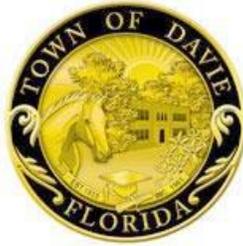


TOWN OF DAVIE



WESTERN THEME DESIGN MANUAL



Adopted by: Ordinance 2019-019

Effective Date: August 21, 2019

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Purpose and Intent

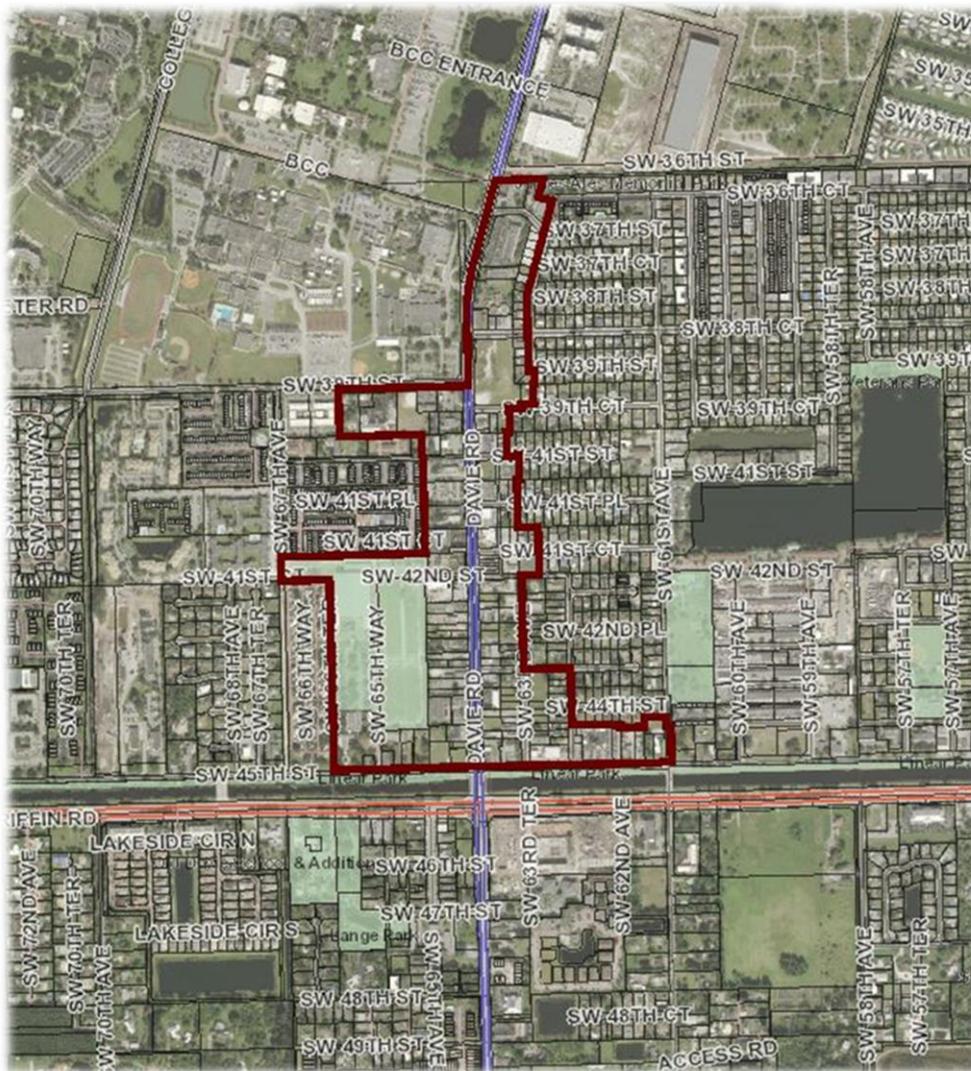
This manual is intended to help implement the Town's Western Theme Overlay District by defining and conveying the Western Theme design concepts required for new development and re-development occurring within the Western Theme Overlay District. The Western Theme design principles outlined in this manual are intended to help preserve and promote aspects of the Town's agricultural heritage, such as citrus farming, cattle ranching, equestrian activities and regional rodeo events. The Town first adopted Western Theme design requirements in 1980 to create a "downtown" area where residents and visitors could enjoy the Town's rural and agricultural heritage. The Town's Western Theme design standards are a blend of the features of small towns in the western United States in the late 1800's and the Florida Vernacular architectural style, the building style typical of early South Florida pioneer settlements. Over the years, the Western Theme design standards have created a unique look for the downtown area, inviting residents and visitors to live, work, play and rodeo. This manual is not intended to recreate buildings with historical accuracy, but to achieve an overall architectural consistency representative of Davie's western unique character.



