

# CITY OF MIAMI PLANNING DEPARTMENT

## Village West Island Design Guidelines Architecture and Urban Design Guidelines

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### Area of Application

The architecture and urban design guidelines within are to be applied to the boundaries of the Village West Island District and Charles Avenue Neighborhood Conservation District as defined in the Zoning Code of Miami.

### Intent

The character of the built environment established by the original settlers in the larger area known as Coconut Grove has affected the built environment, and is a reminder of the seminal contributions made by black Bahamians who immigrated to the South Florida area from Key West and the Bahamas. The boundaries included in the Village Island West encompass a large area of that early 19<sup>th</sup> and early 20<sup>th</sup> century settlement and the style of architecture for new buildings should reflect the native building traditions and rich legacy of the original pioneers.

The Architectural Regulations specify the materials and configurations encouraged for walls, roofs, openings, and other elements. The guidelines contained herein may be modified by process of Waiver should the Planning Director find that the proposed design results in a project that is consistent with the intent of this section, is compatible with the neighborhood, and enhances the projects context with the neighborhood. Exemptions to individual elements may be granted through a public hearing and process of Exemption.

### General to all uses

#### a. *Style*

To protect and reinforce the Village West Island District's unique visual character, new construction and major additions should be compatible with Caribbean vernacular style, and traditional building forms associated with African-American heritage.

#### b. *Openings*

##### 1. Materials

- (a) Windows should be made of wood or aluminum and should be glazed with clear glass.
- (b) Windows may be a Miami-Dade County rated impact-resistant type but include faux mullions so that the traditional appearance of a sash window with multiple lights, is maintained.
- (c) Non-transparent portions of doors should be painted wood, flush steel or fiberglass with wood veneer.
- (d) Shutters should be made of wood, metal or fiberglass.

##### 2. Window Configuration

- (a) Windows should be rectangular single, double, triple-hung, operable sash types. Typically windows contained multiple panes (or lights) that were divided into equal units by muntins. Windows should be of a vertical or square proportion with multiple lights, except that transoms may be oriented horizontally.
- (b) Window muntins may be simulated or true divided lights.

- (c) Shutters should be sized and shaped to match the associated openings. Shutters may be operable with all associated hardware. Bahamian style shutters are encouraged.
- (d) Colors of windows, doors and shutters should be of a combined color palette that conforms to the Caribbean Style and shall be approved by Department of Planning.

c. *Walls*

1. Material/ Configuration

- (a) Walls should be finished in smooth stucco, wood clapboardboard and batten, or oolitic limestone (coral rock). Clapboard and board and batten should be painted or stained.
- (b) Walls should be built using no more than two materials, with the heavier material below the lighter.
- (c) Wood, if visible should be painted or stained.
- (d) Trim should be of highest-grade lumber.
- (e) Arches and Piers of masonry should be no less than twelve (12) inches square.
- (f) Posts of wood or metal should be no less than six (6) inches x six (6) inches.
- (g) Colors shall be of a light color palette that conforms to the Caribbean Style and should be approved by the Department of Planning.

d. *Porches*

1. Material

- (a) Porches and railings should have their columns, posts, spindles and balusters made of wood, stucco on masonry or metal.
- (b) Awnings should have a metal armature covered with canvas or synthetic canvas.
- (c) Equipment including HVAC, utility meters and satellite dishes should not face streets.
- (d) Paving for front walks should be brick or concrete.

2. Configuration

- (a) Porches should have vertically proportioned openings.
- (b) Railings should have horizontal top and bottom rails centered on the spindles or balusters. The openings between balusters and spindles should not exceed four (4) inches or the minimum the building code requires. Bottom rails should be above the level of the porch floor.
- (c) Balconies, which cantilever, should be visibly supported by structural brackets.

e. *Roofs*

1. Material

- (a) Roofs, (gable or hip), should be clad in 3/4" low profile standing seam metal, overlapping or staggered wood shingles, or fiberglass architectural grade diamond tab shingles.
- (b) Gabled, hipped, flat, or combinations thereof are permitted within the district provided the design is consistent with the Caribbean architectural vocabulary.
- (c) Gutters, downspouts and projecting drainpipes should be made of galvanized metal or copper.
- (d) Flashing should be galvanized metal or copper.

