



**Meeting of the
Historic Preservation Advisory Board
City Hall
38020 Meridian Ave
Dade City, Florida**

**Monday, June 8, 2026
5:30 PM**

<p><u>Historic Board</u> Vice Chair Doug Sanders Board Member Julie Ann Hale Board Member John Chandler Board Member Marilyn Perkins Hunter Board Member Brian Lee Swann Board Member Francisco Moreno-Orama Board Member Mona Hassell Gandrow</p>	<p><u>CITY OFFICIALS</u> Catherine Ralston, Community and Economic Development Director Evis Bushi, Planning Manager Isaiah Hollinshead, Planner II</p>
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REGULAR SESSION
AGENDA

Page

A. MEETING PROCEDURES

The Historic Preservation Board will be meeting in person. As an alternate option, the public may observe virtually. The virtual meeting will be in “watch/listen mode” only; no public comments will be taken virtually.

To join the virtual meeting by computer or smart device:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGI5YWNiYjUtZmYyNC00ZjMwLWFIZGItNWJlOWJkNzZjNjFi%40thead.v2/0?context=%7b%22id%22%3a%2293e30c94-d7e7-4a24-a77e-f78f00386b17%22%2c%22oid%22%3a%22607c9587-b31e-41c2-b851-4cebd6c2ff6f%22%7d

Meeting ID: 212 622 419 224 031
Passcode: kX2Qb6dM

This virtual meeting will be hosted via Microsoft Teams Town Hall. A Microsoft Teams account will not be required to join.

Public Comment: If you are present in the Commission Chambers, you will be limited to **three minutes** to make your comments as is the usual rule of procedure for Planning Board meetings, except for matters heard in a quasi-judicial capacity. Public comments will not be taken virtually.

Submission of Presentations: For security purposes, the City cannot accept jump drives

or other USB devices. Please contact the City Clerk for more information.

B. CALL TO ORDER

- B.1. Pledge of Allegiance
- B.2. Roll Call
- B.3. Selection of Chair and Vice Chair

C. APPROVAL OF MINUTES

- C.1. Historic Board Minutes - March 09, 2026 4 - 7
[Historic Board - 09 Mar 2026 - Draft Minutes](#)

D. PUBLIC COMMENTS

E. OLD BUSINESS

F. NEW BUSINESS

- F.1. **St Mary's Episcopal Church of Dade City - Columbarium** 8 - 15
[St Mary's Church Columbarium Agenda Memo](#)
[Attachment A - Application](#)
- F.2. **37541 Church Ave 2nd Story addition to a detached Garage** 16 - 19
[37541 Church Ave garage addition Agenda Memo](#)
- F.3. **Adoption of Design Standards and Guidelines for the Downtown Central Business District** 20 - 84
[Design Standards and Guidelines Agenda Memo](#)
[Attachment A - Downtown Design Guidelines](#)

G. MEMBER COMMENTS

H. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

I. ADJOURNMENT

Next meeting scheduled for August 10, 2026

J. FOOTER TEXT

NOTE: ONE OR MORE CITY COMMISSIONERS, PLANNING BOARD OR RAC BOARD MEMBERS MAY BE PRESENT AT THIS MEETING AND MAY PARTICIPATE

ADDRESSING THE BOARD: Any person desiring to address the Board shall secure the permission of the Presiding Officer to do so.

MANNER OF ADDRESSING THE BOARD: TIME LIMIT: Each person addressing the Board shall step up to the podium, shall give their name and address in an audible tone of voice for the records, and unless further time is requested and granted by the Board shall limit the address to **three minutes**. All remarks shall be made to

the Board as a body and not to any member thereof. No person other than the person having the floor and the Board shall be allowed to enter into any discussion either directly or through a Board Member without the permission of the Presiding Officer. No question shall be asked a Board Member except through the Presiding Officer.

APPEALS: Any person desiring to appeal any decision made by the Historic Preservation Advisory Board with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.

DISABILITY: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you to the provision of certain assistance within two (2) working days of your receipt of this notice. Please contact the Dade City Clerk's office, P.O. Box 1355, Dade City, FL 33526-1355; (352) 523-5052 for further assistance and information.



Historic Board

March 9, 2026
Commission Chambers
Minutes

MEMBERS PRESENT:

Chair Laura Beagles
Vice Chair Doug Sanders
Board Member Scott Black
Board Member Julie Ann Hale
Board Member John Chandler
Board Member Marilyn Perkins Hunter
Board Member Brian Lee Swann
Board Member Francisco Moreno-Orama

MEMBERS ABSENT/REGRETS:

Board Member Jean Ward

STAFF PRESENT:

CITY OFFICIALS
Evis Bushi, Deputy Community and Economic
Development Director
Cassi Van Lent, Planner I/GIS

-
1. **MEETING PROCEDURES**
 2. **CALL TO ORDER**

Chair Beagles called the meeting to order at 5:36 PM.

- 2.1 Pledge of Allegiance
- 2.2 Roll Call

All members were present except for Board Member Jean Ward.

3. **APPROVAL OF MINUTES**
 - 3.1 Historic Board Minutes - February 09, 2026

Motion to approve minutes. Board Member Black moved the motion, seconded by Board Member Hale.

Motion approved unanimously

4. **PUBLIC COMMENTS**

There were no public comments.

5. **OLD BUSINESS**

6. NEW BUSINESS**6.1 Historic Plaque Program**

Board Member Black said that Patricia German of the Hamilton-Slough House (1910) called to express her regrets in not being able to accept the plaque in person. She is very touched to have the house recognized and is very proud of the house.

Lea Thomas of the McCutheon Home (1910) was present to accept the historic plaque. A photo was taken of Thomas with the Board.

6.2 37718 Meridian Avenue - Remodel

Deputy Director Evis Bushi presented the item.

Board Member Chandler said that the only difference was moving the staircase outside rather than it being enclosed.

Board Member Hale said that the new plans were faithful to the original design.

Chair Beagles said that it is a balancing act to honor the original design while bringing the building up to current codes.

Board Member Moreno-Orama said that he appreciates the hipped roof, however there are some issues with the design. There are missing pieces facade expression lines that can't be seen from far away, but the bigger issue is that the external staircase does not fit with the architecture of Spanish revival. Different materials could be used, but as it is, a wooden staircase does not fit with what would have been built at the time.

Bill Borregard of 17306 Parrish Grove Road clarified that it is a metal staircase.

Board Member Chandler asked if they would be doing something different with the bottom floor and Leland Alston of 14409 Hale Road said that they are keeping the floor plan the same, but knocking out a wall.

Board Member Black said that the house has not looked as it did historically anyways, so the outside staircase does not really further take the building away from its original design anyways.

Board Member Sanders asked them to let the Board know if they find anything in the house as it is being renovated. Alston said that they have found some of Otto's old things from the department store, such as a shoe stretcher, timeclock, and more from the 50s.

Chair Beagles said that she appreciates that locals are doing the renovation since there is pride involved.

The Board voted to suggest that the external staircase be metal. This was motioned by Board Member Hale and seconded by Board Member Sanders. All members were in favor. The owners agreed to do so.

The Board said all of the other plans were fine.

6.3 13910 14th Street Demolition

Deputy Director Bushi presented the item.

Board Member Chandler said that the lumber in the house is very valuable since you cannot buy that type of lumber these days without a high price tag.

Board Member Moreno-Orama asked what the next steps are with this building.

Deputy Director Bushi said that staff has reached out to the owner and our Building Official needs to make sure that demolition goes properly. Usually a lien is put on the house itself, but she is not sure if that is the case here.

Board Member Sanders asked about taxes, which have not been paid for the past two years.

Chair Beagles acknowledged the safety issue of having an open house exposed to the elements, especially since there is a school nearby.

7. **MEMBER COMMENTS**

Deputy Director Bushi reminded of the application to re/join the Historic Board, which is due 3/31/26.

Board Member Swann mentioned the 5/1/26 event at the Depot.

Chair Beagles extended congratulations to the Board for everything that they have accomplished. She also said that it will be great once the bypass is done so people can go to the Depot again. She will not be reapplying for the Board this time around due to personal reasons.

Board Member Hale said that they have appreciated Chair Beagle's calm demeanor and leadership.

Board Member Black said that the committee has true local institutional knowledge and he would love if the board kept its members grounded in local history.

Chair Beagles said that Dade City and East Pasco have a great future and it is crucial to remember their history while driving ahead.

Deputy Director Bushi asked the board if the next meeting could be changed to 6/8/26, to which they agreed.

8. PUBLIC COMMENTS (For items not already discussed)

There were no public comments.

9. ADJOURNMENT

Chair Beagles adjourned the meeting at 6:36 PM.



AGENDA MEMO – HISTORIC BOARD

TO: Honorable Chair and Members of the Historic Board
FROM: Evis Bushi, Planning Manager
RE: St Mary's Episcopal Church of Dade City - Columbarium
DATE: June 08, 2026

BACKGROUND

Founded in 1891, the church served early Anglican settlers near Lake Pasadena. After the Great Freeze of 1895, the structure fell into disuse and was relocated to its current site in 1909. Additions over time include the sacristy (1921), chancel (1927), and the 1975 expansion. The campus also features a native rock office building with historic stained glass from Thonotosassa. The church was designed in the Tropical Gothic style and remains one of the oldest structures in Pasco County.

A columbarium is defined as a structure designed to house cremated human remains in individual niches. These structures are commonly associated with churches, cemeteries, and memorial gardens, providing a dignified and space efficient alternative to traditional burials.

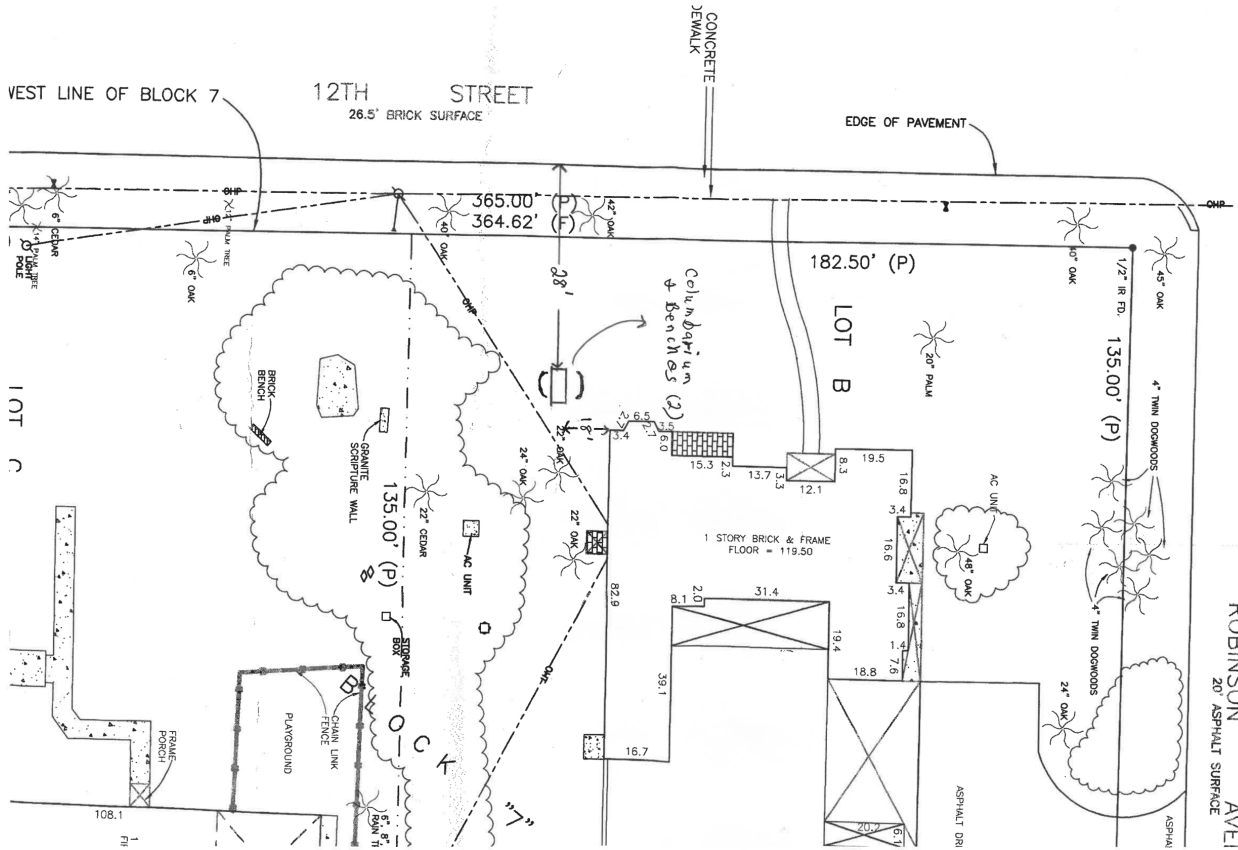
The use of columbaria has a nuanced history within the Anglican Church. Traditionally, the Anglican Church, like many Christian denominations, favored burial over cremation. This preference was rooted in longstanding theological and cultural beliefs about the resurrection of the body and the sanctity of the grave. However, over the 20th century, attitudes within the Anglican Church began to shift. As cremation became more widely accepted in society, the Church gradually accommodated the practice. The adoption of columbaria in Anglican practice reflects a balance between tradition and changing societal norms. The Church typically consecrates these spaces, ensuring they are treated with the same dignity as traditional burial grounds. Services for the interment of ashes in a columbarium often mirror those for burials, emphasizing themes of resurrection, remembrance, and hope.

The proposed columbarium at St. Mary's Episcopal Church is anticipated to be a modest scale installation integrated into the existing church grounds. The project is expected to include a limited number of niches intended for congregation members and low-profile construction compatible with existing buildings. Its location will not be visible from public streets via strategic landscaping, and will host seating areas for reflection. The design intent is to create a respectful memorial space that complements the existing religious use.

On May 6, 2026 the Planning Board heard the Church's petition to install the columbarium on its property located at 37637 Magnolia Avenue. The columbarium is an accessory use to the existing church and required approval through the Conditional Use Permit process due to its residential zoning designation. The Planning Board unanimously granted the Conditional Use Permit with the following conditions:

- Installation of perimeter landscaping to screen the columbarium from adjacent residential properties
- ADA accessibility
- Use of materials, colors, and architectural elements consistent with the existing church
- Compliance with setback requirements
- Low level, downward directed lighting to minimize glare and light spillover
- Restriction of services or gatherings associated with the columbarium to reasonable hours consistent with existing church activities
- Ongoing maintenance of the structure and surrounding landscape

Site Plan



As part of the Conditional Use Permit, the applicant submitted the above Site Plan for approvals. The proposed project included the location of the columbarium approximately 28' from the 12th Street edge of pavement. Construction plans will be submitted prior to construction in the event the Conditional Use Permit is granted.