Applicability

This design manual is applicable to all properties located within the Western Theme District, as defined in Section 12-386 of the Town Code, and applies to all buildings used for commercial, office or institutional uses, including mixed-use buildings with a residential component but specifically excluding standalone residential buildings.

Western Theme District



Building Design - General

As described in the preceding sections of this manual, "Western Theme" is defined to be the architectural treatments characteristic of buildings constructed in the small towns that were built throughout the western United States in the late 1800s. Compatible with this "style" is the architecture of early South Florida pioneer structures. These buildings can be grouped into two general categories.

The first type is more urban and could be found along the main streets of the typical western towns. Buildings of this type are usually narrow, rectangular one- or two-story structures with gable roofs. The street facade was embellished with a false front parapet, or a simple shed roof over a boardwalk, or even a second story balcony over a boardwalk. These buildings were typically built in a row along the street to form a continuous facade line. They were also built very close together with breaks in the facade only where necessary to provide access to the back lot. An important characteristic of these buildings was their individualistic treatment. Architectural elements of the facades were considered part of the "advertising" by which one business would distinguish itself from others around it. Decorative false fronts applied in front of the gable or flat-roofed main structure became a popular means to create a distinctive appearance.

The false fronts were also extended above the roof of the structures to create a more substantial appearance at the street frontage. Another characteristic of these structures was the proportion of the overall facade. In general, the height of the structures was



greater than the width of the building. This was the result of the narrow property frontages and the use of false-fronts to exaggerate building heights.

The second general category of compatible structures are free-standing buildings such as barns, stables, fruit and stands and other agricultural buildings. Major characteristics of these types of structures, both in examples from the western states and from South Florida, include large roof overhangs, covered front porches, gable or hip roofs, and wood siding. In South Florida, hip and



gable combination roof forms were also frequently used to create attic ventilation. Since false fronts were not necessary on these kinds of structures, roof materials were an important consideration. Wood shingles, and in later years metal roofing (after it became available) were typical roof materials.

The following sections of this design manual describe in detail the approved treatments for individual architectural elements that comprise the total building. In addition to meeting those requirements, it is important that the individual elements be composed together in the proper manner to achieve the desired overall effect.

Roofs

General Requirements.

Roofs in the Western Theme area should generally be simple gable type or flat roofs screened from public rights-of-way with parapets or similar treatments.

Configuration.

- ❖ For peak roofs, simple gable roofs are preferred.
- ❖ Shed roofs are permitted for ancillary building additions.
- ❖ Flat roofs are also permitted if screened from view of rights-of-way (with parapets or similar treatments).
- ❖ Other roof configurations may be approved by Town Council.

Material.

- ❖ 5V-crimp and standing seam metal roofs are preferred but dimensional or architectural grade asphalt shingles are also permitted.

Pitch.

- ❖ Peak roofs on primary buildings shall be 5:12 to 8:12.
- ❖ Ancillary shed roofs may be 2:12 to 6:12.
- ❖ Other roof pitches may be approved by Town Council.



Photos courtesy of Dover, Kohl & Partners

Arcades and Porches

General Requirements.

- ❖ All buildings located within 10' of Davie Road or Orange Drive shall provide a covered walkway or arcade, a min. of 6' in width, along at least 80% of the length of the building facade. Such covered walkways and arcades shall be a permanent part of a building and not made of plastic, fabric or similar temporary materials.
- ❖ The covered walkway or arcade should not include railings and should serve as a continuous part of the public sidewalk network.
- ❖ Columns shall be spaced no farther apart than they are tall.
- ❖ Piers shall be placed directly below the columns or posts which they support.
- ❖ Classical stone and wood column proportions should be consistent with those found in the *American Vignola: A Guide to the Making of Classical Architecture*, by William Ware.



