

## 8. New Building Types

The intent is to guide the development of new construction so that buildings are compatible with the character of the district in massing, scale and materials. These are the recommended types for new buildings in the historic district. The location and placement of these typologies is subject to the context created by the presence or absence of historic structures and the harmony between the new and the old.

### Single Family Houses

The first typology for new single family buildings is a low base building whose volume is simple and uses gabled or hipped metal roofs with exposed rafter tails (Figure 55). The building uses open porches, but does not include a covered garage or carport. The base of the building may be solid. If elevated, it should allow cross ventilation through the crawl space. The exterior wall may be wood siding or stucco, with panel doors with clear glazing, and double hung or casement windows protected with Bahama shutters.

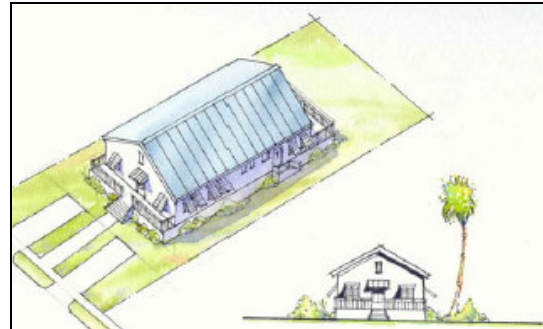


Figure 55. Single Family Building with Low Base

The second single-family typology is a building of similar characteristics but it is elevated over the flood plane high enough to allow covered parking underneath (Figure 56). This typology is acceptable when there is no adverse impact to the scale of the historic district or neighboring historic properties.

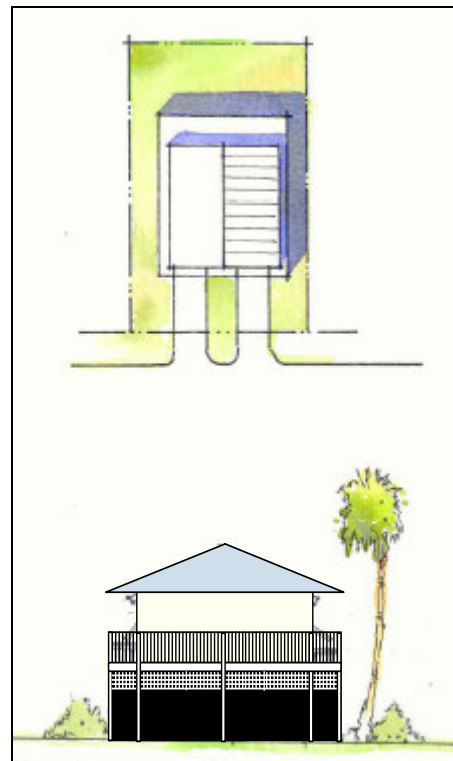


Figure 56. Single Family Building with Elevated Base

## Duplexes

There are two recommended typologies of duplexes. In both cases some land assembly may be required since the standard lot width of 60 feet is not sufficient to accommodate a larger building or to respond to the density requirements of the zoning law. The first typology is a one-story building split into two adjacent dwellings (Figure 57).

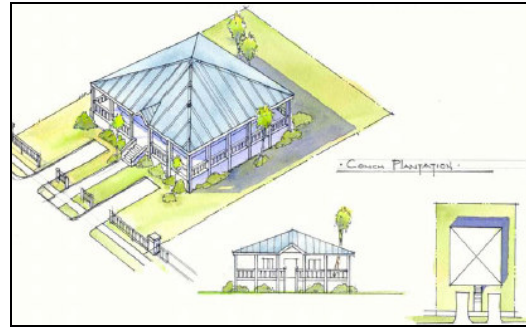


Figure 57. One-Story Duplex

The second typology is a two-story building in which each dwelling is a separate flat. The style and architecture of these building should be compatible with the description above.

## Multifamily Residential

The architecture of the building should consist of the materials recommended in these guidelines and it should be compatible with architectural and urban character of Tavernier. Access to individual units that is obvious from the street level is encouraged.

The width of a multifamily building should not be greater than 50 feet. A building wider than 50 feet should be architecturally defined as a series of smaller and repetitive units, with insets between primary façades. The inset façade should not be setback less than 6 feet. The inset façade should not be wider than 1/3 of a primary façade section (Figure 58).

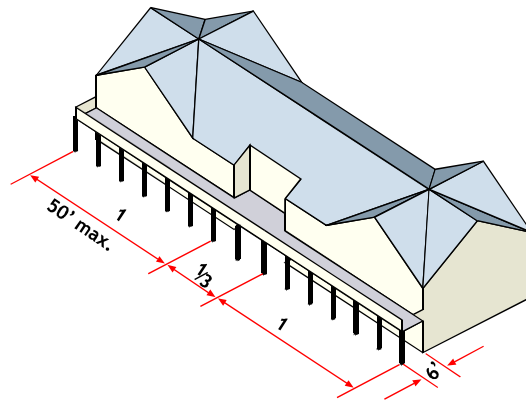


Figure 58. Articulating Long Façades

When the depth of a multifamily building is greater than 50 feet, it should include architectural insets so that the building is defined as a series of smaller repetitive units. The minimum façade inset depth should be 3 feet (Figure 59).