2. Configuration

- (a) Principal Roofs should have a symmetrical gable or hip with a slope between 4:12 and 12:12, or if flat, should have a parapet wall no less than 24" in height.
- (b) Ancillary Roofs (attached to walls of the principal Building) may be flat with parapet or may be sheds sloped no less than 2:12.
- (c) Eaves should be continuous. Eaves which overhang less than eight (8) inches should have a closed soffit. Eaves which overhang more than sixteen (16) inches should have exposed rafters. Eaves which overhang between eight (8) inches and sixteen (16) inches may have either a closed soffit or exposed rafter and rafter tails.
- (d) Roof penetrations, including vent stacks, should not be placed on the slope of the roof facing the street. Roof penetrations should be finished to match the color of the roof.
- (e) Skylights should be flat and mounted only to the rear slope of the roof.

### 3. Windows

Building design should promote self shading, natural ventilation, outdoor circulation, and reduced independence on artificial lighting and air conditioning.

## **Mixed Use, Commercial, Office, and Lodging**

### *a. Architecture and Urban Design*

The method of construction, building configuration, scale and materials should be designed to promote street wall continuity and architectural harmony along Grand Avenue and Douglas Road.

### *b. Energy Conservation*

Reflective and highly tinted glass are not allowed on surfaces facing Public Pedestrian Spaces.

### *c. Storefront Openings*

#### Material

The framing for the storefront should be constructed of wood or aluminum, and should be glazed with clear glass. Any divisions ( e.g. transoms, separations in the glass) should be demarcated by a mullion or muntins with sufficient dimensions to be clearly understood from a reasonable distance.

### *d. Security Screens*

Security Screens should be transparent and mounted behind the storefront when possible.

### *e. Streetwalls*

#### 1. Habitable Space

Streetwalls should have continuous Habitable Space for a minimum eighty (80) percent of facade width for each building, at least twenty (20) feet deep and two (2) stories high, for residential and commercial uses.

#### 2. Entrances

Principal pedestrian entrances to buildings should be along street frontages with major vehicular traffic volumes.

Streetwalls should have pedestrian entrances at maximum intervals of seventy-five (75) feet.

### 3. Retail Facades

On retail frontages, seventy-five (75) percent of the facade at the sidewalk level should be assigned permanently to retail use.

The minimum bulkhead height at pedestrian levels should be twelve (12) inches above the sidewalk, except for entrance doors. The maximum bulkhead height should be three and one-half (3.5) feet, except for entrance doors.

#### f. Awnings

Awnings are recommended not only to provide shade, but also to enhance the building's color and design. Awning shapes should follow the design of the window header or arch. Awnings should not be backlit.

#### g. Parking and Loading

##### 1. Surface Parking Lots

Surface parking lots should be permitted up to a maximum of one hundred (100) feet in width. Any negative visual impacts associated with the visibility of cars should be buffered from the right-of-way. The frontage for such lots should be developed with uses. Where it is not possible to develop uses, the frontage should be landscaped with hedges, canopy trees, and a three (3) foot high garden wall. Vehicular entries should have a maximum width of twenty-three (23) feet and provide for pedestrian safety with a sufficient angle of view.

##### 2. Loading, Service and vehicular Entries

If at all possible, vehicular entrances should be along streets less intensively used for through traffic, both to separate pedestrian from vehicular circulation and to minimize marginal vehicular friction along major streets. In addition, these entrances should not be located along residential streets except for Washington Avenue between Jefferson Street and Douglas Road. (Along abutting properties, the building should be articulated to hide these elements from public view.)

Loading and service entries should occur where possible at non-residential side streets, from rear access ways, and within parking lots and structures. For those properties with frontage only on streets and pedestrian public space, loading and servicing should be allowed on the frontage. The location of such entries should have a maximum width of twenty-three (23) feet and minimum height to provide for clearance.

##### 3. Parking Garage

Pedestrian entries to parking garages should be directly from the street or Public Pedestrian Spaces as well as from the contiguous building. Pedestrian entries or garages should be linked to cross-block Pedestrian Passages wherever possible. Vehicular entries to garages should be allowed from streets and alleys and should be coordinated with the Department of Planning. Vehicular entries from streets should have a maximum width of twenty-three (23) feet with a minimum separation of seventy-three (75) feet between entries.

Parking garages should be completely lined with habitable living or working space along Grand Avenue and Douglas Road. Along the remaining sides of the garage, the facades should be articulated to minimize the impact of the parking garage and to hide the vehicles and other undesirable internal garage elements (piping, lighting, unfinished surfaces, etc.) from public view.

#### 4. Parking Garage Roofs

The roofs of parking structures should have landscaped shade structures of a minimum sixty (60) percent coverage of the total area.