Graphic courtesy of Frank Costoya Architect, PA

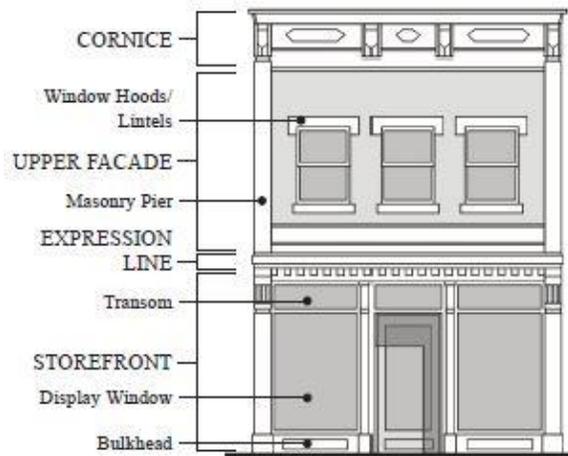
Building Walls

General Requirements.

- ❖ Variations in building wall materials are encouraged but such variations shall occur only vertically, with the heavier material (stone, brick, concrete, etc.) being located below the lighter material (wood, siding, etc). The change in material shall preferably occur at the floor level but variations at the sill level are also acceptable.
- ❖ An expression line shall delineate the division between the first story and the second story.
- ❖ A cornice shall delineate the tops of facades. Cornices shall extend a minimum of six inches from the building wall.
- ❖ Expression lines shall either be moldings extending a minimum of two inches, or jogs in the surface plane of the building wall greater than two inches.

Material.

- ❖ Brick (grey mortar joints are encouraged).
- ❖ Stucco over concrete.
- ❖ Stone (natural or manufactured stone as approved by the Town).
- ❖ Wood siding (or a durable composite material resembling wood siding) in a shingle, clapboard or vertical board and batten style.



Color graphics courtesy of Frank Costoya Architect, PA

Doors and Windows

General Requirements.

- ❖ Window openings, other than storefront windows on the first floor, shall be oriented vertically (taller than they are wide); common proportions for window assemblies include 3x6 or 4x8.
- ❖ Sliding doors and windows shall not be visible from a public right-of-way. Transom windows are strongly encouraged over doors.
- ❖ Masonry Construction: A header and sill are required for all windows that are not located in a shopfront.
- ❖ The following accessories are permitted: Shutters (operable only), Wooden Window Boxes, Muntins and Mullions, Fabric or Metal Awnings with no backlighting or glossy-finish fabrics, sliding or hinged (awning-style) sun screens.
- ❖ Mullions shall be dimensional on the exterior.
- ❖ Storefront windows are allowed on first floor in vertical or horizontal orientation if window is constructed within a wall such that the window frame is a minimum of 2'-0" above the finished floor.
- ❖ Impact resistant glass shall be used on all windows.



Photos courtesy of Dover, Kohl & Partners

Exterior Wall and Trim Colors

General Requirements.

Building walls and trim shall be finished with the colors indicated below, with variations allowed only with the approval of Town Council. While these colors are based on Cabot Stains, this is not intended to prohibit the use of paints or stains produced by other manufacturers that otherwise match these colors.



Fences

General Requirements.

