



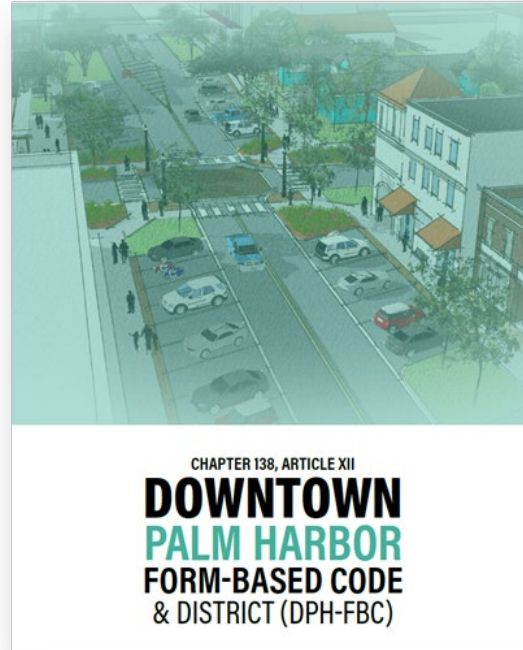
Downtown Palm Harbor Design Guidelines

August 24, 2021

Historic Preservation Board Review

Pinellas County Code
Chapter 146,
Historical Preservation

HPB forwarded recommendation on October 16, 2019 to adopt proposed amendments to Chap 146



HPB forwarded recommendation on October 16, 2019 to adopt Form Based Code



HPB forwarded recommendation on July 14, 2021 to adopt Design Guidelines

DPH Form Based Code District & DPH Historic District



DPH Design Guidelines



DOWNTOWN PALM HARBOR DESIGN GUIDELINES

TO BE USED WITH THE DOWNTOWN PALM HARBOR FORM BASED CODE

EXHIBIT A

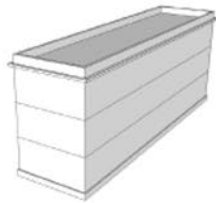
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DPH Design Guidelines

A. FRONT - PARAPET FORM



1. HISTORIC DISTRICT PRECEDENTS



Hill Building, 1017 Omaha Circle



The Bank Building, 1026 Florida Avenue



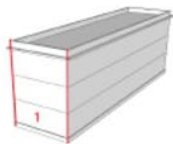
Craver's General Store



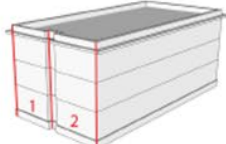
Doud's 2nd Shop, 1126 Florida Avenue

2. MASSING & ROOF

a. Façade rank configuration - typical configurations shown below:



Narrow front, 1 rank wide



Four-square, 2 ranks wide



Broad front, 3 ranks wide

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

b. Main roof:



Flat or shed roof behind parapet

c. Parapet configuration - typical parapet types shown below:



Flat top with corbels



Flat top with pent

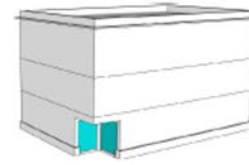


Stepped top

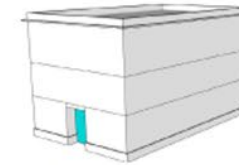
3. FAÇADE CONFIGURATION

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

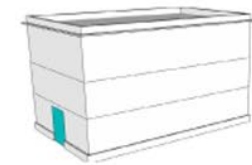
b. Primary entrance - one of the following entrance types should be provided on each storefront:



Recessed corner entrance with single leaf door



Recessed center entrance with double leaf door



Flush center entrance with double leaf door

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



1-Story gallery



2-Story gallery



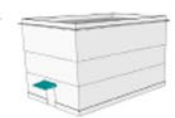
2-Story gallery with deck



Awnings or canopy, Entire storefront



Awnings or canopy, Entrance & windows

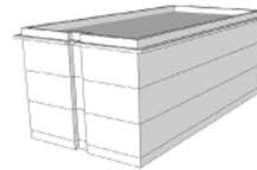


Awnings or canopy, Entrance only

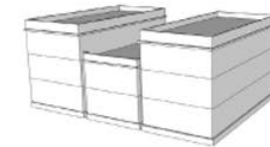
III. MASSING REDUCTION TECHNIQUES

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

A. ARTICULATION ON FACADE BETWEEN RANKS



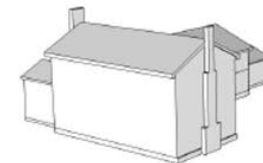
C. BREAK IN ROOFLINE



B. STEPPED-BACK UPPER STORY



D. ADDITIVE MASSING



IV. STOREFRONTS

A. STOREFRONT COMPONENTS (INCLUDE ALL ELEMENTS BELOW)



B. STOREFRONT FENESTRATION TRANSPARENCY

1. Central District (DPH-1): minimum = 50%; maximum = 80% (*Division 4: Section 138-4424; Central District: Table 138-4424.c*)
2. West District (DPH-2): Florida Avenue only: minimum = 40%; maximum = 80% (*Division 4: Section 138-4425; West District: Table 138-4425.c*)
All other streets: minimum = 30%; maximum = 80% (*Division 4: Section 138-4425; West District: Table 138-4425.c*)
3. Neighborhood District (DPH-3): minimum = 20%; maximum = 70% (*Division 4: Section 138-4426; Neighborhood District: Table 138-4426.c*)
4. Boulevard District (DPH-4): minimum = 20%; maximum = 70% (*Division 4: Section 138-4427; Boulevard District: Table 138-4427.c*)

V. WINDOWS & DOORS

A. WINDOWS*

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



Single unit, DHS 2/2



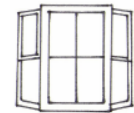
Single unit, DHS 4/4



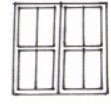
Single unit, DHS 3/1



Single or paired casement 3- or 4-light



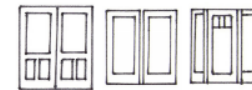
Hexagonal bay, upper story only



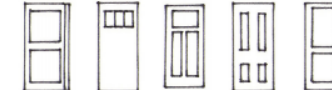
Paired units, Rear only

B. DOORS*

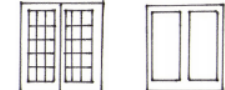
Typical configurations shown below:



Main entrance, commercial



Residential & side/service entrances for commercial



Balcony or patio, rear only

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



Historic Preservation Board Action



At the July 14, 2021 meeting The HPB:

- Recommended to the Board of County Commissioners adoption of the Downtown Palm Harbor Design Guidelines.