as single hung or double hung windows.*



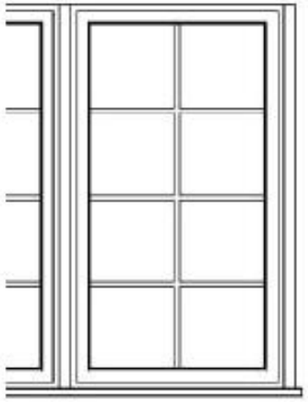
*Six over one, as single hung or double hung windows.*



*Nine over one, as single hung or double hung windows.*



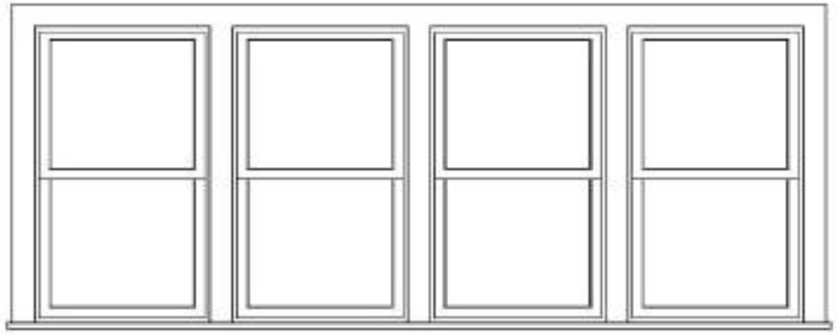
*One over one single hung or double hung windows, grouped between two to five across (below)*



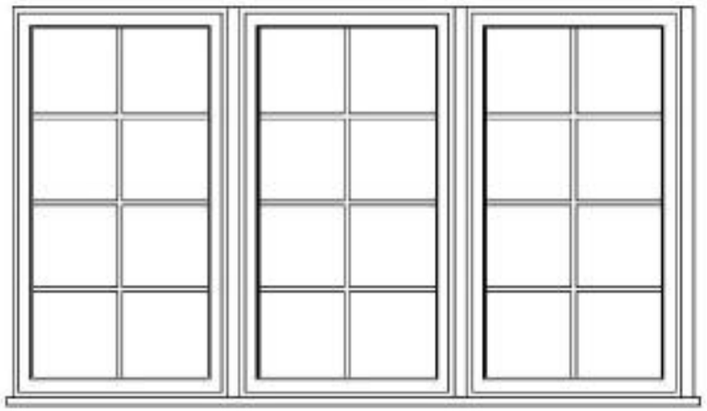
*Casement windows with variation of transom lights above*

*Variation of single hung or double hung windows.*

# Bungalow



*One over one single hung or double hung windows, grouped between two to five across*



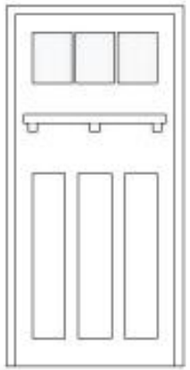
*Casement windows, grouped between two to five across*

# Description of Bungalow Doors

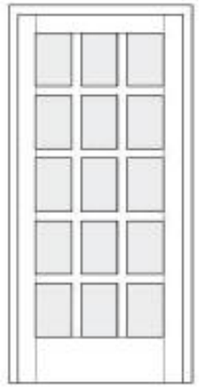
- Bungalow doors are typically wooden and characterized by multi-pane windows.
- The windows withnin the doors are often square or vertical in their proportion and may have a defined sill.

*Bungalow door with single panel and six lights*

*Bungalow door with raised horizontal panels and a single light window with a sill*

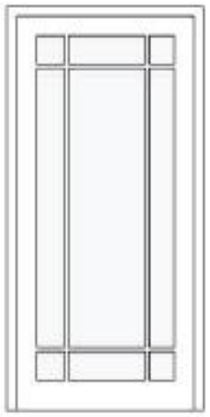


*This is an elaborate Bungalow door with side lights, a transom, and three lite window sitting on a sill.*

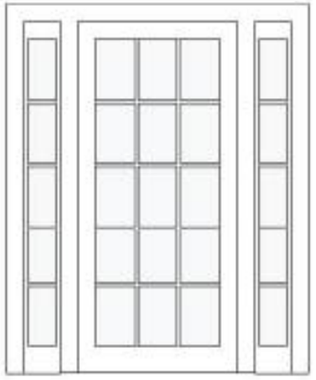


*This 15 light "French" door is also a common door type in the Bungalow style*

## Bungalow



*Like Bungalow windows, there are many various on the light and muntin patterns and designs for doors.*



*This 15-light door also has side lights*

*This Bungalow has a front facade defined by a bank of wooden casement windows*

# Description of Bungalow Roofs and Exterior Finishes

- Bungalow roofs are traditionally shingles and metal shingles. Replacement roofs should be closest in character, style, and materials to the original as possible.

- Bungalow exterior finishes range from medium and rough textured stucco, wood siding, wood shakes, and rusticated brick or stone. It is common to have a minimum of two exterior finish materials on a Bungalow building.

*Stucco treatments are typically medium to rough in texture.*

*Wood shingles are sometimes used as an exterior finish in the Bungalow style.*

*Left: Wood siding is probably the most common exterior finish for Bungalows. Right: This shows original siding in the foreground with a Hardi-plank application in a newer addition to the rear.*

*Bungalow roof materials were traditionally asbestos, asphaltic, or metal shingles. Replacement materials should be consistent with historic applications except for asbestos which is no langer an approved material.*