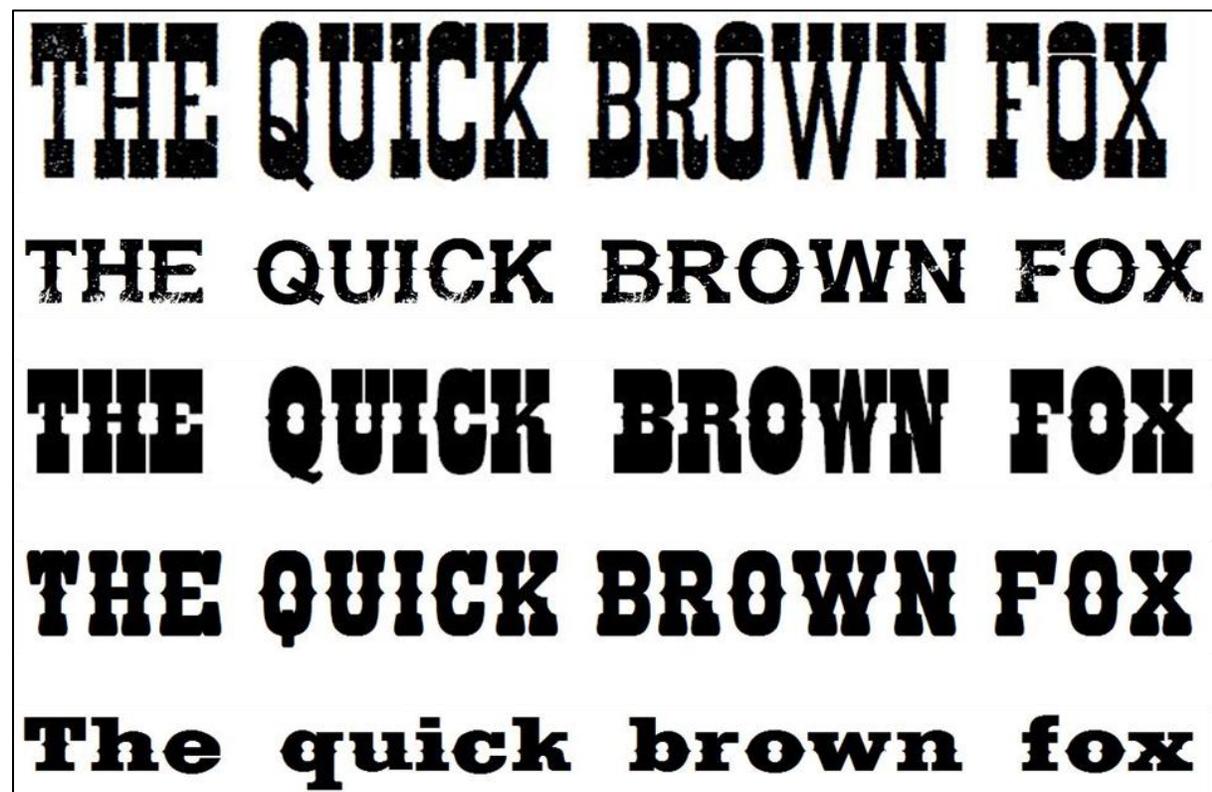
- ❖ On properties fronting Davie Road, fences and walls are prohibited between the front property line and the front building facade.
- ❖ Walls and chain-link fences are prohibited throughout the Western Theme Design District except as specifically approved by Town Council.
- ❖ Split rail and cross-buck style fences, up to 4 feet in height, are encouraged to demarcate property lines and separate public from non-public areas.
- ❖ All other fencing shall have boards or pickets arranged in vertical fashion and be constructed with both a top and bottom rail.
- ❖ Fences are limited to 4 feet in height unless otherwise approved by Town Council.
- ❖ All fences shall be made of high-quality wood or simulated wood material.

Signs

General Requirements.

In addition to the requirements set forth in the Town Code, the following standards apply to commercial signs in the Western Theme District.

- ❖ Sign copy should be painted on or affixed to wood or simulated wood surfaces, utilizing fonts, borders and design characteristics typical of hand-made signs of western towns in the late 1800s.
- ❖ Typical western sign characteristics include scalloped sign corners, decorative borders and the use of bold fonts with exaggerated serifs. The following are examples of western fonts.



Public Art and Street Furnishings

With the approval of Town Council, developers may provide public art and street furnishings which promote western theme design principles such as the following:

- ❖ Western themed or rustic benches.



- ❖ Equestrian sculptures.



- ❖ Western themed murals.



Paintings by Jack Sorenson from jacksorensonfineart.com

Davie Road Streetscape

The Town will provide a separate Davie Road Streetscape Plan governing the installation of streetlights, sidewalks and other “streetscape” elements of Davie Road. All “streetscape” elements installed within the Western Theme Design District shall be consistent with the Davie Road Streetscape Plan, including those situations where private developers are installing “streetscape” elements within the public right-of-way as part of the conditions of approval for new development. Vehicular and pedestrian level lighting on private property which is both within the Western Theme Design District and readily visible from Davie Road must be compatible with the Davie Road Streetscape Plan.