



Architectural Design Standards: 2013

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Acknowledgements

Compiled by

- Color terms
- Town color chart
- Selecting a color scheme for the architectural style of the building
- Color guidelines for Mid-Century Modern Buildings
- Additional recommendations

Reviewed & Approved By

- Architectural details
- Building façade
- Building Entrances
- Horizontal plane articulation (canopy)
- Changes in verticle or horizontal façade
- Use of architectural and/or structural vertical supports (columns/louvers)
- Entry portals
- Elevated landing (porch/terrace)
- Changes in building profile/skyline (roofline/paraper)
- Window openings
- Entry doors

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Architectural Design Standards

GENERAL PROVISIONS

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PART 1 - General Provisions

(a) Purpose and intent.

The purpose of the Town of Lauderdale-By-The-Sea Architectural Design Standards is to encourage the local adaptation of the Mid-Century Modern architectural style as the preferred architectural style of the Town, in that such architectural style is compatible with the essential character of the Town, supportive of efficient development, is architecturally and visually appealing, and fosters a sense of place in the preservation of the architectural and design characteristics of the Town's existing built environment.

(b) Town Architectural Design Standards document - incorporation by reference.

This Town of Lauderdale-By-The-Sea Architectural Design Standards manual (hereinafter referred to as the "Town ADS"), as adopted by the Town Commission and as may be amended from time to time, has been incorporated into Section 30-9. Architectural Design Standards, Chapter 30-Town Land Development Code. In the case of conflict, the Town Code governs.

(c) Applicability.

(1) All development, including new construction, reconstruction, alterations and additions within the B-1-A, B-1, RM-25, and RM-50 Town zoning districts shall comply with the architectural standards and architectural review requirements as provided in the Town Code and this Town ADS.

(d) Architectural styles.

(1) Preferred architectural style. The preferred architectural style of the Town shall be in accordance with the Mid-Century Modern or similar harmonious architecture, except that any buildings the Town Commission has designated as a "historical landmark" shall conform to the architecture of the existing building, as further provided herein.

(2) Alternative architectural styles. Alterations and additions to existing buildings with design elements that are not associated with the Mid-Century Modern style of architecture shall conform to the architectural style of the existing building as provided herein.

a. While the Mid-Century Modern architectural style is the preferred architectural style, it is not intended to be the exclusive architectural style of the Town. Alternative architectural styles and design concepts may be considered during the development review process. However, it shall be the applicant's burden to show that the proposed alternative architectural style and design concepts, to the maximum extent practicable, are compatible with the architectural style of adjacent existing or approved development on the same or adjacent properties and street frontages, as further provided herein.

b. Alternative architectural styles may be considered appropriate if it is found that:

1. The proposed alternative style is compatible with the architectural style of adjacent existing or approved development on the same or adjacent property, as further provided herein; and

2. The architectural style of proposed development incorporates a scale, massing, and sufficient number of the same or similar design elements (e.g., horizontal or vertical building facade articulation, building facade articulation elements, facade materials, roof design, use and design of balconies, window design, door design, use and design of window or door shading devices, railing design, etc.) to create a clear and affirmative relationship or transition between the architectural styles of existing buildings or of approved development on the same or adjacent properties and street frontage, as further provided herein.

c. Adjacent when used herein, shall mean a lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land or a lot or parcel of land that is separated from another lot or parcel of land by a right-of-way or park.

(e) Review of architectural design.

(1) To ensure that any application for a development permit, as required by Chapter 30, Article II, "Development Review," of the Town Code of Ordinances ("Town Code") and Section 30-9, Architectural design standards of the Town Code complies with architectural design review provisions, the Town Manager shall:

a. designate staff with appropriate levels of education or expertise; and/or

b. retain the services of an outside consultant with appropriate levels of education or expertise.

(2) If the Town Manager retains the services of an outside consultant to conduct the architectural design review, the Town shall recover the costs for such services in accordance with the provisions of Section 30-53(d) of the Town Code.

(3) The primary purposes of the architectural design review shall be:

a. to determine whether or not the plans submitted for the proposed development permit comply with the architectural design features and materials typical of the Mid-Century Modern architectural style. Alternatively, if the plans submitted for the proposed development permit are of an alternative architectural style that complies with the requirements of the Town ADS, as set forth herein, to determine whether those plans comply with the architectural design features and materials typical of that style; and

b. to suggest to the applicant such changes as may be necessary to bring the plans into conformity with the relevant architectural style.