Offstreet parking and loading should generally be within enclosed structures which should either be underground or, if above ground, should be to the rear of the lot and designed to create a minimal visual impact with significant habitable space along the street. Unenclosed vehicular parking and loading in any location visible from a public street, or abutting properties should be appropriately screened from exterior views.

#### *h. Merchandising*

All lighting should be in a warm spectrum.

The storefront display should be illuminated with halogen lighting.

Lighting emphasis should be on the window display and on the back wall of the shop.

The window display should have no backdrop, providing views into the store.

#### *i. Garden and Perimeter Walls*

Arcades should have vertically proportioned openings.

Garden and perimeter walls should be minimum of six (6) inches in thickness with a cap that projects outward.

#### *j. Signs*

No backlit signage is allowed.

#### *k. Streetscape*

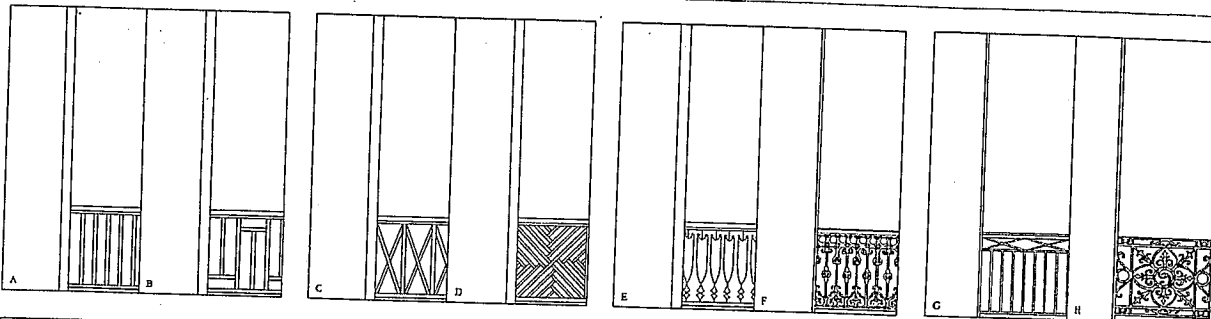
Street furniture should be provided which may include benches, trash receptacles, pedestrian walkway lighting, bus shelters, sculpture, and kiosks. These may be located in the pedestrian areas as long as pedestrian flow patterns are continuous.

### **Examples of Architectural Elements and Materials**

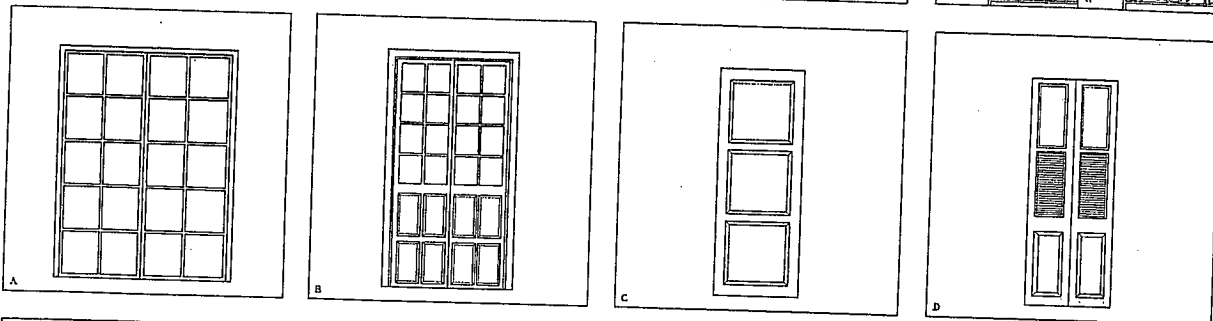
(See supplementary pages)