Three Dimensional Representation



ATTACHMENTS

Attachment A – Application and Supplemental Material



CITY OF DADE CITY

"Proud Heritage, Promising Future"

Scott Black, Mayor
Normita L. Woodard, Mayor Pro Tem
Kristin Church, Commissioner
James D. Shive, Commissioner
Michael Stout, City Commissioner

Marieke vanErven, City Manager
Angelia Guy, City Clerk
Peter Altman, Finance Officer
Patrick Brackins, City Attorney

ESTABLISHED 1889

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HISTORICAL PRESERVATION ADVISORY BOARD APPLICATION FOR BOARD REVIEW

Project Address 37637 MAGNOLIA AVE.
Owner's Name ST. MARY'S EPISCOPAL CHURCH
Owner's Address P.O. Box 452 DADE CITY 33526
Phone ³⁵²⁻567-3888 Email fatherjimestmdc.com Parcel ID 27-24-21-0430
00700 - 00A0

Applicant's Name, Address, Phone (if different from owner)

NOTE THE FOLLOWING REQUIREMENTS:

- DESCRIPTION OF WORK (Sketch Elevation Required) ERECT A COLUMBARIUM AND MEMORIAL GARDEN AS A CONSECRATED BURIAL SPACE FOR CREMAINS.
- MATERIALS TO BE INCORPORATED INTO PROJECT (Paint Color, Etc.) MARBLE / GRANITE
Columbarium with light grey GRANITE Niche Doors*
THE WHITE / GREY COLOR SCHEME TO MATCH OUR CHURCH BUILDINGS
- HISTORICAL RELEVANCE AND INTENT TO PRESERVE CHARACTER THIS PROJECT
WITH CREATE A SACRED BURIAL PLACE FOR THE
CREMAINS OF PARISHIONERS AND THEIR FAMILIES.*

Note: All repairs/restorations to buildings on the national historic register are required to be historically accurate. All other buildings within the Historic District are required to be appropriate to that particular building and the Historic District in general. Project enhancement is encouraged within the appropriateness guidelines.

Established 1889

P.O. BOX 1355 • 38020 MERIDIAN AVENUE • DADE CITY, FL 33526-1355 • (352) 523-5050 FAX (352) 521-1422

* PLEASE SEE ATTACHED Page 1 of 84

Historical Practice of Columbaria in the Anglican Church

The use of columbaria—structures designed to hold urns containing cremated remains—has a nuanced history within the Anglican Church. Traditionally, the Anglican Church, like many Christian denominations, favored burial over cremation. This preference was rooted in longstanding theological and cultural beliefs about the resurrection of the body and the sanctity of the grave.

However, over the 20th century, attitudes within the Anglican Church began to shift. As cremation became more widely accepted in society, the Church gradually accommodated the practice. Columbaria started to appear in Anglican churchyards and cathedrals, providing a consecrated space for the respectful placement of ashes. These spaces are often architecturally integrated into church buildings or gardens, reflecting both reverence and practicality.

The adoption of columbaria in Anglican practice reflects a balance between tradition and changing societal norms. The Church typically consecrates these spaces, ensuring they are treated with the same dignity as traditional burial grounds. Services for the interment of ashes in a columbarium often mirror those for burials, emphasizing themes of resurrection, remembrance, and hope.

In summary, the use of columbaria in the Anglican Church, has become an accepted and respected practice, especially as cremation has gained broader acceptance. The Church's approach ensures that the interment of ashes is conducted with reverence and in accordance with Anglican liturgical traditions.



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Quote/Order #: 10135647-G
 Family Name:
 Designed By: JR | Drafter: JDP
 SIGN _____ DATE _____



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PAGE: 2 OF: 6
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DATE: 05/13/2026



IN PLOT REFERENCE IMAGE - PLACEMENT AND SCALE MAY NOT BE ACCURATE

Quote/Order #: 10135647-G
 Family Name:
 Designed By: JR | Drafter: JDP



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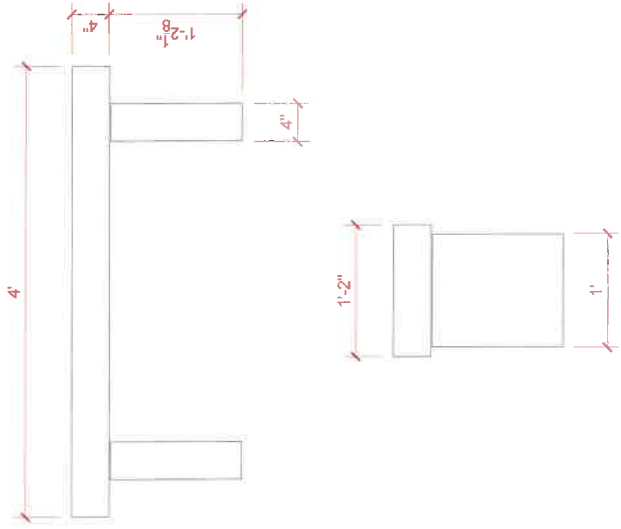
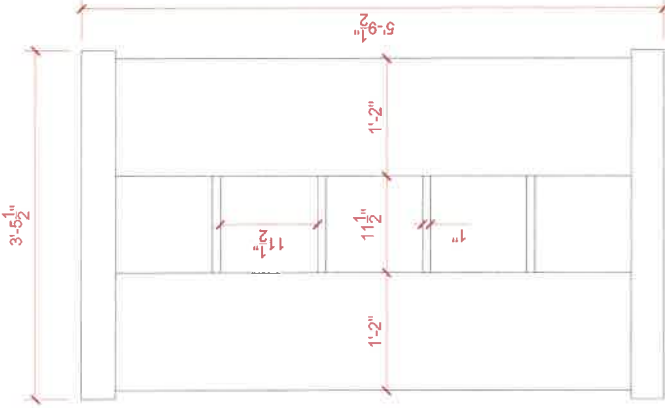
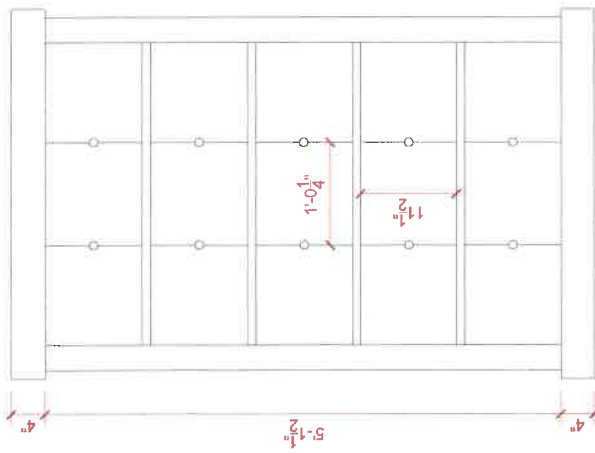
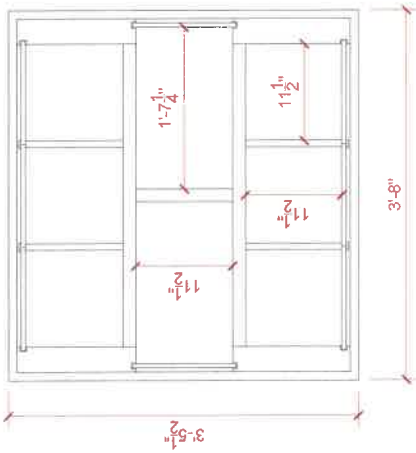
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SD-790 DESIGN DETAILS

DESIGNED WITH 30 SINGLE NICHE AND 10 COMPANION NICHE

Part	Granite	Finish
BUILDING EXTERIOR	GRAY	POLISHED
BUILDING INTERIOR	GRAY	SAWN
NICHE DOORS	BLUE PEARL	POLISHED
(2) SD-001 BENCH	GRAY	POLISHED



Quote/Order #: 10135647-G

Family Name:

Designed By: JR | Drafter: JDP



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DATE

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AGENDA MEMO – HISTORIC BOARD

TO: Honorable Chair and Members of the Historic Board
FROM: Evis Bushi, Planning Manager
RE: 37541 Church Ave 2nd Story addition to a detached Garage
DATE: June 08, 2026

BACKGROUND

The subject property is located at the Northeast corner of Church Avenue and 13th Street. The applicant has submitted a building permit for a second story addition to the existing detached garage to be used as a home office. The proposed addition will have aluminum siding to match the existing aluminum siding on the garage and house to seamlessly blend into its environment.

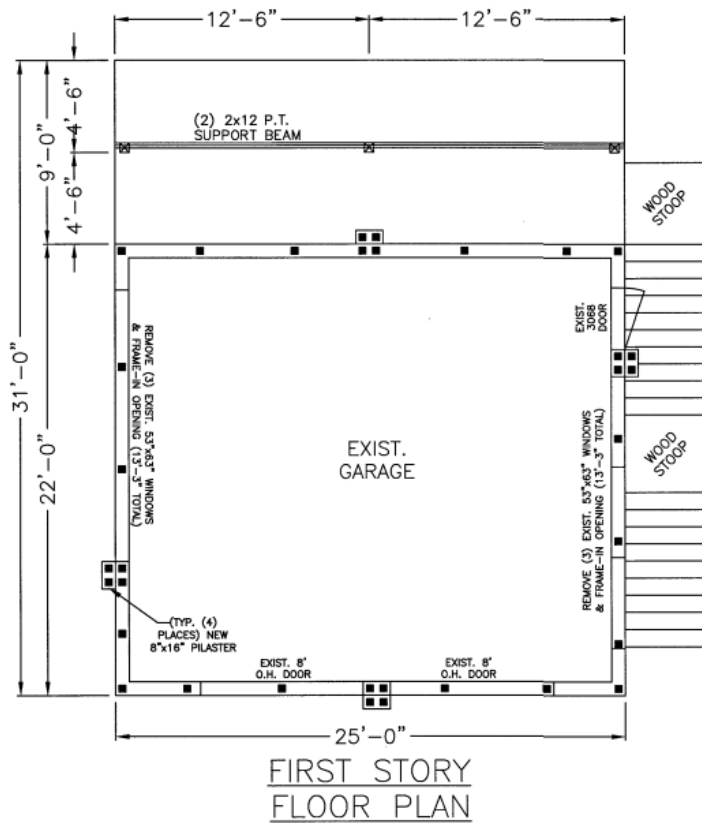
The Knight/Futch/Edwards Home is a contributing structure located within the Church Street Historic District and was added to the U.S. National Register of Historic Places on August 21, 1997. It was built about 1901 and represents an interesting variation on the Dutch Colonial Revival style, featuring a cross gambrel roof. Emma R. Knight owned the house through the early 1920's. Dr. Irvin S. Futch, a local dentist and his wife, Orabel, purchased it and Judge James Sanders rented the house in 1928-1935. Charles and Sallie Edwards, a prominent citrus grower, owned it from 1942 until 1977. Several modifications were made by Sallie Edwards in 1957 with James Ward and Sons, General Contractors doing the work. The Cooper family owned it until 1991. Karyn Nicely and Keith Correia are the current owners.

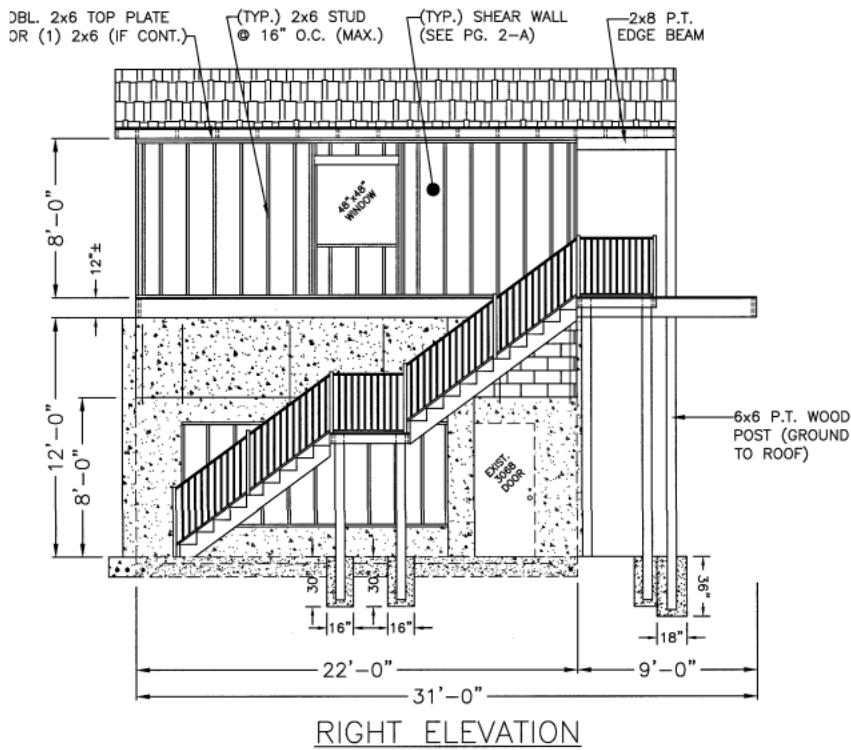
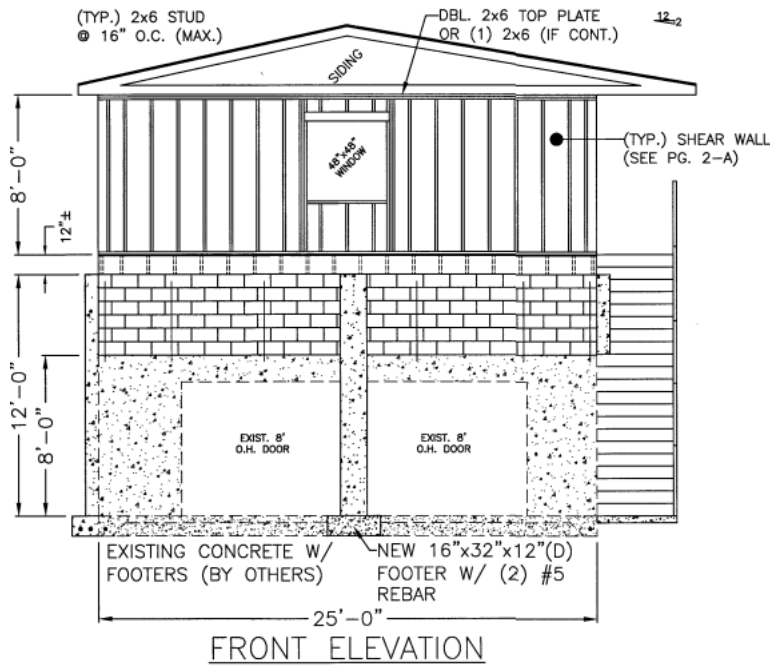
Existing Conditions