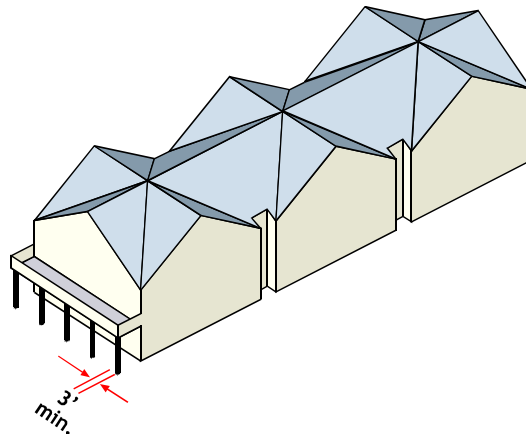


Figure 59. Articulating Long Depths

## **Appendix 1 Community Participation**

The following is a summary of the existing conditions, architectural character of the Tavernier Historic District and the findings from a four-day community-based design exercise held at the Lion's Club in Key Largo between February 22 and 25, 2005. In addition, the consultant team held a telephone conference and met with Historic Florida Keys Foundation (HFKF) historic preservationist, George Born. Between 22 and 25 February 2005, the HDR Team hosted a planning workshop to gauge the community's interest and understanding of its historic resource. On a separate session, the HDR Team met with members of the Monroe County Historic Preservation Commission (and others not in the HPC) to gather their expert view and aspirations for the historic district.

### **a. Image Preference Survey (IPS)**

#### **Methodology**

The IPS was developed utilizing commercial and residential images taken from the Tavernier Historic District and the US 1 corridor. The goal was to provide the attendees with a comprehensive "snapshot" of individual historic buildings and architectural elements. The end result would be an analysis of the goals and objectives for the design guidelines.

#### **Summary**

The IPS was conducted Tuesday, February 22, 2005 during the first meeting and again Thursday, February 24. The attendees were asked to rate the images, which were grouped into categories and subcategories. The attendees rated the images based on a scale of -5, -3, -1, 0, 1, 3 or 5, with -5 being the least preferred and 5 the most preferred. The survey was divided into two parts. Part 1 concentrated on the US 1 commercial corridor and Part 2 examined the residential historic district. Each section contained an average of 50 images.

#### **Results of the Survey**

##### **Part 1 US 1 Commercial Corridor**

1. Placement – the attendees preferred buildings located in the mid-lot range; not too close to the road but not too far back.
2. Scale – the attendees preferred smaller one-story buildings.
3. Materials – wood was the material of choice by the attendees.
4. Roofs – hip roofs with dormers were the roof type preferred by the attendees.
5. Opening (Doors and Windows) – classic vertical rectangular doors and openings are preferred.
6. Ground Plane – the attendees preferred that there should be some landscaping located adjacent to where the building hits the ground. Lattice work is preferable as a material linking buildings to the ground.
7. Color- muted colors and white were the color preferences for buildings.
8. Brackets and railings – there wasn't a general consensus for brackets and railings, however concrete railings were not desired.

9. Shutters – the attendees rated the shutters that were non-functional and fixed to the wall as the worst type of shutters. The other shutters were all seen as desirable.
10. Signs – color and creativity are preferred elements when noting signs. The interior lit signs were the least favorable.

## **Part 2 Residential Historic District**

1. Placement – the attendees preferred the residences to be located in the mid-lot range.
2. Scale – the scale preference of the attendees leaned towards smaller structures.
3. Materials – the attendees preferred wood to stucco. A combination of the materials received mixed views.
4. Roofs – every roof shown received favorable ratings. Hip roofs are the typical roof form found in the historic district.
5. Openings (Doors and Windows) – the attendees preferred openings based on vertical windows and wood doors with either a single pane of glass or multiple panes of glass.
6. Ground Plane – landscaped ground plane adjacent to the building was preferred by the attendees.
7. Color – muted colors and white were preferred.
8. Brackets and Railings – attendees preferred wood brackets and railings to metal ones. Also within the context of the building style attendees preferred buildings with brackets and railings as opposed to those without.
9. Shutters – all traditional shutters were seen as appropriate except aluminum clam shell shutters.

### **b. Design Workshops**

The residents of Tavernier were invited to attend a four-day series of design activities conducted by Monroe County and HDR, Inc. The purpose of the activities was to solicit input and gather comments regarding the development of design guidelines for the US 1 commercial corridor and the residential historic district. The activities included two-hour long workshops consisting of presentations that incorporated the existing conditions, built environment analysis and guidelines for development on the US1 commercial corridor and within the residential historic district. The workshops also included an image preference survey and question / answer session among the residents.

The workshops yielded a set of new options for development along the US 1 corridor and the residential historic district. The options were displayed as architectural renderings. The renderings derived from the existing architectural heritage of Tavernier and the results of the image preference survey. The renderings included residential, commercial, and mixed-use types.

The activities culminated with a report on the image preference survey results, meetings with stakeholders and a summary of the four-day visioning workshop. The consensus of

the residents was to create a consistent image of Tavernier through the implementation of design guidelines. In addition, the attendees agreed that enhancement of the commercial design standards for commercial development would benefit the overall economy of Tavernier.

### **Workshop Notes**

- Some attendees felt that the zero setbacks (buildings directly on the property line) were not desirable for the commercial corridor.
- The general consensus from the attendees was that the design guidelines should be more restrictive.
- One attendee was in favor of no restrictions at all.
- The T2, T3, T4 districts are seen as a good way to mix the guidelines.
- The notion of the “greenbelt” for Tavernier was brought up in regards to the districts.
- The attendees mentioned that landscape requirements should be incorporated into the guidelines.
- The sentiment that the “new buildings should match the old buildings” was agreed upon by the attendees.
- There was a suggestion that Monroe County provide financial incentives to the property owners to improve the appearance.