# ELEMENTS OF CARIBBEAN ARCHITECTURE

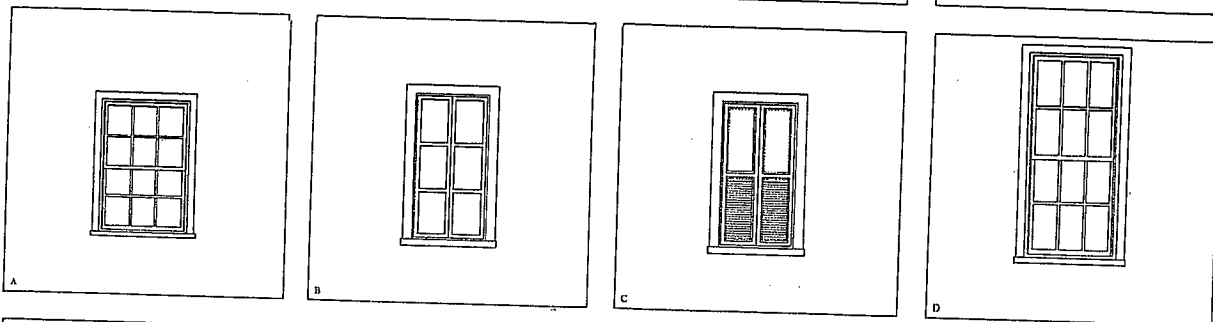
## RAILINGS



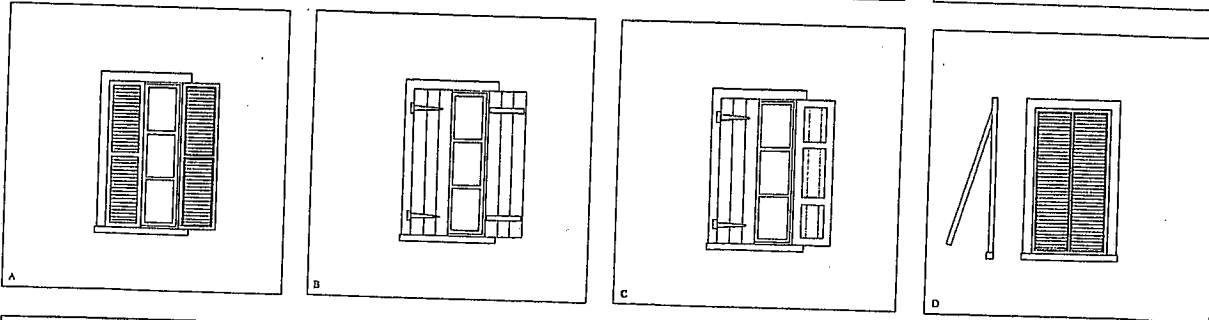
## DOORS



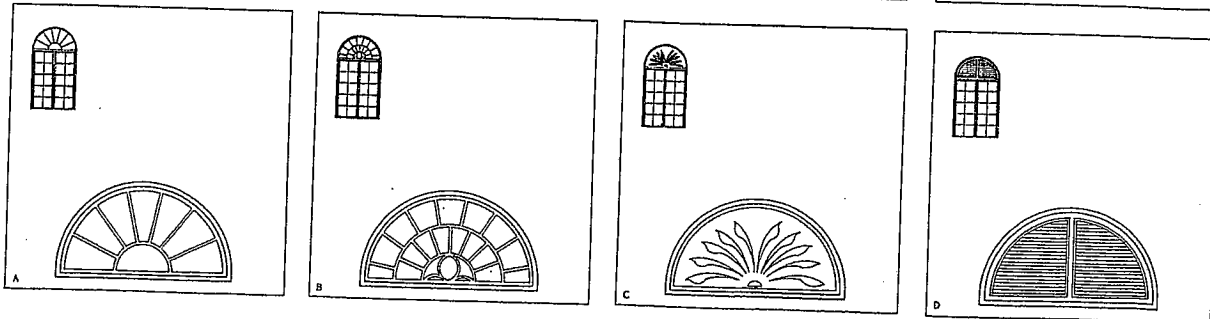
## WINDOWS



## SHUTTERS

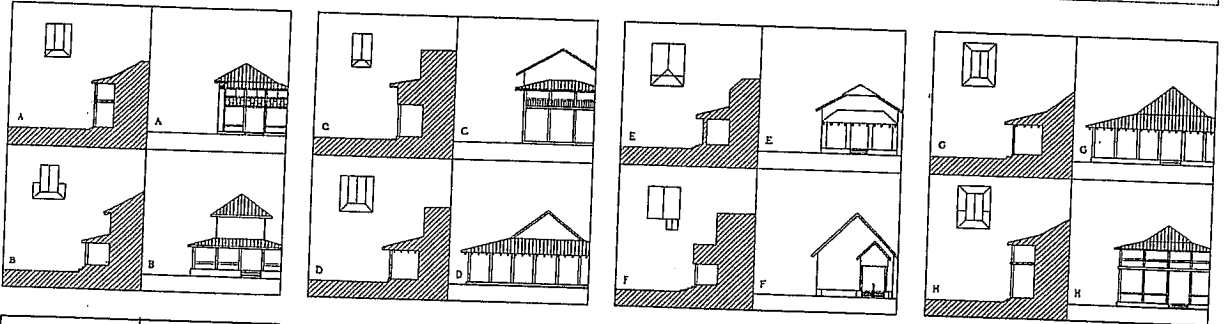