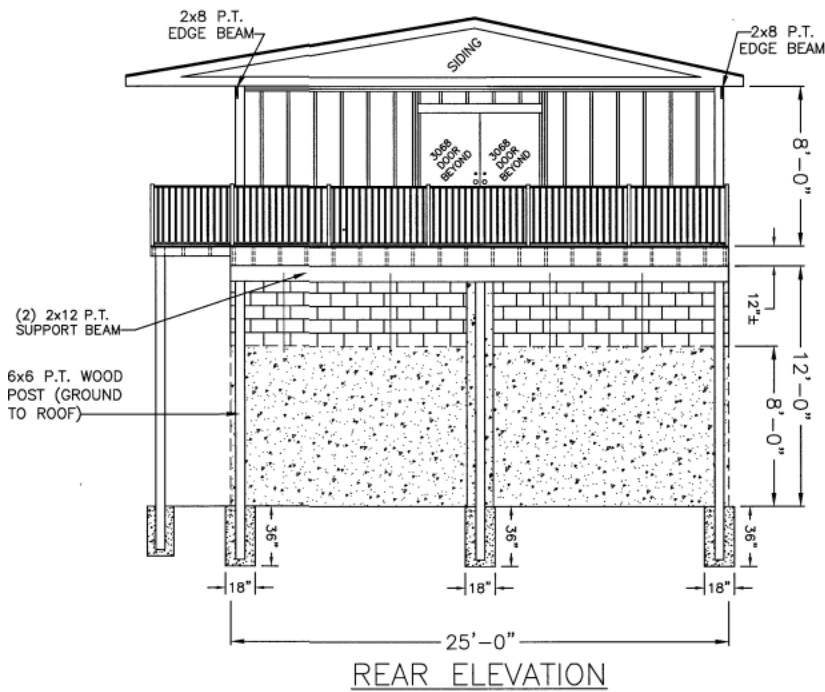
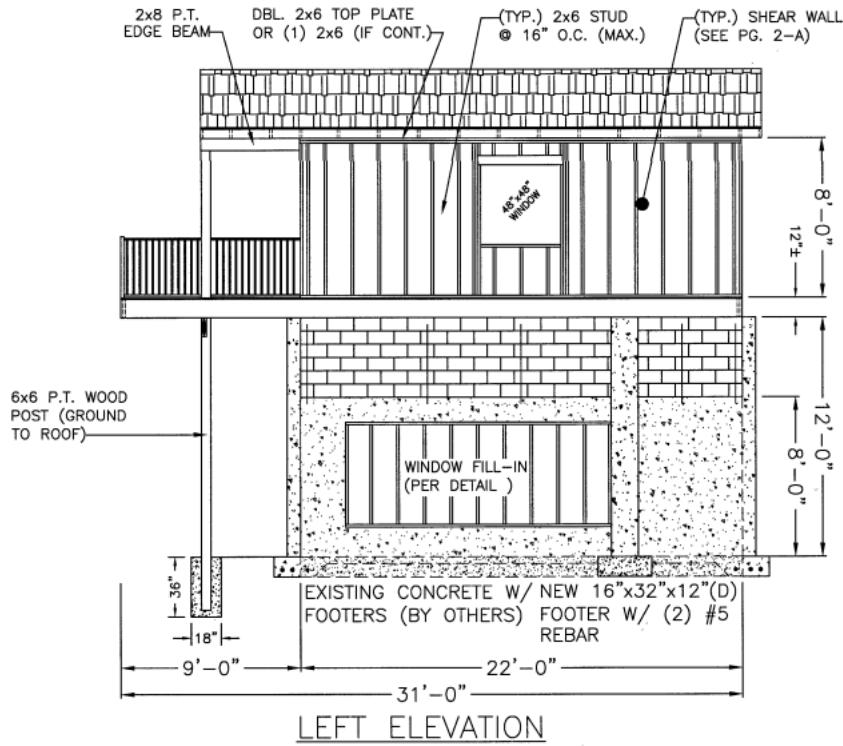




Plan and Elevations









AGENDA MEMO – HISTORIC BOARD

TO: Honorable Chair and Members of the Historic Board
FROM: Evis Bushi, Planning Manager
RE: Adoption of Design Standards and Guidelines for the Downtown Central Business District
DATE: June 08, 2026

BACKGROUND

On June 3, 2026 Planning Board Meeting, staff proposed the adoption of Design Standards and Guidelines as part of the comprehensive rezoning update process for the downtown area. The Design Standards and Guidelines establish clear design principles and best practices for architecture, site planning, and landscaping. They are intended to guide developers and designers in both new construction and renovation projects. These standards promote development that reflects the character and heritage of Dade City while contributing to a cohesive, high-quality downtown environment. The goal is to ensure that new projects are context-sensitive, reinforce the urban fabric, and are recognizable as part of Downtown Dade City.

The Standards define highly encouraged elements of building and site design, while the Guidelines provide flexible recommendations that allow for creativity and innovation. Together, they balance predictability with design freedom, encouraging thoughtful, high-quality outcomes.

Section 5 of the proposed document provides recommendations for Historic Structures within the Central Business District. The goal is to ensure that renovation of existing structures along with new structures fit the context of our historic downtown while creating a development that will meet the needs of current and future residents and businesses.

The Design Guidelines highly encourages all work to be consistent with the **National Park Service** Secretary of the Interior's Standards for Rehabilitation, interpreted through the following locally responsive principles:

1. Maintain Historic Character

Preserve the defining features of historic buildings, including original façades, roof forms, porches, window patterns, and decorative details. Alterations that remove or obscure these elements are discouraged.

2. Respect Original Building Form and Scale

Retain the original massing, proportions, and orientation of structures. Additions should not overwhelm the historic building and should maintain the pedestrian-scaled character typical of Downtown Dade City.

3. Repair Rather Than Replace

Historic materials such as wood siding, masonry, and architectural detailing should be repaired whenever feasible. Where replacement is necessary, new materials should match the original in design, dimension, and appearance.

4. Preserve Authenticity

Avoid introducing conjectural features or design elements that create a false historical appearance. New work should reflect its own time while remaining compatible with the historic structure.

5. Retain Significant Changes Over Time

Later modifications that have acquired historic significance should be preserved, particularly where they contribute to the building's evolution or character.

6. Use Compatible Materials and Techniques

Rehabilitation work should utilize materials and construction methods that are consistent with or visually compatible with the historic building fabric. Highly synthetic or incompatible finishes should be avoided on primary façades.

7. Protect Architectural Details

Distinctive elements such as columns, brackets, railings, and window trim should be retained and carefully restored. Cleaning methods should be gentle and not damage historic materials.

8. Design Compatible Additions

New additions should be clearly subordinate to the historic structure and located to the rear or minimally visible elevations where feasible. Additions should be differentiated yet compatible in scale, materials, and proportions.

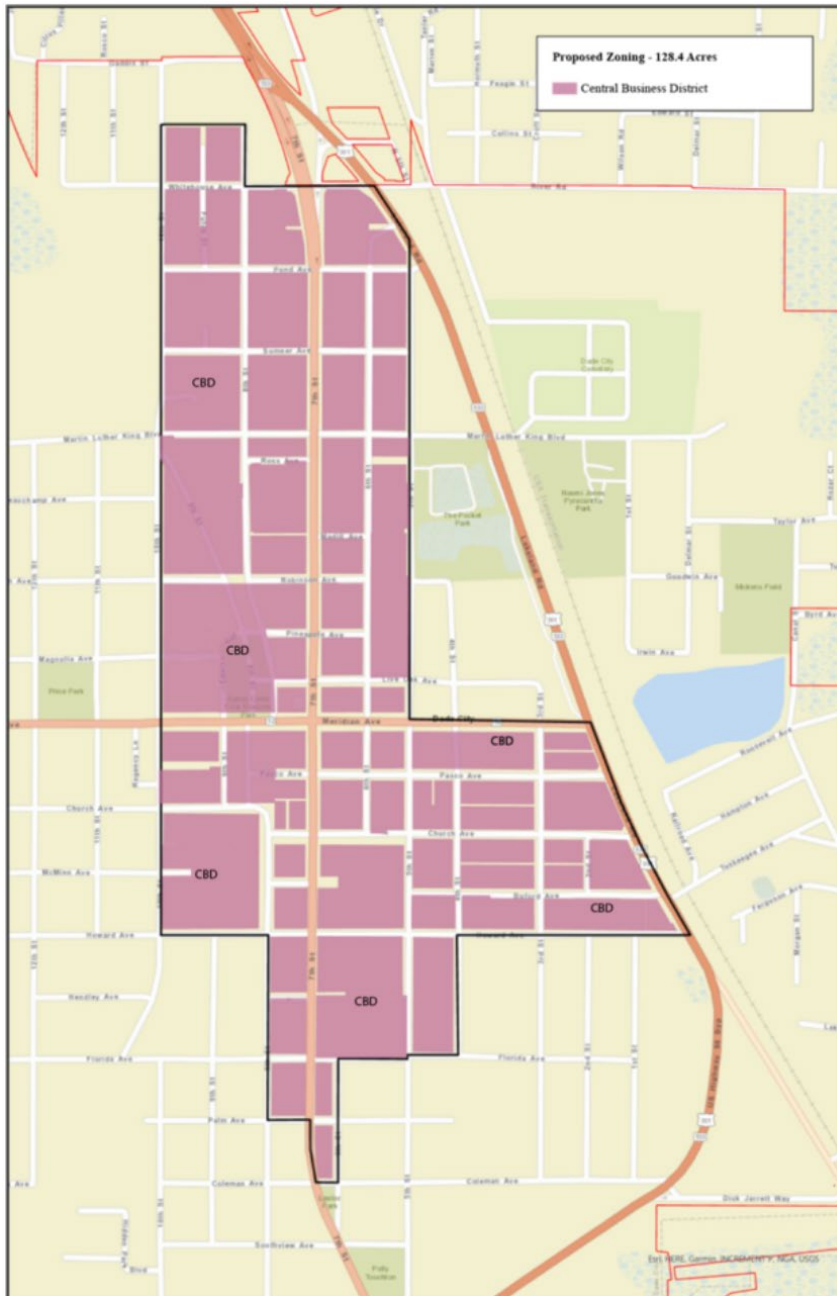
9. Ensure Reversibility

New alterations should be designed so they can be removed in the future without permanent damage to the historic structure.

10. Maintain Site and Setting

The historic relationship between buildings and their site including setbacks, landscaping, walkways, and outbuildings, should be preserved to the greatest extent possible.

Proposed Central Business District Map



ATTACHMENTS

Attachment A – Downtown Design Guidelines

CITY OF DADE CITY

"Proud Heritage, Promising Future"

2026 Plan

Downtown Design Standards and Guidelines

Design Guidelines	
1. Introduction	3
2. Commercial and Mixed Use	5
3. Multi-family	19
4. Attached and Detached Single-family	30
5. Historic Structures	40
6. Site Improvements – Furnishings, Lighting and Landscape	49
7. Signage	58

DESIGN STANDARDS AND GUIDELINES

1. Introduction

The Design Standards and Guidelines establish clear design principles and best practices for architecture, site planning, and landscaping. They are intended to guide developers and designers in both new construction and renovation projects.

These standards promote development that reflects the character and heritage of Dade City while contributing to a cohesive, high-quality downtown environment. The goal is to ensure that new projects are context-sensitive, reinforce the urban fabric, and are recognizable as part of Downtown Dade City.

The Standards define highly encouraged elements of building and site design, while the Guidelines provide flexible recommendations that allow for creativity and innovation. Together, they balance predictability with design freedom, encouraging thoughtful, high-quality outcomes.

The document is organized by building type, allowing users to easily locate relevant criteria. It should be used in conjunction with the Design Guidelines for Historic Structures included in this section. All guidance is grounded in Downtown's existing context, development patterns, and architectural legacy.

These Standards and Guidelines will be applied during the review of proposed downtown projects. Applications that clearly meet the outlined criteria may be eligible for an expedited review process.

1.1 Basis for the Standards and Guidelines

Dade City's history is evident in the buildings that make up the fabric of its Downtown Core, particularly along Seventh Street and Meridian Avenue. Founded in the late 19th century and named after Francis L. Dade, the city emerged as a strategic hub for agriculture and trade in central Florida. Its original purpose was closely tied to serving as a commercial and civic center for the surrounding rural communities, providing a place where farmers could bring citrus, cattle, and timber products to market. The arrival of the railroad further accelerated growth, positioning Dade City as a key stop along regional transportation routes and fostering the development of hotels, mercantile establishments, and public institutions.

As the county seat of Pasco County, Dade City quickly established itself as the governmental and cultural heart of the region. Historic landmarks such as the Pasco County Courthouse reflect the city's early civic ambitions and architectural character, while nearby churches, schools, and residences illustrate a community rooted in tradition

and continuity. Throughout the 20th century, Dade City maintained its small-town charm even as modernization occurred, with its downtown streets continuing to serve as gathering places for commerce, events, and daily life.

Today, the historic core stands as a testament to the city's founding purpose, supporting local enterprise, fostering community connection, and anchoring regional identity. Preservation efforts and reinvestment in downtown ensure that Dade City's legacy remains visible and relevant, blending its agricultural heritage and civic pride with new opportunities for economic development and cultural vitality.

2. Downtown Mixed-Use Buildings Standards and Guidelines

Dade City’s Downtown has historically been the center of the community, its most public and active place. New commercial and mixed-use buildings should contribute to this existing “Main Street” character of the Downtown. They should enhance the pedestrian oriented nature of Downtown, defining the street as a public place, with active storefronts, windows and doors at the ground level, Architecture should include the kind of well-crafted architectural details that are common in Dade City, and convey that architectural heritage in terms of material, color, proportion, window type and overall composition.

All new commercial buildings and building additions should follow the guidelines below to ensure their design fits into the commercial context of Downtown, and adds interest and variety to its mix. The Design Standards and Guidelines for commercial buildings are divided into multiple components related to building design, with objectives identified in the left hand column and standards identified in the central column and guidelines identified in the right column. The pictures are provided to illustrate the concepts being presented. All projects are required to comply with identified objectives and standards and are strongly encouraged to follow the established guidelines.

2.1 Building Mass and Increment	
<p>Siting and Orientation – Buildings shall be sited to reinforce the public Street network of Downtown, aligning with primary street frontages and public pathway spaces.</p>	<p>Standards: Main facades with entrance doors and windows shall front upon the primary street. Buildings shall not orient to parking lots at the expense of street and pathway frontages.</p> <p>Downtown buildings shall be “four-sides” buildings, and maintain quality architectural articulation and finishes around all visible sides of the buildings, not just the front.</p> <p>All building walls that face streets shall incorporate active facades, with windows, doors and other architectural elements giving interest to the building.</p> <p>Guidelines: All building walls that face sidewalks or pathways should incorporate active facades, with windows, doors and other architectural elements giving interest to the building wall along the sidewalk.</p>
<p>Overall Building Massing – Building scale shall be compatible with the existing fine-grained, pedestrian friendly, small-</p>	<p>Standards: Commercial buildings shall be simple in form and massing, with a primary building mass accentuated by a few important features, such as a major entrance and a top treatment (i.e. a roof, cornice or parapet).</p>

<p>storefront fabric of the Downtown Core.</p>	<p><u>Guidelines:</u> Ancillary elements shall be used to add interest to simple facades (such as building volumes, cantilevered balconies, window bays and decorative detailing).</p>
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Horizontal Mass – The building mass and/or façade composition shall vary in modules that reinforce the traditional storefront character of Downtown.

Guidelines:

Vertical Architectural Feature:

Apply a column, pier, or pilaster between facades with a three (3) inch minimum protrusion and a fifteen (15) inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six (6) inches.

Apply a vertical slot or recess between facades with a six (6) inch minimum recess depth and a fifteen (15) inch minimum width.



Vertical pilasters may be used to subdivide façade.

Building Wall:

While the majority of the building is required to be built to the property line, portions of the building may recede from the public right-of-way. The building wall may be varied along the front setback line at key locations, i.e. recessing the storefront entrance, or creating a niche for a residential entrance.

From one façade to the next, combine a change in depth or horizontal plane with a change in material and character. Changes in façade material or color should be associated with a change in place or separated by a pilaster.



Set back a portion of the building wall, here at major building entrance.

Towers or Building Volumes

Vertical columns and changes in height are encouraged to break up long facades, and add interest to low building volumes.

Good sense should be exhibited in the design and placement of special architectural features. Larger towers, gables, and turrets should be reserved for use at significant locations, such as major street corners, at a terminus of a pedestrian way, and at major entrances. Smaller elements should be used to denote regular entrances or room volumes.



Change in building height at corner.

Change in Storefront Façade:

Ground-floor facades should be designed to give individual identity to each retail establishment. Each shop should have a distinct façade with a unique character.

At adjacent storefronts, the change in establishments should be clearly evident through a change in storefront façade, i.e. different base material, window type, and/or

door type. This is particularly important for storefronts located in the same building.



Storefronts should have individual facades.