(f) Compliance with all other applicable code provisions.

(1) The plans and specifications required to be submitted for the proposed development permits shall be designed in accordance with all other applicable Town Code provisions.

(2) In the architectural design review of all development permits, compliance with all applicable building and life-safety codes shall prevail over any conflicting provisions of other applicable codes or standards.

(g) Application for architectural design review.

(1) An application for architectural design review shall be submitted to the Development Services Department on a form provided by the Town, accompanied by the appropriate fee.

(2) Such application shall include, but not be limited to, the following information:

a. Year of the existing building and/ or structure.

b. Pictures of all elevations of the existing building/ structure that face public rights-of-way.

- c. Pictures of adjacent uses/ buildings / structures in relation to the subject property.
- d. Manufacturer's specifications regarding proposed exterior building materials. Sample and color of proposed exterior building materials (brick, stone, wood, window and door finishes and tinting, etc.) may be required to be submitted, as may be deemed necessary by the Town.
- e. Manufacturer's specifications regarding proposed exterior paint colors, with specific color names or identifications codes, if listed. If the color is not in the Town's inventory, then a physical sample shall be submitted for approval.
- f. Architectural drawings. Architectural drawings may be required to be submitted in conjunction with the application. Such architectural drawings shall be prepared by and bear an impression seal of a registered architect qualified under the laws of the State of Florida to prepare such drawings.
- g. Other information as may be deemed necessary by the Development Services Department necessary to review the permit application for compliance with this section.

(h) Approval of architectural design.

The Town shall determine whether the plans submitted for a development permit substantially conform to the provisions of the Town Code and this ADS in preserving the traditional aesthetic treatment of the community, and shall include such findings in accordance with the documentation required for development review and approval as set forth in Article II, "Development Review" of the Town Code.

(i) Revisions to approved plans.

Modification to the approved plans shall be subject to the provisions for modifications to development plans as provided in Article II, "Development Review" of the Town Code.

(j) Appeals.

The applicant may appeal the Town Manager's, or his or her designee's, determination regarding compliance of plans submitted for a development permit with the provisions of the Town Code and this ADS, as follows:

- (1) Appeal shall be submitted to the Town Commission.
- (2) Appeal must be filed within 30 days of the administrative decision. The request for an appeal shall be filed concurrent with the application for the development permit being requested. The appeal shall be based on the application file and plans submitted up to the date of the determination being appealed, including the evaluations of the submittals by Town staff or consultant. The submittal shall include the appropriate fee.
- (3) The Town Commission shall consider the appeal on the record at a regularly scheduled public meeting held within 55 calendar days of the administrative determination. Arguments may be made to the Town Commission supporting or opposing the appeal, but no additional written information or testimony shall be submitted by the applicant or the Town staff/consultant.
- (4) The Town Commission may approve, approve with modifications or conditions, or deny the application. Approval with modifications or conditions shall be subject to further Town review of revised plans for compliance with the modifications or conditions imposed by the Town Commission. The Town Commission decision on an appeal shall constitute a final development order.



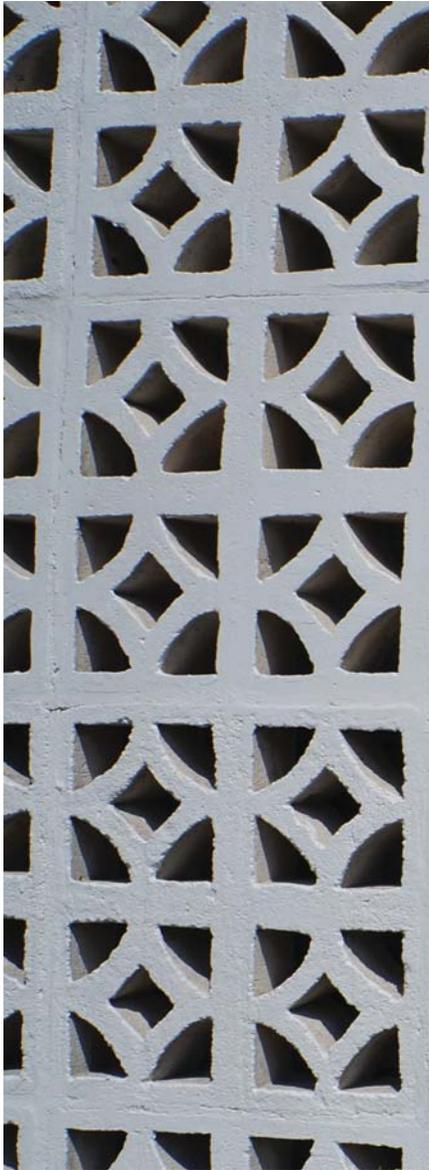
Architectural Design Standards

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ARCHITECTURAL STYLES

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(a) The following describes the architectural styles found in the Town.