## ARCHED TRANSOM WINDOWS

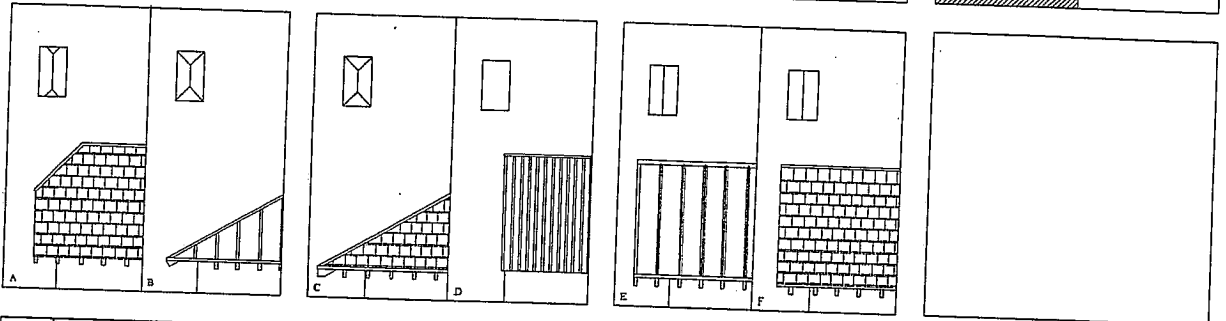


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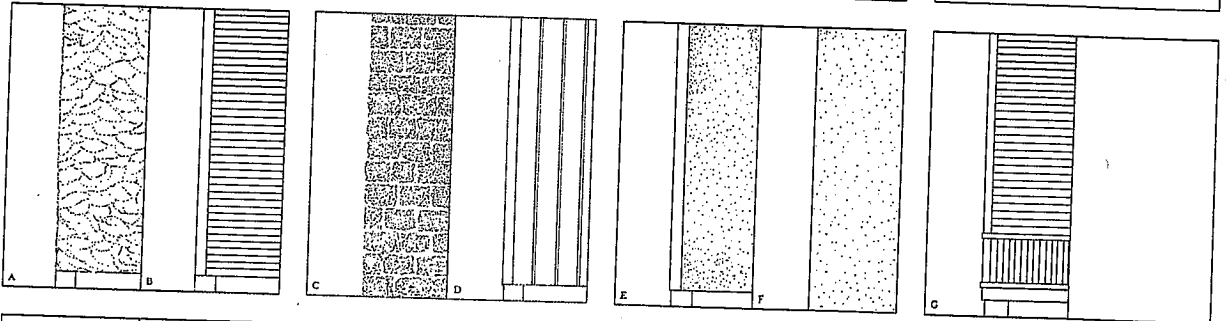
## TYOLOGIES



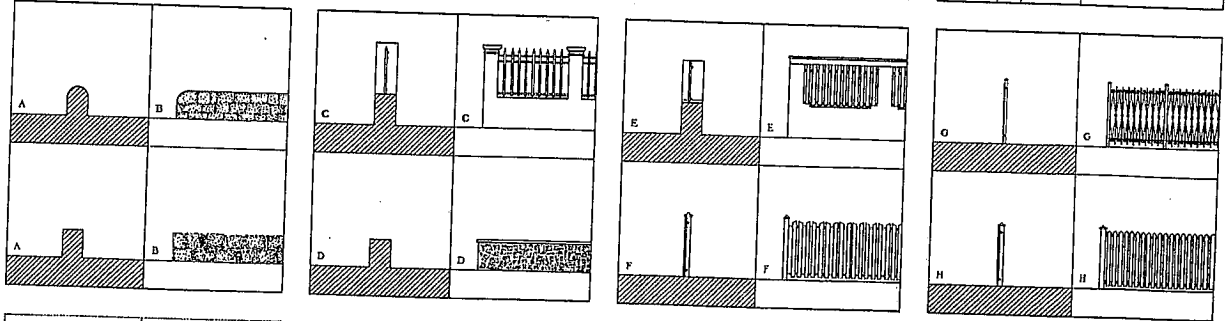
## ROOFS



## EXTERNAL BUILDING WALL MATERIAL



## FENCES



## STRUCTURAL SYSTEMS