<p>Vertical Mass – In order to continue the varied street wall of the Downtown Core, new buildings shall change in height between buildings along the street frontage.</p>	<p><u>Standards:</u> Vertical subdivision shall be used to vary the street wall and to reduce the appearance of building height and bulk. Methods of subdivision are listed in the Guidelines.</p> <p><u>Guidelines:</u> Methods to accomplish vertical subdivision include the following: Design the ground floor of the building to read as a base for the rest of the structure; i.e. use arcades, loggias, and colonnades to wrap the building at its base.</p> <p>Use secondary cornices at the top of storefronts, to differentiate the ground floor level from upper stories of the building.</p> <p>Use individual roofs at storefronts to differentiate from upper stores of the building. Smaller roofs should match the principal building in terms of style, detailing and materials, and be an integral part of the building’s compositions.</p> <p>Use upper story setbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks.</p> <p>Use a change in material or treatment combined with a change in depth or plane.</p> <p>Apply moldings or cornices to accentuate the horizontal layers of a building.</p>
<p>Corner Buildings – Buildings located on corners shall anchor street intersections.</p>	<p><u>Standards:</u> A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines.</p> <p><u>Guidelines:</u> Corner treatments should include at least one of the following:</p> <p>A rounded or angled facet on the corner, maximum eight feet wide on the diagonal.</p> <p>A pilaster on the corner</p> <p>Location of the building entrance at the corner</p>

An embedded corner tower (formed with architectural trim and ornament, not with volume protrusion.)



A rounded window bay at the corner.



Location of a corner entrance.

Special Sites and Prominent intersections
– Special architectural treatment shall denote corner buildings at important sites and intersections.


Standards: Where buildings are located at major or “gateway” intersections, front important community spaces or anchor unique corners where sites create acute or obtuse angles, a prominent architectural corner treatment of the building mass is required. Treatment methods are listed in the Guidelines.

Guidelines: Corner treatments at important sites or intersections may include the following:
Creation of a prominent entry at the corner.

A special architectural “Turning” of the corner with a major façade change.

Creation of a corner tower with a landmark roof form.

Special attention at building facades, including fenestration over at least 25% of the façade’s surface.

	 <p data-bbox="646 556 1073 615">Creation of a prominent entry feature at a corner.</p>	
<p data-bbox="203 625 589 842">Main Entrances - To contribute to the public and pedestrian realm, building entrances shall be prominent and easy to identify.</p>	<p data-bbox="620 625 792 657">Standards:</p> <p data-bbox="620 661 1390 806">The main entrance of a building shall be located at the primary street façade of the building, and shall be architecturally treated in a manner consistent with the building style.</p> <p data-bbox="620 846 1419 951">At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.</p> <p data-bbox="620 955 786 987">Guidelines</p> <p data-bbox="620 991 1305 1062">Entrances should incorporate one or more of the following treatments:</p> <p data-bbox="620 1066 1406 1171">Marked by a taller mass above, such as a modest tower, or within a volume that protrudes from the rest of the building surface.</p> <p data-bbox="620 1211 1390 1316">Accented by special architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures.</p> <p data-bbox="620 1356 1411 1537">Indicated by a recessed entry bay in the façade. Recommended treatments include special paving materials such as ceramic tile; ornamental ceiling treatments, such as coffereing; decorative light fixtures, and attractive decorative door pulls and other hardware.</p> <p data-bbox="620 1577 1403 1722">Sheltered by a projecting awning or canopy, designed as a canvas or fabric awning, or as a permanent architectural canopy utilizing materials from the primary building.</p> <p data-bbox="620 1761 1390 1833">Punctuated by a change in roofline or a major break in the surface of the subject wall.</p>	

	<p>Provide shelter from weather and shade through use of awnings or sheltered bays.</p> <p>Entrances to upper-story uses should incorporate one or more of the following treatments: Located in the center of the façade between storefronts, as apt of a symmetrical composition.</p> <p>Accented by architectural elements such as clerestory windows, sidelights, and ornamental light fixtures.</p> <p>Indicated by a recessed entrance, vestibule or lobby. Doorways should be recessed for privacy, but should be clearly expressed through awnings, high quality materials, or other architectural treatments.</p>
<p>Secondary Entrances Side or rear building entries shall be visible and easy to find, but visually secondary to main entrances.</p>	<p>Standards: Secondary entries, such as side or rear building entries, shall not be more architecturally prominent or larger than the front entry.</p> <p>The design of the side or rear building entries, shall not be more architecturally prominent or larger than the front entry.</p> <p>Secondary entries shall be enhanced with detailing, trim, and finish consistent with the character of the building.</p> <p>Guidelines: Roll-up security doors should be detailed to conceal door housings and tracks, and provide an attractive and finished appearance for all exposed components.</p>

<p>2.2 – Architectural Style</p>	
<p>The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Dade City’s building traditions and do their part to contribute to the aesthetic harmony of Downtown.</p>	
<p>Building Base – All buildings shall create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically “joins”</p>	<p>Standards: Buildings shall incorporate a clearly defined building base, created by one of the treatments noted in the Guidelines.</p> <p>The base treatment shall extend around all visible sides of the building.</p> <p>Guidelines:</p>

<p>the building to the ground.</p>	<p>Base Treatment may occur at two different scales – At a scale of the pedestrian, a base should be created at some point between nine inches and six feet in height. At the scape of the building, the ground floor should read as a base that “joins” the building to the ground.</p> <p>A base treatment does not need to be the same on all sides of a building. The building base may be created by any of the following treatments: A small projection of the wall surface, which may be accompanied by a change of material and/or color; A thicker or heavier design treatment, such as a darker color and/or stronger material, for the entire ground floor than for the portions of the building above, A horizontal architectural feature at or below the first story mark, such as a series of openings, or a secondary cornice separating the first two floors; A ground level arcade with columns, either recessed into the buildings volume or attached to the exterior, may be used. Column spacing should be regular and related to the structural bay of the building.</p> <p>Lower and upper stories should be separated by horizontal detailing such as an awning or belt course.</p>
<p>Building Materials - New construction shall take cues from regional and local traditions. Authentic materials and methods of construction should be used.</p>	<p><u>Standards:</u> Simulated finished shall not be used.</p> <p><u>Guidelines:</u> The combination of materials on a building façade should be appropriate to its style and design. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.</p> <p>Materials used as primary cladding should be limited in number.</p> <p><u>Primary materials</u> should be chosen to be consistent with building style and types. Materials to be used as the primary cladding on buildings include: Brick – Red brick is recommended. Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick and use wrap-around corner and bullnose pieces. Wood – Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and</p>

	<p>shakes may be suitable. Trim elements should be used. Wood panels may be inlaid as an accent material. Stone – Stone, cast stone or other earthen materials. Stucco should be minimized on commercial buildings.</p> <p><u>Accent Materials</u> are recommended to add interest and variety at a more intimate scale such as individual storefronts, along architectural elements, on portions of buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.</p>
<p>Façade Elements Surface features and façade elements shall relate to the building's architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.</p>	<p><u>Standards:</u> Horizontal ornament such as awnings or belt courses, should be carried across adjacent facades to unify various building masses and convey the sense of a consistent building wall.</p> <p><u>Guidelines:</u> Covered outdoor spaces, awning and arcades are encouraged to protect pedestrians from summer heat and rain. These should be located above the display windows and below the storefront cornice or sign panel.</p> <p>For a sequence of storefronts, a line of discrete awnings for each storefront or building bay should be used, rather than one continuous run-on awning.</p> <p>Ornamental sconce outdoor lighting can be used to accent entries or pilasters.</p> <p>Alcoves, balconies and porches are encouraged at upper stories to provide outdoor spaces for upper story tenants.</p> <p>Window boxes, or other wall-mounted elements below storefront windows can be used to add interest at a pedestrian scale.</p>
<p>Windows – Windows shall be designed to be in keeping with the historic character of Downtown.</p>	<p><u>Standards:</u> Buildings shall include vertically proportioned façade openings with windows that have a greater height than width. Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows.</p> <p>Storefront windows shall encompass a minimum of sixty percent of the storefront façade. For buildings with multiple storefront facades, the review authority may authorize a reduction in storefront windows on the secondary frontage(s) were the design is found to be compatible with the character of Downtown.</p>

	<p>Windows on the upper floors shall be smaller in size than storefront windows on the first floor, and shall encompass a smaller proportion of façade surface area.</p> <p>Aluminum sliding windows should be designed to have substantial framing members at a minimum width of two inches. Bare aluminum trim shall not be used.</p> <p>Deeply tinted glass or applied films are not permitted on the ground floor.</p> <p>Reflective glazing shall not be used.</p> <p>Upper story windows shall be detailed with architectural elements, such as projecting lug sills molded surrounds and/or lintels.</p> <p><u>Guidelines:</u> Windows should maintain consistency in shape and in location across the façade, and be coordinated with facades of adjacent buildings.</p> <p>Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the storefront.</p> <p>Decorative treatments on windows or balconies are recommended if consistent with building style.</p> <p>Shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds should be used to enhance opening and add additional relief.</p> <p>Window frames should not be flush with walls.</p> <p>Large expanses of glass should not be used, except at storefront windows.</p> <p>Clear glass is recommended.</p> <p>Non-reflective films, coatings, low emissivity glass, and external and internal shade devices should be used for heat and glare control.</p>
<p>Doors Doors are the one part of the building façade</p>	<p><u>Standards:</u> Doors at storefronts shall include windows that permit views into the establishment.</p>

<p>that patrons will inevitably see and touch – they shall be well-detailed to convey the quality of the Downtown.</p>	<p><u>Guidelines:</u> Doors at storefronts are recommended to have large windows to permit views into the establishment. The should match the materials, design and character of the display window framing.</p> <p>Detailing such as carved woodwork, stonework, or applied ornament should be used to create noticeable detail for pedestrians and drivers.</p> <p>Doorways leading to upper story uses should be distinguishable from those leading to retail establishments.</p>
<p>Roof Types Roofs shall match the principal building in terms of style, detailing and materials. They shall contribute expressive and interesting forms that add to the overall character of the Downtown.</p>	<p><u>Standards:</u> Flat or shallow pitched roofs shall be used at buildings fronting Seventh Street, and shall be designed with one or more of the treatments stated in the Guidelines.</p> <p>New Mansard roofs are prohibited.</p> <p><u>Guidelines:</u> Deeply sloping roof forms should be limited to prominent or special buildings.</p> <p>Flat or shallow pitched roofs should be ornamented with shaped parapets using one of the methods below: The primary cornice should be decorated with parapets, finials, or molding. A parapet cap should be used to terminate the top of the parapet wall. Surface mounted cornices, shading elements or trellises should be used to strengthen a parapet wall design.</p> <p>Small roofs may be used at storefronts.</p>
<p>Roof Equipment and Screening All building equipment located on roofs shall be screened from view, to establish a level of “clean” design throughout the Downtown.</p>	<p><u>Standards:</u> Roof mounted equipment shall be completely screened by architectural enclosures that are derived from the building’s architectural expression.</p> <p>Screening of on-site mechanical equipment shall be integrated as part of a project’s site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features.</p> <p><u>Guidelines:</u> Roof-mounted equipment may be located behind parapets or recessed into roof hips or gables, or enclosed within roof volumes.</p>

	Materials, architectural styles, colors, and/or other elements from the façade composition shall be used to integrate the screening into the building’s architecture.
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2.3 - Color	
<p>Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Dade City. Colors that reflect the City’s relationship with the countryside, the tones of the surrounding landscape and the natural hues of the surrounding east Pasco environment are encouraged. Care should be taken that drab earth and overly neutral tones not be used. The paint color for any new building or the modification of the paint color of any existing building shall be reviewed by the City for compliance with the guidelines.</p>	<p><u>Standards:</u> Colors should be compatible with other buildings in the district. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings.</p> <p><u>Guidelines:</u> Primary building colors should be restrained and neutral in hue. These may include light earth tones that are in keeping with Dade City’s agricultural heritage.</p> <p>Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices and bands; or used as trim on doorframes, storefront elements, windows and window frames, railings, shutters, fences and similar features.</p> <p>Accent colors may be more saturated in color or brighter in tone, and used to highlight special features such as doors, shutters, ornament or storefront elements.</p>

3 – Multifamily Residential – Stacked Flats

Residential development within Downtown should support a more compact, walkable pattern than found elsewhere in the City, offering a lifestyle oriented around proximity to the Downtown Core. New buildings should balance increased density with design that maintains a comfortable residential scale, drawing from the forms and proportions of traditional single-family homes and adapting them to accommodate multiple units.

All residential buildings should contribute to a cohesive and attractive neighborhood character. Designs should incorporate recognizable residential elements such as clearly defined entries, porches, bay windows, and articulated rooflines with overhangs. Balconies and shared or private outdoor spaces should also be integrated to support recreation and enhance livability.


For the purposes of these Design Standards and Guidelines, “multifamily” includes apartments and all other stacked residential unit types.

All residential buildings and additions should adhere to the guidelines below to ensure compatibility with the surrounding residential fabric of Downtown. The Design Standards and Guidelines for multifamily development are organized into components related to building design, with objectives outlined in the left column, standards in the center column, and guidelines in the right column. Illustrative images are provided to support and clarify the concepts presented.

3.1 Building Mass and Increment	
<p>Siting and Orientation – Buildings shall be sited to reinforce the public Street network of Downtown, aligning with primary street frontages and public pathway spaces.</p>	<p>Standards: Buildings shall be sited to align with street frontages to reinforce continuous public streets and public pathway spaces.</p> <p>The backs of buildings shall not face public streets.</p> <p>Backing lot walls shall not face public streets</p> <p>Parking is not permitted between the public street and adjacent residential buildings.</p> <p>Guidelines: Active facades with windows and doors should face all streets, sidewalks and pathways.</p> <p>Frontages should be of a substantial scale and character and include architectural elements giving interest to the building wall along the sidewalk.</p>

	<p>New buildings should maintain a relatively uniform setback with neighboring buildings; however, variation along the front setback should be provided through use of front porches, entrance porticos, stairs and other architectural features that are allowed to encroach upon the required setback.</p>
<p>Overall Building Massing – The massing of larger residential buildings shall be broken down to convey a sense of “home” and give individuality to each unit that lies within it.</p>	<p>Standards: Multifamily buildings shall avoid a monotonous or over scaled massing</p> <p>Building massing shall be subdivided into portions or segments compatible with the adjacent residential scale.</p> <p>Guidelines: Building segments should be legible as individual residences or small groups of units, and called out using the following: Separate Building Volumes or Façade Protrusions, Window Bays or Balconies, Porches and Entrance Vestibules, Individual Roof Volumes and other roof articulations such as dormers.</p>
<p>Horizontal Mass – Horizontal mass shall be broken down to create architectural interest and provide visual separation between units or modules of units.</p>	<p>Standards: Facades of long buildings shall be architecturally subdivided into shorter segments every twenty-five (25) to fifty (50) feet maximum, using the methods noted in the Guidelines.</p> <p>Each vertical module of units shall incorporate architectural features that help individually distinguish them, such as wall breaks, projections, distinct color schemes and individual roof treatments.</p> <p>Guidelines: Building facades should incorporate the following methods to architecturally distinguish modules of housing units:</p> <ol style="list-style-type: none"> 1. Vertical Architectural features – apply a vertical slot or recess between façade segments with a six (6) inch minimum recess depth and a fifteen (15) inch minimum width. Apply a vertical pilaster between façade with a three (3) inch minimum protrusion and a fifteen (15) inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six (6) inches. Project a part of the building above the main building volume as a tower that holds several stacked rooms. 2. Building Wall – Vary the setback of portions of the building wall along the main façade, using elements such as bays or building volumes to create change. Change the color or material of segments across the façade. Material