(1) Mid-Century Modern

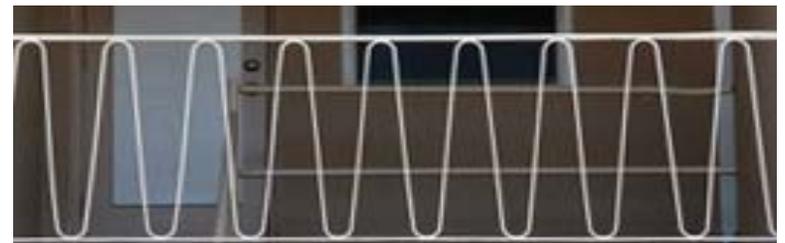


(1) Mid-Century Modern

(1) Mid-Century Modern (1940-1965)

The Mid-Century Modern style of architecture emerged in the United States after World War II. The exuberance of its forms mirrored the joy in general society over the ending of the war. In the soaring forms and adventurous shapes of Mid-Century Modern architecture, architects found creative ways to heighten the dramatic effect of shallow slopes, large overhangs, color, and textured openings with minimal materials.

The Mid-Century Modern style is characterized by swooping lines and forms, biomorphic kidney shapes, boomerangs, cantilevered rooflines, decorative concrete panels and irregular geometric shapes repeated in rhythmic patterns. Distinguished primarily by balanced yet asymmetrical compositions of concrete, glazing and shading systems, it was also the first style of architecture directly influenced by the automobile. This is exemplified by many small motels which include the 'arrival' of the automobile as a preferred part of the architecture, and it was this celebration of 'arrival' that sets Mid-Century Modern architecture apart from other architectural styles.



(1) Mid-Century Modern

(2) Florida Vernacular (1895-1915)

Florida vernacular style is an expression of folk culture in Florida as developed from the “Cracker Houses” in Key West which were typically one room deep with two rooms separated by an open center hallway with a single roof over all spaces. In Florida, it is exemplified by several architectural elements designed to alleviate the intense heat of summer and take advantage of the ocean breeze. Thus the style is exemplified by extensive outdoor porches and deep roof overhangs to provide protection from the sun. In the days prior to air-conditioning these porches became important daily living spaces allowing residents to enjoy whatever breezes might be available. Large window openings and cross-ventilation design were also utilized to maximize available breezes to better ventilate interior spaces. In addition these porches and deep overlaps would permit windows to remain open during rainstorms and for the interiors to take best advantage of the cooling effect of these rainstorms.

The house would typically have a simple interior plan with a minimum of rooms. Roofing materials were originally wood and later changed to metal sheathing as it became more available and affordable. Today the metal roof has become more typical. Later additions to the original house would typically include interior bathrooms and kitchens often through a series of breezeway connections.



(2) Florida Vernacular



(2) Florida Vernacular



(3) Mediterranean Revival

(3) Mediterranean Revival (1920-1930)

The Mediterranean Revival style of architecture in south Florida really had its beginnings with the architect Addison Mizner who became identified as the fashionable architect for Palm Beach society. All of Mizner's buildings in the resort could be labeled "Spanish" or as the purists prefer, "Mediterranean Revival." Mizner's style became the style of Palm Beach society and spread throughout south Florida.



(3) Mediterranean Revival



(4) Contemporary Architecture

(4) Contemporary Architecture (1970- present)

Contemporary architecture describes recently built work, and work that reflects an interpretation of design of our time. Although not necessarily a style, critics argue we are too close to it to yet understand its core design elements.

Contemporary architecture best succeeds when it continues the ongoing Town traditions of engaging pedestrian-compatible scale, front yard setbacks, and low building heights with neighborhood compatible architecture. Lauderdale-By-The-Sea encourages architecture of our time that reflects the specific needs of the site as well as architecture that complements the adjacent architectural context.



(4) Contemporary Architecture



Architectural Design Standards

ARCHITECTURAL DESIGN FEATURES, CHARACTERISTICS, & FINISHES

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