	<p>changes should always be accompanied by a change in plane, or separated by framing or other means.</p> <p>3. Individualized Rood Forms – Use individual roof pitches to break up the form. For example, a single building could express individual units through a series of smaller gabled dormers. Subdivide flat roofs into recognizable segments with shifts in height and design along decorative shaped parapets or cornice treatments at street facades.</p>
<p>Vertical Mass – Step backs and other architectural techniques shall be used to reduce the appearance of building height and bulk..</p>	<p>Standards: Vertical subdivision shall be used to vary the street wall and to reduce the appearance of building height and bulk. Methods of subdivision are listed in the Guidelines/ Guidelines: The following methods are recommended to break down the bulk and mass of multi-story buildings.</p> <ol style="list-style-type: none"> 1. Accentuating the ground floor of the building by making it thicker or visually stronger than upper stories. 2. Use of entry porticos and front porches, or other articulation at the ground level. 3. Use of upper story setbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks. 4. Applications of decorative moldings or cornices to accentuate the horizontal layers of a building.
<p>Corner Buildings – Residential buildings located on corner parcels shall acknowledge both street frontages, with façade articulation on each.</p>	<p>Standards: A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. Guidelines: A building base that extends beyond the building face toward both street facades.</p>

	<p>An “embedded” corner tower (formed with architectural trim and ornament, not with volume protrusion).</p> <p>A building protrusion or bay that wraps the corner.</p>  <p>A building bay that “wraps” the corner.</p>
<p>Main Entrances - Entrances shall convey a clear residential character, one that is welcoming to the building’s tenants.</p>	<p><u>Standards:</u> Primary entrances to multi-unit buildings shall front onto the primary street.</p> <p>Individual units adjacent to public streets shall locate their primary entrance to face the street.</p> <p>Main entrances shall be prominent and easy to identify.</p> <p>Design cues shall be used to help create a transition from the public street to the private residence.</p> <p><u>Guidelines:</u> Where entrances indicate entry to more than one unit, they should be grander and more prominent than individual unit entrances, of a scale appropriate to the number of units that they access.</p> <p>At courtyard buildings, the primary entrance should be oversized and provide a view to the courtyard beyond, indicating that several residences exist beyond it.</p> <p>Each entrance should have a clear and easy-to-find entry sequence leading from the sidewalk to the front door. Design cues should be used to help create a transition from the public street to the private residence, including: Raised stoops, open porches, and/or entrance vestibules that correspond to the vertical modules of attached building units, A change in grade from the public roadway to the</p>

	<p>residence, to protect the privacy of residential units, Low hedges, fences and/or entry gates that separate private front yards from the public sidewalk, Ornamental lighting of porches, walks, yards, and driveways to define and highlight entrances, and special landscape materials to define front yard spaces and/or accent the entry sequence.</p>
<p>Accessory Buildings and Additions Accessory structures including garages, storage facilities and other ancillary buildings, are considered as an integral part of the overall development..</p>	<p><u>Standards:</u> Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure..</p> <p><u>Guidelines:</u> Accessory structures should incorporate the following design components:</p> <ol style="list-style-type: none"> 1. The existing siding should be carried onto the addition or building. 2. The windows should be of the same style as the main house, including opening mechanisms and trim. 3. The existing roofline and roof type should be carried onto additions. Shed-roof additions should not be used, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building. 4. Overall proportion should be maintained, for example if a building is vertically or horizontally oriented.
<p>Parking Podiums Podiums shall be considered part of the building base, with wall textures, colors, and dimensional modules that are coordinated with the residential architecture. Detailing and design elements shall be used to break up a windowless or monotonous façade.</p>	<p><u>Standards:</u> No building shall have more than one garage or podium entrance per street front. These entrances should not exceed twenty (20) feet in width. Elements such as recessed entries, trellises over garage entries, and vertical design detailing on the doors should be used to minimize the apparent width of the entrance.</p> <p><u>Guidelines:</u> Whenever possible, garage and podium entrances should be located along the sides of building, rather than along the primary frontage, to minimize visual impact to the street. When located on the primary frontage, garage entrances must be recessed behind the front wall of the building.</p> <p>Wherever partially submerged podium parking is feasible, driveways should slope downwards from the street before entering the garage, making garage entrances less visible to passersby.</p> <p>Vehicle entrances to parking podiums should be treated with architectural articulation and landscape materials, to</p>

	“mark” a frequently used common entrance for residents and guests.
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3.2 – Architectural Style

The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Dade City’s building traditions and do their part to contribute to the aesthetic harmony of Downtown.

Residential architecture in historic downtown Dade City reflects a blend of late 19th- and early 20th-century styles, shaped by Florida’s climate, available materials, and the city’s development during the railroad and citrus boom eras. While individual homes vary, several common architectural styles define the area’s character: Florida Vernacular, Queen Anne, Craftsman, and Colonial Revival.

Frame Vernacular (Florida Vernacular)

This is the most prevalent residential style in Dade City. These homes are typically wood-framed and designed with simplicity and climate responsiveness in mind. Key features include front porches (often full-width), raised foundations for airflow, metal or shingle roofs with generous overhangs, and a generally modest, functional appearance. Ornamentation is minimal, but the proportions and porch detailing contribute to their charm.

Queen Anne (Simplified)

Some homes reflect elements of the Queen Anne style, though often in a more restrained form than seen in larger cities. These houses may include asymmetrical facades, decorative wood trim, bay windows, varied rooflines, and occasional turret-like forms. In Dade City, these details are typically simplified but still add visual richness and individuality.

Craftsman / Bungalow

Popular in the early 20th century, Craftsman-style homes are common throughout downtown neighborhoods. These one- to one-and-a-half-story houses feature low-pitched gable roofs, wide eaves with exposed rafters, tapered porch columns, and prominent front porches. Materials often include wood siding, brick piers, and natural finishes, emphasizing handcrafted detail and horizontal lines.

Colonial Revival

This style appears in more formal homes and is characterized by symmetry and classical detailing. Features often include centered front doors, evenly spaced windows, shutters, and simple columned porches. Roofs are typically side-gabled or hipped, and the overall appearance is more orderly and refined compared to vernacular forms.

Building Base – All buildings shall create a base treatment that	Standards: Buildings shall incorporate a clearly defined building base, created by one of the treatments noted in the Guidelines.
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<p>assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically “joins” the building to the ground.</p>	<p>The base treatment shall extend around all visible sides of the building.</p> <p>Guidelines: A building base may be create by ay of the following treatments:</p> <ol style="list-style-type: none"> 1. A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back, and openings within the base are seen to be more deeply recessed. 2. A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier with a lighter quality at stories above. 3. A horizontal architectural feature at or below the first story mark, such as a porch roofline, a cornice line, or a protruding horizontal band. 4. A horizontal notch or recess above the first or second story.
<p>Building Materials - New construction shall take cues from regional and local traditions. Authentic materials and methods of construction should be used.</p>	<p>Standards: High-quality stone veneer products may be used at residential buildings.</p> <p>The combination or materials on a building façade shall be appropriate to its style and design.</p> <p>Guidelines: If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.</p> <p>Materials used as primary cladding should be limited in number.</p> <p><u>Primary materials</u> should be chosen to be consistent with building style and types. Materials to be used as the primary cladding on buildings include: Brick – Red brick is recommended. Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick and use wrap-around corer and bullnose pieces. Wood – Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and shakes may be suitable. Trim elements should be used. Wood panels may be inlaid as an accent material.</p>

	<p>Stucco - Stucco, cement plaster are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation.</p> <p><u>Accent Materials</u> are recommended to add interest and variety at a more intimate scale such as individual storefronts, along architectural elements, on portions of buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.</p>
<p>Façade Elements Surface features and façade elements shall relate to the building's architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.</p>	<p><u>Standards:</u> Horizontal ornament such as awnings or belt courses, should be carried across adjacent facades to unify various building masses and convey the sense of a consistent building wall.</p> <p><u>Guidelines:</u> Both order and variety in window and door opening composition are recommended. Unifying elements should be maintained across facades, such as a common window header line or sill line, and/or aligned vertical centerlines of windows and doors.</p> <p>Special architectural features should be used to create articulated, interesting facades. These include features such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc.</p> <p>Secondary building volumes, including building bays, balconies, porches or other ancillary masses, should be used to give articulation to individual or small groups of units within the larger building mass.</p> <p>Balconies, porches or other indoor-outdoor elements are recommended to provide private space within multi-family structures. Balconies should be adequately separated to ensure the privacy of the units. Partial walls dividing units on a continuous balcony should not be used.</p>
<p>Windows – Windows shall be designed to be in keeping with the historic character of Downtown.</p>	<p><u>Standards:</u> Buildings shall include vertically proportioned façade openings with windows that have a greater height than width. Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows.</p> <p>Reflective glazing shall not be used.</p>

	<p>Upper story windows shall be detailed with architectural elements, such as projecting lug sills molded surrounds and/or lintels.</p> <p>Guidelines: Built-up sills and trim should be use to frame openings.</p> <p>Unifying architectural elements should be used to carry a window pattern across a façade, such as common sill or header lines.</p> <p>Shaped frames and sills should be used to enhance openings and add additional relief. The should be proportional to the glass area framed, as where a larger window should have thicker framing members.</p> <p>Clear glass is recommended. If tinted glazing is used, light tints are recommended.</p> <p>To add privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended.</p>
<p>Doors Doors are the one part of the building façade that patrons will inevitably see and touch – they shall be well-detailed to convey the quality of the Downtown.</p>	<p>Standards: High-quality materials shall be used on doors and doorframes, such as crafted wood, stainless steel, bronze, and other ornamental metals.</p> <p>Guidelines: Doorways should be scaled appropriately to the number of units they serve. At individual entrances, doorways should be scaled to the individual; additional attention to detail is appropriate. At entrances serving more than one unit, doorways and surrounds should be larger and more prominent. At entrances serving a large number of units, such as a courtyard entries, over scaled portals and double-height entrances may be appropriate.</p>
<p>Roof Types Roofs shall match the principal building in terms of style, detailing and materials. They shall contribute expressive and interesting forms that add to the overall character of the Downtown.</p>	<p>Standards: Roof overhangs are required. Clipped or flush eaves are prohibited.</p> <p>Guidelines: All pitched and continuous sloping roof forms are encouraged. These include gable, hip and pyramidal roofs.</p> <p>Overhangs should include detailing such as: Brackets and corbels or other roof supports related to the architectural style of the building.</p>

	<p>Flat roofs with parapet walls should be treated with one or more of the following conditions: An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall. Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.</p>
<p>Roof Equipment and Screening All building equipment located on roofs shall be screened from view, to establish a level of “clean” design throughout the Downtown.</p>	<p><u>Standards:</u> Roof mounted equipment shall be completely screened by architectural enclosures that are derived from the building’s architectural expression.</p> <p>Screening of on-site mechanical equipment shall be integrated as part of a project’s site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features.</p> <p><u>Guidelines:</u> Roof-mounted equipment may be located behind parapets or recessed into roof hips or gables, or enclosed within roof volumes.</p> <p>Materials, architectural styles, colors, and/or other elements from the façade composition shall be used to integrate the screening into the building’s architecture.</p>

<h3>3.3 - Color</h3>	
<p>Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Dade City. Colors that reflect the City’s relationship with the countryside, the tones of the surrounding landscape and the natural hues of the surrounding east Pasco environment are encouraged. Care should be taken that drab earth and overly neutral tones not be</p>	<p><u>Standards:</u> Colors should be compatible with other buildings in the district. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings.</p> <p><u>Guidelines:</u> Primary building colors should be restrained and neutral in hue. These may include light earth tones that are in keeping with Dade City’s agricultural heritage.</p> <p>Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices and bands; or used as trim on doorframes, storefront elements, windows and window frames, railings, shutters, fences and similar features.</p>

<p>used. The paint color for any new building or the modification of the paint color of any existing building shall be reviewed by the City for compliance with the guidelines.</p>	<p>Accent colors may be more saturated in color or brighter in tone, and used to highlight special features such as doors, shutters, ornament or storefront elements.</p>
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4 Attached and Detached Single-family Residential Buildings.

Homes in Downtown Dade City’s residential neighborhoods maintain a strong historic character, each with their own special identity. These Guidelines are intended to continue the strong traditions of Downtown Dade City’s residences, and to maintain the unique quality of its neighborhoods by providing guidance for treatment of new homes in an existing neighborhood context. As described in the Guidelines that follow, design of new homes should be in scale with and harmonious with existing neighborhood fabric in terms of scale, massing, consistency of architectural details, exterior colors and materials. For the purposes of these Design Standards and Guidelines Attached and Detached Single-Family buildings shall include all detached unit types and any units sharing a common wall which are not stacked.

All residential buildings and building additions should follow the guidelines below to ensure their design fits into the residential fabric of Downtown. The Design Standards and Guidelines for attached and detached single-family residential buildings are divided into multiple components related to building design, with objectives identifies in the left-hand column and standards in the center column and guidelines in the right column. The pictures are provided to illustrate the concepts being presented.

4.1 Building Mass and Increment	
<p>Siting and Orientation – Buildings shall be sited to reinforce the public Street network of Downtown, aligning with primary street frontages and public pathway spaces.</p>	<p>Standards: Buildings shall be sited to align with street frontages to reinforce continuous public streets and public pathway spaces.</p> <p>The backs of buildings shall not face public streets.</p> <p>Backing lot walls shall not face public streets</p> <p>Parking is not permitted between the public street and adjacent residential buildings.</p> <p>Guidelines: Doors and windows should face upon all streets and pathways.</p> <p>New buildings should maintain a relatively uniform setback with neighboring buildings; however, modest variation along the front setback is encouraged where single-family residences are attached to avoid a monotonous building wall. The following methods should be used to create variation in building setback: A shift in setback from unit to unit at attached developments. Siting a portion of the building at the front setback line, Use of front porches,</p>

	<p>entrance porticos, stairs and other architectural features that are allowed to encroach upon the required setback.</p>
<p>Overall Building Massing – Massing shall reflect the typical scale of the single-family home, a simple mass with protruding volumes and bays to add interest.</p>	<p>Standards: Attached single-family buildings shall avoid a monotonous or over scaled massing</p> <p>Guidelines: Volumes that project from the primary building mass, such as window bays, entrance vestibules, and porches should be used to add variety to a simple façade.</p> <p>Balconies, dormers and other articulation should be incorporated into building design to articulate the structure at upper stories.</p>
<p>Horizontal Mass – Where single-family residences are attached, building masses shall clearly articulate each residence as a module within the façade, each with a main entrance and primary façade.</p>	<p>Standards: Facades of long buildings shall be architecturally subdivided into shorter segments every twenty-five (25) to fifty (50) feet maximum, using the methods noted in the Guidelines.</p> <p>Guidelines: Individual facades should vary from unit to unit, while maintaining a common language, using the methods of variation listed below:</p> <ol style="list-style-type: none"> 1. Setback – to create variation in building form, front setbacks may be varied up to five feet for each residential unit. 2. Building material – material changes should always be accompanied by a change in plane, and separated by framing or other means. Abrupt changes in the primary façade materials are not recommended. Consistent materials should be used on all four sides of the building. 3. Individualized Roof forms – Attached units should maintain separate, identifiable roof forms for example, units could be emphasized with their own roof forms that vary from unit to unit, or by a series of smaller gabled dormers within a single roof gable.
<p>Vertical Mass – Where single-family residences are attached, a building’s vertical mass shall be articulated at points along the buildings length, to give variety to the overall mass.</p>	<p>Standards: Vertical subdivision shall be used to vary the street wall and to reduce the appearance of building height and bulk. Methods of subdivision are listed in the Guidelines/ Guidelines: The following methods are recommended to break down the bulk and mass of multi-story buildings.</p> <ol style="list-style-type: none"> 1. Varying the roof orientation of individual units, or using a combination of shed, gabled and hipped roofs to create a varied roofline.

	<p>2. Use of upper story setbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks.</p> <p>3. Use of vertical elements such as towers or building volumes to create emphasis and break up the uniformity of several attached units.</p>
<p>Corner Buildings – Residential units that are part of a larger building mass shall have special treatment at end and corner locations.</p>	<p><u>Standards:</u> A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines.</p> <p><u>Guidelines:</u> Treatments to “Complete” a building at end and corner units include:</p> <ol style="list-style-type: none"> 1. Building base elements that extend beyond the primary building mass, such as an extended base or ground floor unit. 2. Individual building volumes, such as protrusion, porch or bay that “wraps” the corner. 3. An “embedded corner tower. 4. For duet or couplet units on corners, the main entries of each unit should face opposite streets.
<p>Main Entrances - Entrances shall convey a clear residential character, one that is welcoming to the building’s tenants.</p>	<p><u>Standards:</u> Design cues shall be used to help create a transition from the public street to the private residence.</p> <p><u>Guidelines:</u> Each unit should have an individual entrance, fronting on the public street. Attached single-family units may have common entrances to shared outdoor spaces, such as front porches or entrance porticos.</p> <p>In shallow lot situations, attached residences may have individual entrances fronting onto a linear outdoor hardscape courtyard or green courtyard space that provides access to the street. In such instances:</p> <ol style="list-style-type: none"> 1. A courtyard gateway treatment or other common entrance indication for the entry space should create a common architectural gateway for the project. 2. The front street façade of the building should maintain a strong presence that is highly detailed and dominated by window or façade openings. <p>Each entrance should have articulation indicated by a clear entry sequence, leading from the sidewalk to the front door, using entry elements including:</p>

	<ol style="list-style-type: none"> 1. Raised stoops, open porches or entrance vestibules. These should face the street at varied intervals, which correspond to the vertical modules of attached building units. 2. A change in grade from the public roadway to the residence, to protect the privacy of residential units. 3. Low hedges, fences, and/or entry gates to define the edge between the public street and private property. Chain link fences are not permitted. 4. Ornamental lighting of porches, walks, yards, and driveways to define and highlight entrances. 5. Special landscape materials to define front yard spaces and/or accent the entry sequence.
<p>Garages The prominence of garages shall be reduced by locating them as far as is feasible from public streets, preferably along alleys on the rear half of a lot.</p>	<p><u>Standards:</u> The prominence of garages shall be reduced by locating them as far as feasible from public streets, preferably along alleys on the rear half of a lot.</p> <p>Where garages must face a public street, the garage shall be located as far back from the edge of the public right-of-way as possible, and shall maintain a five (5) foot minimum setback from the rear and side property lines. Where garages must be located on the front façade, they must be recessed a minimum of six (6) feet from the front façade of the building.</p> <p><u>Guidelines:</u> For residential buildings, single-car garage doors are strongly recommended to avoid a car-dominant appearance to the street or alley. Where double car widths are used, doors should not exceed sixteen feet in width. Elements such as trellises and vertical design detailing on the doors should be used to minimize the apparent width of the entrance.</p> <p>Garage or studio doors at live-work facades should be compatible with a residential character. They should be treated with windows, surface panels, and other forms of architectural detailing to reduce their impact and scale. Large featureless doors should be avoided. Glazed multi-panel doors are recommended to create a residential scale.</p>
<p>Accessory Buildings and Additions Accessory structures including garages, storage facilities and</p>	<p><u>Standards:</u> Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure..</p> <p><u>Guidelines:</u></p>

<p>other ancillary buildings, are considered as an integral part of the overall development..</p>	<p>Accessory structures should incorporate the following design components:</p> <ol style="list-style-type: none"> 1. The existing siding should be carried onto the addition or building. 2. The windows should be of the same style as the main house, including opening mechanisms and trim. 3. The existing roofline and roof type should be carried onto additions. Shed-roof additions should not be used, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building. 4. Overall proportion should be maintained, for example if a building is vertically or horizontally oriented.
<p>Driveways and Alleys Driveways and alleys shall be considered a part of the overall neighborhood landscape, treated with plantings and special materials where possible.</p>	<p><u>Standards:</u> Driveways may be shared.</p> <p>Driveways shall provide a planting strip between the wheel ways in the areas between the street and front building setback line.</p> <p><u>Guidelines:</u> Exterior driveway surfaces should be paved with non-slip attractive surfaces such as interlocking unit pavers, or scored and colored concrete.</p> <p>Shared driveway and alleys should maintain a high level of quality and safety, and incorporate the following recommendations:</p> <ol style="list-style-type: none"> 1. To maximize open space, garages and carports should face onto the alley and be located no further from the alley than is required for adequate vehicle access. 2. Alleys are required to be well lit. Lighting elements may be freestanding or attached to buildings, and will be required to be lit during evening hours. 3. Alleys should be planted with trees. 4. At alleys, garage aprons and individual entryways should be differentiated from the alley by special paving or other treatments.

4.2 – Architectural Style

The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Dade City’s building traditions and do their part to contribute to the aesthetic harmony of Downtown.

Residential architecture in historic downtown Dade City reflects a blend of late 19th- and early 20th-century styles, shaped by Florida’s climate, available materials, and the city’s development during the railroad and citrus boom eras. While individual homes vary, several common architectural styles define the area’s character: Florida Vernacular, Queen Anne, Craftsman, and Colonial Revival.

Frame Vernacular (Florida Vernacular)

This is the most prevalent residential style in Dade City. These homes are typically wood-framed and designed with simplicity and climate responsiveness in mind. Key features include front porches (often full-width), raised foundations for airflow, metal or shingle roofs with generous overhangs, and a generally modest, functional appearance. Ornamentation is minimal, but the proportions and porch detailing contribute to their charm.

Queen Anne (Simplified)

Some homes reflect elements of the Queen Anne style, though often in a more restrained form than seen in larger cities. These houses may include asymmetrical facades, decorative wood trim, bay windows, varied rooflines, and occasional turret-like forms. In Dade City, these details are typically simplified but still add visual richness and individuality.

Craftsman / Bungalow

Popular in the early 20th century, Craftsman-style homes are common throughout downtown neighborhoods. These one- to one-and-a-half-story houses feature low-pitched gable roofs, wide eaves with exposed rafters, tapered porch columns, and prominent front porches. Materials often include wood siding, brick piers, and natural finishes, emphasizing handcrafted detail and horizontal lines.

Colonial Revival

This style appears in more formal homes and is characterized by symmetry and classical detailing. Features often include centered front doors, evenly spaced windows, shutters, and simple columned porches. Roofs are typically side-gabled or hipped, and the overall appearance is more orderly and refined compared to vernacular forms.

Building Base – All buildings shall create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically “joins” the building to the ground.

Standards:

Buildings shall incorporate a clearly defined building base, created by one of the treatments noted in the Guidelines.

The base treatment shall extend around all visible sides of the building.

Guidelines:

A building base may be created by any of the following treatments:

1. A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets

	<p>back, and openings within the base are seen to be more deeply recessed.</p> <p>2. A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier with a lighter quality at stories above.</p> <p>3. A horizontal architectural feature at or below the first story mark, such as a porch roofline, a cornice line, or a protruding horizontal band.</p> <p>4. A horizontal notch or recess above the first or second story.</p>
<p>Building Materials - New construction shall take cues from regional and local traditions. Authentic materials and methods of construction should be used.</p>	<p><u>Standards:</u> High-quality stone veneer products may be used at residential buildings.</p> <p>The combination of materials on a building façade shall be appropriate to its style and design.</p> <p><u>Guidelines:</u> If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.</p> <p>Materials used as primary cladding should be limited in number.</p> <p><u>Primary materials</u> should be chosen to be consistent with building style and types. Materials to be used as the primary cladding on buildings include: Brick – Red brick is recommended. Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick and use wrap-around corer and bullnose pieces. Wood – Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and shakes may be suitable. Trim elements should be used. Wood panels may be inlaid as an accent material. Stucco - Stucco, cement plaster are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation.</p> <p><u>Accent Materials</u> are recommended to add interest and variety at a more intimate scale such as individual storefronts, along architectural elements, on portions of</p>

	<p>buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.</p>
<p>Façade Elements Surface features and façade elements shall relate to the building's architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.</p>	<p>Standards: Horizontal ornament such as awnings or belt courses, should be carried across adjacent facades to unify various building masses and convey the sense of a consistent building wall.</p> <p>Guidelines: Both order and variety in window and door opening composition are recommended. Unifying elements should be maintained across facades, such as a common window header line or sill line, and/or aligned vertical centerlines of windows and doors.</p> <p>Special architectural features should be used to create articulated, interesting facades. These include features such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc.</p> <p>Secondary building volumes, including building bays, balconies, porches or other ancillary masses, should be used to give articulation to individual or small groups of units within the larger building mass.</p> <p>Balconies, porches or other indoor-outdoor elements are recommended to provide private space within multi-family structures. Balconies should be adequately separated to ensure the privacy of the units. Partial walls dividing units on a continuous balcony should not be used.</p>
<p>Windows – Windows shall be designed to be in keeping with the historic character of Downtown.</p>	<p>Standards: Buildings shall include vertically proportioned façade openings with windows that have a greater height than width. Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows.</p> <p>Reflective glazing shall not be used.</p> <p>Upper story windows shall be detailed with architectural elements, such as projecting lug sills molded surrounds and/or lintels.</p> <p>Guidelines: Built-up sills and trim should be used to frame openings.</p>

	<p>Unifying architectural elements should be used to carry a window pattern across a façade, such as common sill or header lines.</p> <p>Shaped frames and sills should be used to enhance openings and add additional relief. The should be proportional to the glass area framed, as where a larger window should have thicker framing members.</p> <p>Clear glass is recommended. If tinted glazing is used, light tints are recommended.</p> <p>To add privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended.</p>
<p>Doors Doors are the one part of the building façade that patrons will inevitably see and touch – they shall be well-detailed to convey the quality of the Downtown.</p>	<p><u>Standards:</u> High-quality materials shall be used on doors and doorframes, such as crafted wood, stainless steel, bronze, and other ornamental metals.</p> <p><u>Guidelines:</u> Doorways should be scaled appropriately to the number of units they serve. At individual entrances, doorways should be scaled to the individual; additional attention to detail is appropriate. At entrances serving more than one unit, doorways and surrounds should be larger and more prominent.</p>
<p>Roof Types Roofs shall match the principal building in terms of style, detailing and materials. They shall contribute expressive and interesting forms that add to the overall character of the Downtown.</p>	<p><u>Standards:</u> Roof overhangs are required. Clipped or flush eaves are prohibited.</p> <p><u>Guidelines:</u> All pitched and continuous sloping roof forms are encouraged. These include gable, hip and pyramidal roofs.</p> <p>Overhangs should include detailing such as: Brackets and corbels or other roof supports related to the architectural style of the building.</p> <p>Flat roofs with parapet walls should be treated with one or more of the following conditions: An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall. Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.</p>
<p>Roof Equipment and Screening</p>	<p><u>Standards:</u></p>

<p>All building equipment located on roofs shall be screened from view, to establish a level of “clean” design throughout the Downtown.</p>	<p>Roof mounted equipment shall be completely screened by architectural enclosures that are derived from the building’s architectural expression.</p> <p>Screening of on-site mechanical equipment shall be integrated as part of a project’s site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features.</p> <p><u>Guidelines:</u> Roof-mounted equipment may be located behind parapets or recessed into roof hips or gables, or enclosed within roof volumes.</p> <p>Materials, architectural styles, colors, and/or other elements from the façade composition shall be used to integrate the screening into the building’s architecture.</p>
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4.3 – Color	
<p>Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Dade City. Colors that reflect the City’s relationship with the countryside, the tones of the surrounding landscape and the natural hues of the surrounding east Pasco environment are encouraged. Care should be taken that drab earth and overly neutral tones not be used. The paint color for any new building or the modification of the paint color of any existing building shall be reviewed by the City for</p>	<p><u>Standards:</u> Colors should be compatible with other buildings in the district. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings.</p> <p><u>Guidelines:</u> Primary building colors should be restrained and neutral in hue. These may include light earth tones that are in keeping with Dade City’s agricultural heritage.</p> <p>Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices and bands; or used as trim on doorframes, storefront elements, windows and window frames, railings, shutters, fences and similar features.</p> <p>Accent colors may be more saturated in color or brighter in toe, and used to highlight special features such as doors, shutters, ornament or storefront elements.</p>

compliance with the guidelines.	
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5. Design Standards and Guidelines – Downtown Historic Structures

Rehabilitation of historic buildings within Downtown Dade City should preserve the architectural character that defines the community while allowing for continued use and investment. All work should be consistent with the **National Park Service** Secretary of the Interior’s Standards for Rehabilitation, interpreted through the following locally responsive principles:

1. Maintain Historic Character

Preserve the defining features of historic buildings, including original façades, roof forms, porches, window patterns, and decorative details. Alterations that remove or obscure these elements are discouraged.

2. Respect Original Building Form and Scale

Retain the original massing, proportions, and orientation of structures. Additions should not overwhelm the historic building and should maintain the pedestrian-scaled character typical of Downtown Dade City.

3. Repair Rather Than Replace

Historic materials such as wood siding, masonry, and architectural detailing should be repaired whenever feasible. Where replacement is necessary, new materials should match the original in design, dimension, and appearance.

4. Preserve Authenticity

Avoid introducing conjectural features or design elements that create a false historical appearance. New work should reflect its own time while remaining compatible with the historic structure.

5. Retain Significant Changes Over Time

Later modifications that have acquired historic significance should be preserved, particularly where they contribute to the building’s evolution or character.

6. Use Compatible Materials and Techniques

Rehabilitation work should utilize materials and construction methods that are consistent with or visually compatible with the historic building fabric. Highly synthetic or incompatible finishes should be avoided on primary façades.

7. Protect Architectural Details

Distinctive elements such as columns, brackets, railings, and window trim should be retained and carefully restored. Cleaning methods should be gentle and not damage historic materials.

8. Design Compatible Additions

New additions should be clearly subordinate to the historic structure and located to the rear or minimally visible elevations where feasible. Additions should be differentiated yet compatible in scale, materials, and proportions.

9. Ensure Reversibility

New alterations should be designed so they can be removed in the future without permanent damage to the historic structure.

10. Maintain Site and Setting

The historic relationship between buildings and their site—including setbacks, landscaping, walkways, and outbuildings, should be preserved to the greatest extent possible.

5.1 Historic Storefront Elements – Historic storefront elements should remain in their intended location.

Commercial facades in the Downtown area typically share the same fundamental composition of a storefront, which acts as a base with an elements, such as an awning or belt course, above separating the base from the upper stories or the roofline.

By not extending the amount of glazing or moving the location of the door, not only is the initial design intention maintained, but the existing structural system will not be in conflict with the redesign.

5.2 Retention – Utilize as much of the existing historic architectural features, materials, and finished as possible in a renovation.

In the analysis of existing elements, continue to search for evidence of underlying historic material that could be salvaged.

If historic elements remain intact, repair and maintain them as needed.

5.3 Reconstruction – Reconstruct elements that are missing or beyond repair with historically accurate designs.

When a feature or an entire storefront is beyond repair or missing, it is appropriate to reconstruct the element with a historically accurate design.

The reconstruction must be based on the original design or be consistent with the intended style. Research should be undertaken to determine accurately the original design of the building.

Avoid using details or designs from another place, style or time period than that of the building.

5.4 Modern Features – New elements and features should be designed to be contemporary compatible with the historic buildings.

It is important that the new elements in the Downtown blend in with the old.

Modern features should not be period reproduction, but should be simple contemporary design and appropriate scale that work well with the historic fabric.

5.5 Maintenance – The property owner should plan and regularly perform maintenance to all elements of the historic building.

Proper maintenance will help to avoid irreparable damage occurring to historic features and materials.

Essential maintenance includes, but is not limited to, deterring water intrusion, repointing bricks, cleaning gutters and downspouts, and cleaning of surfaces.

The Preservation Briefs, issued by the National Park Service, include recommendations for many types of materials including brick masonry, which is prevalent in Downtown Dade City. For example, a general masonry maintenance recommendation suggests not to apply paint or waterproof sealants to masonry materials. If a sealant is necessary, it should be a breathable material to avoid trapping moisture inside the masonry. When repointing mortar joints, maintain the same type of finished joint as the original and use mortar that is as soft or softer in composition as the original mortar.

5.6 Reference – Research the appropriate reference materials before commencing on any building rehabilitation, repairs or maintenance.

To ensure that rehabilitation, repairs and maintenance are done properly and without damaging historic elements, the building owner should find a qualified professional and consult the State Historic Building Code as well as the Preservation Briefs and Preservation Tech notes, issued by the National Park Service and available on-line, for references to specific issues. This should ensure that planned or proposed actions comply with the

guidelines below as well as the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Technical Preservation Services for Historic Buildings can be found at www.nps.gov

5.7 - Building Mass and Form	
<p>Roof Form Buildings’ roof forms help define the unique architectural character of historic structures in the Downtown. Typically, historic commercial buildings were constructed with flat, rather than pitched roofs. The vertical façade extensions above the roofline, known as parapets, tend to be embellished with architectural elements such as cornices, special facing materials, or decorative details.</p>	<ul style="list-style-type: none"> • Retail existing distinctive roof forms and profiles, as well as their accompanying architectural elements including cornices and decorative details. • Although some roof forms in the Downtown area do not exemplify the typical historic commercial form, the alternate roof forms represent changes in the development of the Downtown and add character to the area. These alternate profiles should be preserved as well as the traditional forms. • Remove alterations which are not consistent with the original building design nor independently significant. • Restore or replicate original cornices, brackets, ornamentation, and false fronts based only on historic documentation. • If historic reference documentation is not available, then new designs should be simple and compatible with the historic character of the building and the pattern of the Downtown.
<p>Story Additions Additional stories should not interfere with the established height and proportions of the historic Downtown.</p>	<ul style="list-style-type: none"> • Where feasible, the original height and proportions of a building’s street façade should be maintained. • Where feasible, locate new additions so they are set back from the street to preserve the integrity of the historical façade. • The addition of stories should not involve the alteration of the existing street façade. • Preserve the historical significance by making a visual distinction between new and old.

5.8 – Storefront Composition	
<p>Storefronts The storefront consists of the transparent, street level area of a commercial building façade that is framed by the building wall to the</p>	<ul style="list-style-type: none"> • Storefronts typically experience a great deal of change throughout their lifetime with the transfer of tenants and the modernization of businesses. Remodeled storefronts should incorporate features desirable for a pedestrian oriented Downtown such as inviting entrances, continuous display windows, obvious

<p>sides and above. Several elements make up a complete storefront including doors, display windows, bulkheads, transom windows, signage and awnings.</p>	<p>locations for signage, and sensitively scaled proportions.</p> <ul style="list-style-type: none"> • Building owners need to preserve the original storefront configuration by maintaining the historic openings and retaining significant architectural elements. • Existing damaged components should be repaired rather than replaced when possible. The repair techniques should always use the gentlest means possible. • The historic storefront design should be determined. Alterations that are not consistent with the original design or that block or hide original elements should be removed. Storefront renovations and alterations must respect the historic character of the façade in terms of scale, colors, materials, and details. • Even if separate businesses function within the same building, the overall design of the façade must be consistent. Individual businesses should not break the basic lines, material, and concept of the façade. Storefronts can be demarcated from each other within the same building by subtle variations in the color or pattern of surfaces on doors, tiling, signage or entries.
<p>Display Windows The display window is the primary portion of glazing in the storefront that connects the pedestrian outside with the business inside.</p>	<ul style="list-style-type: none"> • Retain the original size, division, and shape of the display windows in order to maintain the established rhythm of the streetscape. • The glass used in the display windows should be clear. Tinted or mirrored glazing should not be used, as it disconnects the pedestrian and the street from the interior of the building. If privacy is a necessity, as with a bar, blinds or curtains can be employed without impeding on the streetscape pattern. It is inappropriate to fill in the display window openings with solid, opaque construction. • Maintain the original, historic storefront framing elements and replace the missing components where necessary with the same material and matching the original finish. The profile of the framing elements should be simple and subordinate to the overall design. • Installing new systems with a deep frame profile or with wide profile mullions should be avoided so as to maximize the glazing surface area. • Traditional, this molded metal strips or shaped wood molding with a solid interior stop behind the glass are preferable.

<p>Transom Windows Transom windows make up the upper horizontal portion of glazing above the display window and door. Historically these windows were used to increase the amount of daylighting in the interior of the business and allow heat to escape.</p>	<ul style="list-style-type: none"> • Existing transom windows should be retained and restored. • It is preferable to reveal transom windows on the interior, as well as on the exterior façade. • In some instances the interior surface of the transom windows have been obscured by dropped ceilings or layers of paint. In the case of a lowered ceiling, the plane of the ceiling could either be raised or the copped two-to-three feet back from the window to allow light to enter the building. • If daylight is an undesirable feature for the building's interior, blinds curtains, or tilted shading devices should be employed. Do not paint the window glazing.
<p>Bulkheads Bulkheads, also known as kickplates, are the solid wall panels located beneath the display windows within the storefront. They function to both protect the glazing and raise the display to a more easily viewed height.</p>	<ul style="list-style-type: none"> • Historical bulkhead materials in Downtown Livermore include glazed tile, brick and wood cladding. It is preferable to uncover the original bulkhead material and retain the element at its established historic height. • If the historic material is not salvageable, then a compatible, smooth, durable material should be selected to clad the surface. Typically the finish material should be distinctive from the material of the rest of the wall, and the color should be coordinated with other trim elements of the façade.
<p>Entrances Many historic commercial entrances are recessed from the outer edge of the street façade, and feature paved flooring and doors with large glass panes of vertical proportions. This establishes a more definitive sense of entry and affords an alternative view of merchandise in the display windows.</p>	<ul style="list-style-type: none"> • Existing recessed entries should be retained. Recessed entries that have been altered to be historically incompatible should be restored to their original configuration. If the recessed entrance of a historic building is not compliant with current codes, such as disabled accessibility prescribed by Title 24, then the owner should refer to the State Historical Building Safety Code for alternative options. • Retain and restore original historic doors and their frames where possible. Use commercial-type glazed entrance doors for new installations. Avoid the use of solid or residential-type doors with small areas of glazing, as this does not contribute to the character of the commercial downtown. • Where historic paving is present, it should be preserved and maintained. New materials must be appropriate to the context of the Downtown and should provide a surface that is visually attractive and distinct from the public sidewalk paving. Durable paving materials such as tile, stone, or concrete are preferable for installation at a renovated entrance. Avoid the use of synthetic materials, such as outdoor carpeting.

<p>Awnings and Canopies Awnings and canopies serve to protect pedestrians from natural elements such as rain and sun. A canopy, which is permanently suspended from the building, may be used in place of an awning if it is part of the initial architectural design.</p>	<ul style="list-style-type: none"> • Awnings are frequently replaced throughout the life of a building, as they endure a great deal of wear. • New awnings should match the width of the storefront, entrance or window it is covering. • The awning shape needs to match the shape of the opening and align with any other awnings on the same building. • Canvas is the most historically appropriate material. • Avoid using awnings made of aluminum, fiber glass, or other rigid materials. • The placement of the awning must not obscure significant building details or ornaments. The most appropriate location for the awning is above the display windows and below the transom windows.
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<p>5.9 – Façade Elements</p>	
<p>Wall Surface Materials A variety of building materials make up the structures within the study area including brick, wood siding, and stucco. This collection of material surfaces provides a diversity of color, texture, and visual interest to Seventh Street and Meridian Avenue.</p>	<ul style="list-style-type: none"> • Original or significant building materials should be retained and preserved. • Where feasible materials should be repaired rather than replaced. • In the repair of any materials, it is important to use the gentlest means possible. Refer to the National Park Service’s Preservation Briefs for specific material information. • Repair or replace materials with the original or substitute materials which match the original structure in design, material, color, and other visual qualities, and in their physical properties of expansion, contraction, absorption of moistures, and weathering. • Remove historically inappropriate surfaces that have been applied, and restore the historic material beneath where possible.
<p>Architectural Details and Ornament Much of the character and richness of the commercial Downtown comes from the incorporation of details and ornament into the design of the buildings. These elements can include cornices, brackets, or moldings.</p>	<ul style="list-style-type: none"> • Existing historic details and ornament should be retained and preserved. • Remove any alterations that obscure significant detailing. • Modern details that are not consistent with the original design nor significant in their own right should be removed from the building. • Replace missing elements with reproductions based on historical fact or with simple contemporary detailing that is compatible with the overall design intent.

<p>Window Glazing The placement of windows within the façade provides proportion, rhythm, and scale to the design.</p>	<ul style="list-style-type: none"> • All historic window openings should remain unblocked. All hidden openings should be uncovered where possible. • Maintain the established upper story window patterns, opening proportions and the number of openings within the façade. • Double hung wood frame windows are the most prominent type found on the second stories of historic commercial buildings. Preserve original windows and restore windows that have been altered. • Modern aluminum frame windows are inappropriate replacements in historic buildings. Replace incompatible windows with quality wood windows that provide depth and thickness. • Storm windows or screens should be located on the window’s interior so as not to alter the exterior appearance.
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5.10 – Signage	
<p>Signage Signs not only communicate the type and quality of goods and services a store provides, but they also act as a component of the streetscape that adds to the overall texture. It is important that signage reinforce and respect the historic character of the area.</p>	<ul style="list-style-type: none"> • Historically appropriate signage may be well mounted, projecting from a wall, painted on a window, or placed on an awning. • The architecture typically identifies appropriate locations for signage within the organization of the façade, such as on the sign band. Position signs to fit within façade features and to emphasize existing architectural elements. • Signs should be designed to be compatible in scale, proportion and design with the façade. • Avoid sign placements that obstruct building details. Design the sign to be subordinate to the overall building. • Neon signage is inappropriate for the Downtown. The limited use of neon signs may be determined appropriate if the sign indicates “open” or “closed”, or if the sign is integral to a structure’s historic design.

5.11 – Lighting	
<p>Lighting Lighting serves to accent architectural elements, highlight entrances, and promote</p>	<ul style="list-style-type: none"> • Maintain or restore existing historic light fixtures when possible. • Use simple forms of a compatible design for new lighting.

<p>a safe atmosphere at night.</p>	<ul style="list-style-type: none"> • Avoid damaging or permanently obscuring historic material and ornamentation while mounting new equipment. • Lighting should be integral to the design of the building and complement the architectural style. • Fluorescent lights are inappropriate for use on historic buildings.
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5.12 – Building Color	
<p>Building Color Light and muted colors on the wall surfaces will help maintain the established texture of Downtown Dade City.</p>	<ul style="list-style-type: none"> • Maintain the historic color if possible. • When the original color has been obscured, the most desirable option is to research the original color scheme. If there is no historic information available, select a building color that respects the traditions already established in the Downtown. • Paint should be applied as a solid color, without texture or mottling. • Antiqued and faux finishes are inappropriate. • Avoid bright and primary colors for backgrounds. Instead use muted paint colors, which blend with the natural surroundings. Bright colors should be used only for accent. • Leave exposed brick surfaces unpainted, revealing the natural texture and color of the brick.

6. Design Standards and Guidelines – Site Improvements, Furnishings, and Lighting

The design of sites is an integral part of any development. Aspects of site design include site improvements such as paving and materials choices; site furnishings such as benches, walls, kiosks and other architectural elements; landscape elements and plant materials, and lighting. All elements of site design should contribute to the overall character of Downtown Dade City.

All elements of site design should follow the guidelines below to ensure their design is a part of the overall fabric of Downtown. The Design Standards and Guidelines are divided into multiple components related to building design, with objectives identified in the left hand column, standards identified in the central column and Guidelines in the right column. The pictures provided are to illustrate the concepts being presented.

6.1 – Site Improvements	
<p>Parking Lots All parking areas should be planted and landscaped to avoid an overall appearance of asphalt. They should be designed with convenient safe and efficient pedestrian connections to buildings entry areas, transit stops, and to other pedestrian routes.</p>	<p>Standards: Trees shall be planted in surface parking lots at a minimum of 1 tree per 4 spaces .</p> <p>Guidelines: No more than ten (10) parking spaces should be located in a row without a landscaped planter strip, with a tree, provided parallel to the parked vehicles. The planter strip should have minimum dimensions equal to one parking space.</p> <p>Trees in parking areas should generally have a high-branching, broad-headed form to create maximum shade. Larger trees are encouraged.</p> <p>Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs</p> <p>Curbed planting areas should be provided at the end of each parking aisle to protect parked vehicles from turning movements of other vehicles. Landscaping in parking lot interiors and at entries should not obstruct driver’s clear sight lines to oncoming traffic.</p> <p>Pedestrian systems should provide a clear route to the main building entrance and be designed to include sidewalks and walkways of a minimum 5’ width, separated from vehicle areas by curbing and trees.</p>

	<p>The main pedestrian route from parking to building entrance should be easily recognizable and accessible for patrons, designated by special landscaping, such as a shaded promenade.</p> <p>Pedestrian routes should be designed to enhance and connect pedestrian and transit facilities</p>
<p>Paved Surfaces Pedestrian surfaces should convey a sense of detail and care, especially at special locations such as public plazas, pedestrian allées, and entrance walkways. Similarly, driveway surfaces at key points such as entrance drives or other road surfaces that may be traversed by pedestrians, should be ornamented with special paving to contribute to the public realm.</p>	<p>Standards: Guidelines: Pedestrian areas and crossings should be clearly demarcated, and may be emphasized by any of the following: Special paving, a recognizable scoring pattern, “Bands” of pavers along the crosswalk edge, inset decorative elements.</p> <p>Recommended materials for pedestrian surfaces are listed below: Stone, Brick pavers, concrete unit pavers, poured in place concrete with any of the following treatments: integral pigment color, decorative aggregate, closed mold decorative scoring or stamped pattern, or ornamental insets such as tile. An integral color pigment or dust-on hardener pigment is recommended.</p> <p>Any of the pedestrian surface materials mentioned above are recommended for driveway paving. For large areas, plain or pigmented asphalt and concrete are also acceptable.</p>

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6.2 – Walls and Fences	
<p>Frontage Fences and Walls Front yard fences and walls serve to mediate between the public</p>	<p><u>Standards:</u> Overall height of frontage fences and walls (within front or side yard setbacks or separating parking from pedestrian areas) shall not exceed three (3) feet in height.</p>

<p>street and the private development that lies beyond. They allow views into the yard and minimize the overall visual impact of the fence, while ensuring a sense of safety and privacy for the development.</p>	<p>For residential projects, no fences or walls over three feet in height shall be permitted between the primary structure and primary street frontage.</p> <p>For residential projects on corner lots, fences and walls on the secondary frontage are permitted up to six feet in height, provided they are set back five feet from the pedestrian walkway and do not exceed 50 percent of the lot frontage. The area between the fence and the pedestrian walkway must be improved with landscaping and an irrigation system. Such fences shall be located on the rear 50 percent of the lot and adequate corner sight distance must be provided.</p> <p>Guidelines: Front yard fences are recommended to maintain an open character. For visual interest, a combination of thick and thin structural elements is recommended, with thicker elements for supports and/or panel divisions. Fence posts and/or support columns may be built up with additional trim, caps, finials, and/or moldings for this purpose.</p> <p>Frontage walls may occur as garden walls, planter walls, seat walls or low retaining walls.</p> <p>Wall openings, arterial change, or design elements should be used to break up long expanses of uninterrupted fences and walls. Wall expanses should be broken at a minimum of every 20 feet. Support piers, pilaster or posts can be emphasized at regular intervals.</p> <p>Walls should generally have a cap and base treatment. A distinctive cap of different width, material or texture should occur within the top eight inches.</p> <p>Entrances and pedestrian “gateways” should be announced by pilasters, trellises, special landscaping, public art or other special features.</p>
<p>Screening Fences and Walls Screening devices are intended to enclose private spaces, shielding private activities and objects from public view. At the same time, screening devices must</p>	<p>Standards: Overall height of screening fences and walls shall not exceed six feet in height.</p> <p>Screening fences and walls are prohibited between commercial buildings and the street along primary and secondary street frontages. Screening fences and walls are permitted on internal side and rear property lines.</p> <p>Guidelines:</p>

<p>give attention to the impression they make upon the public realm, and not create “fortress” like design..</p>	<p>The length of screening fences and walls adjacent to public rights-of-way should be minimized to the maximum extent feasible.</p> <p>Screening fences located to the sides and rear of properties may be simple and relatively unornamented. However, they should be visually compatible with adjacent ornamental fence designs and adjacent building architecture. Related colors, a cap or top articulation, and related post spacing should be used at screening fences to enhance compatibility.</p> <p>Adjacent to residential properties, screening fences should maintain a character and scape appropriate to residential neighborhoods; more detailed fencing types and additional ornamentation are recommended.</p> <p>Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls over three feet in height should include design elements such as textured concrete block, interlocking “diamond” blocks, formed concrete with reveals, or similar materials. Landscape materials should also be used to provide surface relief.</p> <p>Mechanical equipment, trash and recycling bins, and meters should be provided with architectural enclosures or fencing, sized in unobtrusive locations, and screened by landscaping. Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building’s material and color scheme.</p>
<p>Piers Piers serve as architectural elements that can add interest to and break up long expanses of wall or fence.</p>	<p><u>Guidelines:</u> Piers are recommended to have a base, shaft and cap composition. Larger piers may be specially designed for gateway or other special locations, and these may incorporate ornamental plaques or signs identifying the building or business; public art such as panels or sculptural elements; and/or light fixtures. Piers may be topped by ornamental finials, light fixtures, or roof caps.</p> <p>Recommended dimensions for masonry piers are approximately eighteen inches per side or diameter, and the maximum spacing between piers should be twenty</p>

	<p>feet. Metal posts should be a minimum of four inches per side or diameter.</p>
<p>Materials and Colors All fences and walls should be built with attractive, curable materials that are compatible with the residential character of Dade City.</p>	<p><u>Standards:</u> Chain link fencing and corrugated metal fencing shall not be permitted for commercial or mixed use projects. It may be used for single family homes if to does not exceed four (4) feet in height.</p> <p><u>Guidelines:</u> Appropriate fence materials include wood, concrete formed wood, wrought, cast, or aluminum iron, vinyl fences.</p> <p>Appropriate wall materials include precast concrete, textured concrete block, or formed concrete with reveals, stucco, stone and brick. Piers and posts should be constructed of the same or a compatible material as the principal building.</p> <p>Support post or pier materials may differ from fence materials.</p> <p>Bollards are recommended to be cast iron, cast aluminum and precast concrete. An anti-graffiti protective coating is recommended for precast concrete.</p>

6.3 – Site Furnishings and Equipment	
<p>Site Furnishings and Equipment Public gathering places and other publicly accessible areas should be detailed with site furnishings and equipment to encourage public activity.</p>	<p><u>Standards:</u> Seating, freestanding planters, ornamental trash and recycling receptacles, drinking fountains, bollards, information kiosks, transit shelters and bicycle racks are required in areas designated by City Standard Details.</p> <p><u>Guidelines:</u> The design, materials and colrs of manufactured furnishings within private open spaces should be coordinated with the principal building(s) and/or other site and streetscape furnishings. Design and selection of furnishings should attempt to reinforce visual relationships to create a “family of objects” within the immediate project vicinity.</p> <p>Components should be made of durable high quality materials such as painted fabricated steel. Painted cast iron, painted cast aluminum, and integrally colored precast concrete. Recycled materials may be used so long as the</p>

	finish or look of the material is consistent with or similar to the finished prescribed above.
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6.4 – Open Space, Landscape and Plant Materials

<p>Open Space Open Space areas should be designed to accompany a multitude of public activities, allowing for recreation and play within green spaces while providing alternative gathering areas in the form of plazas or courts. It will also ensure access for people of all abilities to and through open spaces.</p>	<p>Standards: Open space is required to be a part of an overall open space network, accessible and visible to the public. It must connect to adjacent public streets and sidewalks via interior walkways, and must line up with and connect to adjacent open spaces. It should be designed to be visible from the street, using views into the street, tree-lined walkways, or a sequence of design elements to draw people into the space.</p> <p>A minimum of seventy-five percent of the open space must be usable surface area, constructed of any combination of surface materials such as grass, unit pavers, or decomposed granite.</p> <p>Open space areas may not include setback areas, sidewalks, or other required right-of-ways.</p> <p>Required elements for open space areas include shade, night lighting and seating areas.</p> <p>Guidelines: Open Spaces should be defined by buildings, low walls, fences, or linear buffer landscaping on a minimum of two sides. Open space should not be bordered by surface parking areas on more than one side.</p> <p>Recommended elements include focal points such as fountains, interpretive displays, murals, or artwork, ornamental detailing such as ornamental gates, trellises, etc. These should be used in combination with the required elements to create a sequence for pedestrians along this system.</p> <p>For residential areas, open space areas should contain both landscaped areas for hardscape areas as follows:</p> <ul style="list-style-type: none"> • Common landscaped green and/or garden space should comprise a larger proportion of the common
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	<p>outdoor area, and be centrally located to serve all related buildings or units.</p> <ul style="list-style-type: none"> • Common hardscape space should comprise a smaller proportion of the common outdoor areas, and may include common roof deck space. Hardscape space should be connected directly to landscaped areas by stairs, walks, and/or ramps where necessary.
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6.5 – Lighting	
<p>Design Lighting in the public right-of-way and on private development should be compatible, and work together to create a cohesive aesthetic for the Downtown.</p>	<p><u>Standards:</u> Lighting design within public rights-of-way and public plazas shall be consistent with Specific Plan and City Standard Details.</p> <p>Pedestrian-oriented areas, including walkways and paths, plazas, parking lots, and parking structures shall be illuminated to provide clear views both to and within the site.</p> <p><u>Guidelines:</u> All on-site and building mounted lighting design should be compatible with building design, and with the character of the Downtown.</p> <p>Unnecessary glare should be avoided. Commercial buildings and landscaping can be illuminated indirectly by concealing light fixtures within buildings and landscaping to highlight attractive features and avoid intrusion into neighboring properties.</p>
<p>Materials and Color The color and finish of lighting materials should be compatible with the character of the Downtown, and with the building architecture.</p>	<p><u>Guidelines:</u> The color and finish of lighting metalwork should match that of other site furnishings, and/or of the building’s metalwork or trim work.</p>
<p>Luminaire Types Luminaires should be selected to provide lighting that is of a quality and intensity appropriate to the Downtown.</p>	<p><u>Guidelines</u> New fixtures should use a reflector and/or a refractor system for efficient distribution of light and reduction of glare.</p> <p>New fixtures should not cause glare or reflect into upper stories or buildings. House side shields and internal</p>

	<p>reflector caps should be used to block light from illuminating residential windows.</p> <p>Cut-off shields are recommended, to prevent lights from being emitted above the horizontal relative to the light source. Small decorative “glow” elements are permitted to emit light above the horizontal. Alternatively or in addition, fixtures should use a refractive prismatic diffuser globe to direct light downward and focused in a pattern as desired.</p>
<p>Poles and Mounting Height Lighting should be oriented toward the pedestrian, installed at a human scale. They should work to create a pleasant and safe atmosphere in all outdoor areas.</p>	<p><u>Guidelines</u> For building-mounted lights, mounting height shall be a maximum of eighteen feet, measured from the finished grade. For Pole-mounted lighting at pedestrian plazas, walkways, and entry areas, a pedestrian height fixture of twelve to fifteen feet in height from grade to light source is required. At major intersections or entry points, a mounting height of up to eighteen feet may be acceptable.</p> <p>Bollar mounted lighting and stair lighting is also recommended for low-level illumination of walkways and landscaped areas. Bollard illumination should be shielded or kept at a sufficiently low level to prevent glare impacts for passing motorists.</p>

7. Signage - Design Guidelines

7.1 - Sign Type and Design

Sign design should be appropriate to the establishment, conveying a sense of what “type” of business is being advertised.

7.1.1 Permanent Signs: All permanent signs shall be subject to staff level Design Review, and shall relate to the goods and services sold or provided on-site. Signage shall be limited to lettering, shapes, and corporate logos necessary to convey the business name, and shall not include shapes or depictions of items for sale or services rendered, or other shapes or non-corporate logos that are not necessary to the conveyance of business name.

7.1.2 Interior Signs: Signs that are mounted within the interior tenant space of a building, directed toward customers within such tenant space, and not directed toward outside pedestrian and vehicular traffic, shall not be considered permanent signage provided the following standards are met: Interior signs that are mounted in a location visible through a window or doorway facing the street, sidewalk, or other pedestrian/vehicular pathway shall be separated from such window or doorway by an accessible path of no less than four (4) feet in width or depth. Interior signs may also be located on walls perpendicular to such window or doorway if setback a minimum of four (4) feet. Interior signs shall not block primary views into the storefront.

7.1.3 The combination of signs on any individual tenant frontage should be limited to ensure signs are integrated with each other and with the building architecture.

7.1.4 The number of signs should be limited to avoid a chaotic storefront and streetscape appearance

7.1.5 Signage can help to create architectural variety from storefront to storefront. At multi-tenant buildings, signage should be used in combination with individual storefront design and façade increments to create interest and variety.

7.1.6 Signage designed to be visible from the perspective of the motorist should be incorporated into the buildings architecture, and not be designed as unrelated elements attached to the building. Architectural elements such as building bays or protrusions, corner towers and oversized entrances are appropriate locations for large-scale signage.

7.2 Design

7.2.1 Sign design should be appropriate to the business establishment served, building architecture, and Plan Area in which it is located.

7.2.2 Wall Signs – Where individual letters are used, letters should be three dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut-out from the sign panel. Painted letters may be used on exterior signage if the letters are routed or raised. Painted wall signs shall present a neat and aligned appearance. The services of a professional sign painter are strongly recommended.

7.2.3 Projecting Signs – Structural supports for projecting signs should be designed so that their visual appearance is minimized, and/or coordinated with the overall architecture and color scheme of the storefront. They should not appear to be “tacked on” without regard for the alignments, proportions, colors, and forms of their adjacent buildings and signs. Sign fonts should be selected to provide both visual clarity and artistic expression.

7.2.4 Awning and Canopy-Mounted Signs –

- Awnings - Lettering and graphics on awnings may occur on the sloped front or fascia of the awning. If a projecting sign is not proposed or previously approved, lettering and graphics may occur on the side fascia of the awning.
- Canopies - Individual three-dimensional letters are recommended. Individual letters or sign panels may be mounted within the vertical fascia of the canopy or attached to the canopy above the fascia (provided they do not extend above any part of a roof or parapet of a building).
- Under Awning Signs – Signs made of high quality materials may be utilized.

7.2.5 Window Signs –

- Painted or adhesive window signs are only permitted on the interior of the window, and should present a neat and aligned appearance. The services of a sign professional are strongly recommended.
- Window signs should not obscure visibility into the storefront. Opaque signs that limit visibility into the storefront are strongly discouraged.
- For signs identifying hours of operation, menus, newspaper reviews and other customer information, it is recommended that these be framed, board-mounted or plastic laminated for a finished appearance.

7.2.6 Monument and A-Frame Signs –

- All monument and A-frame signs should be designed to relate to the architecture of the building or development they serve.
- Exterior materials, finishes, and colors should be the same or similar to those of the building or structures on site. High quality, durable materials should be used as

these elements will receive a higher degree of contact with the public than most building components.

7.2.7 Traffic Control Signs –

- At traffic control sign panels (e.g. no parking, speed limit, etc.), ornamental frames, trim, bracketing, materials, colors, and/or custom typeface are recommended. Plain galvanized finishes should not be used at sign poles.

7.2.8 Temporary Signs –

- Temporary signs that contribute to the liveliness of the streetscape, such as well-designed menu boards and sidewalk signs are encouraged.
- For temporary signs for sales and/or special events, temporary tenant improvements signs, and temporary construction signs, the services of a professional sign fabricator or painter are strongly recommended for a neat and aligned appearance.

7.3 Materials

7.3.1 Materials should convey a high-quality appearance appropriate to the Downtown, and work with the overall palette building materials.

- Signs should be constructed and installed utilizing the services of a professional sign fabricator.
- Signs should be made of high-quality materials such as metal, stone, wood, ceramic, brass-plate and gold leaf, etc. Synthetic materials may be utilized if they are designed to resemble natural materials and/or enhance the architecture of the building and provide a unique character to the storefront. The use of plastic panels is discouraged as they have a low-quality appearance.
- Silhouette or figurative signs should be constructed of three-dimensional letters, symbols, and/or ornamental figures made of high quality materials.
- Plastic should be used primarily for translucent letters or shapes intended to be internally illuminated. Nonyellowing materials are recommended; polycarbonate materials subject to yellowing within 5 years are not recommended.

7.4 Lighting

7.4.1 The lighting of signs should be considered as an element in a building's overall architectural and lighting design.

- Signs that are backlit with lighting washing onto surfaces behind projecting solid or cut-out lettering are recommended, creating a silhouette or “halo” effect.
- Signs that are front-lit from above or below with single or multiple spotlights are recommended.
- Individual pan channel letter signs may be edge lit.
- Nonelectric signs illuminated by an exterior light source are recommended.
- Direct light sources, such as light fixtures supported in front of the structure should be used to cast light on the sign and/or building façade.
- Neon may only be used in limited circumstances if designed in conjunction with and ancillary to other types of signs. Neon should be used artistically, e.g. to highlight signage and architectural building elements, rather than as a means to attract attention by overwhelming these features.

7.5 Colors

7.5.1 Colors should relate or contribute to the overall building design.

- Contrasting colors should be used between the color of the background and the letters or symbols to make the sign easier to read. Light letters on a dark background or dark letters on a light background are most legible.
- Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Too many colors can confuse the message of a sign.
- Fluorescent colors may be used in limited circumstances if designed in conjunction with and ancillary to other types of signs