

## Design of Compatible New Construction

Replicating styles from the past does not always allow creativity and integrity of expression, and should not be confused with compatible new design. New construction is encouraged to be a good example of the period in which it is built. While reflecting current architectural design theories, new construction should respond to its context by using scale, massing, rhythm, proportion, detailing, similar building materials and other elements which are characteristic of the historic district.

Because Hyde Park is a pedestrian-oriented neighborhood, new projects should relate to the human experience and scale providing unobstructed pedestrian access, and shelter and/or shade along the street.

New development is encouraged to offer a variety of options in either housing units or commercial establishments, or both. Mixed use development is appropriate in commercially zoned areas of the historic district as it fosters a sense of community by providing support services for that area. Commercial establishments should offer services that encourage neighborhood use.

While commercial franchises are acceptable, plans for their construction must meet all of the Hyde Park Guidelines' criteria. More compatible design, site planning and use of materials than is usually present in stock building plans will be required. Signs must also be appropriately scaled and conform to the district's sign regulations.

It is recommended that people planning new development contact the ARC staff early in the planning process. A two step review is required for new construction. Approval of preliminary plans must be granted before the ARC will review construction documents for final approval.



**Extensive landscaping and references to historic elements allow this structure to fit more appropriately into its context.**



**Appropriately scaled contemporary commercial building with focus on street front and protected pedestrian areas.**

## **Scale: Height, Width and Massing**

One of the features that makes Hyde Park unique is the consistency of a relatively modest vertical and horizontal scale. This relationship between the height and width of the front façade should be maintained, or suggested, in new construction.

New construction of a larger scale than existing buildings can be integrated into the streetscape by breaking wall planes into segments and placing taller masses away from the street and adjacent buildings.

Compatible massing and building form can be achieved through geometric composition. Roof forms, porches, courtyards, and architectural lines are elements, which may allow large buildings to fit more appropriately into their context.



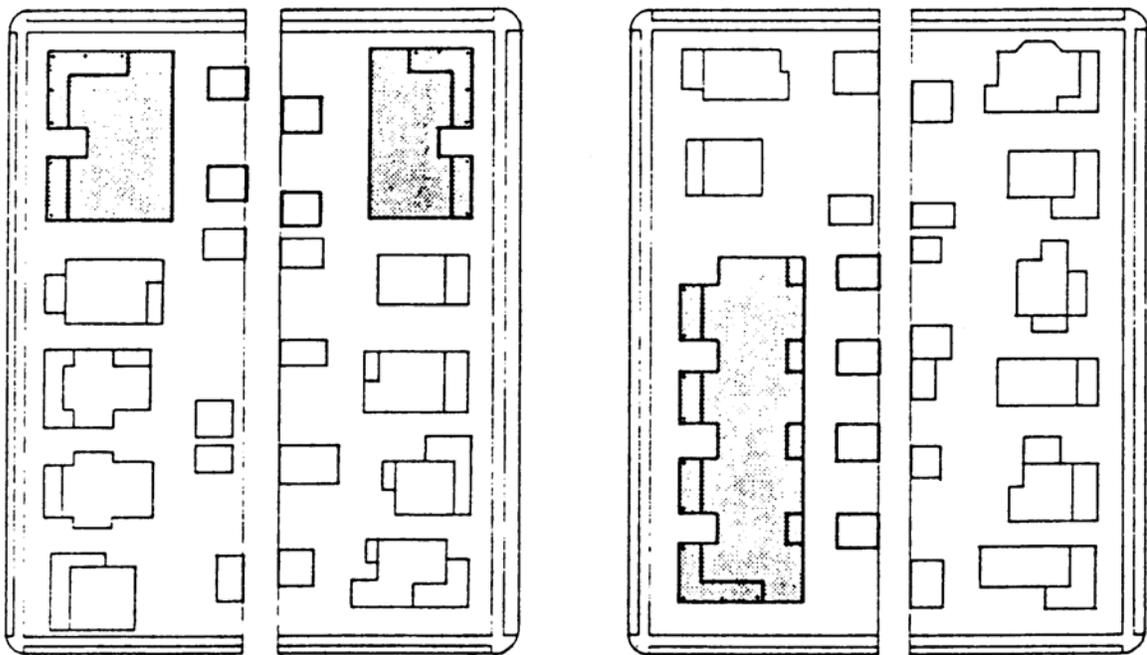
**The residential portions of Old Hyde Park Village suggests a scale similar to the surrounding neighborhoods by segmenting its large mass, both vertically and horizontally.**

## Setbacks

To maintain the existing character of the streetscape, the construction of new buildings shall conform with the setbacks and pattern of site planning along that block and in the vicinity.

Where compatible, new commercial buildings are encouraged to be built out to the front lot line. Residential development should conform with existing residential setbacks in the vicinity.

If variances are necessary to allow new buildings or development projects to conform with the Design Guidelines, the Architectural Review Commission will review construction and site plans.



**New Multi-Family Infill in Residential Area: Setbacks are consistent along block length. Street facades are broken into smaller components suggesting a similarity to adjacent buildings.**

## **Orientation, Site Coverage and Floor Area Ratio**

Existing buildings in the historic district are oriented with facades parallel to the street. New development shall reflect this pattern. Main entryways are to be located on street facades or from courtyards similarly oriented.

Site coverage and floor area ratio figures are set forth in the City of Tampa Zoning Code. In some cases, zoning allows for densities higher than may be appropriate for the historic district. Design, which is compatible with the building pattern and scale of the district, is important in preserving its character and providing a transition between new development and adjacent buildings. The ARC may not approve projects which maximize land use when scale and site coverage are determined to adversely affect the character of the district.



**Inappropriate Development: Scale and site coverage adversely affect the character of the historic district.**

## **Alignment, Spacing and Rhythm**

Uniformity of façade proportions must be considered in new construction. Spacing between new buildings, or the suggestion of spacing by breaking long facades into separate elements, shall appear consistent along the street. Porches, bays, balconies, awnings and other façade elements help to establish a rhythm and visual harmony along the block length.

## **Façade Proportions and Fenestration**

Although Facades vary in style, proportional relationships exist between buildings, It is important to maintain or suggest the relationship between height and width, and the ratio between solid (wall) and void (window and porch) areas. The pattern, rhythm and proportions of windows and doors should relate to the proportions of buildings in the immediate vicinity.



**Similar façade proportions and window pattern suggest a relationship to the historic context.**

## Materials

The high quality of construction, materials, and design which were present during the early development of Hyde Park, are elements which have contributed to its distinctive character. A similar emphasis will be required for new development to ensure the continued visual quality of the district.

Historically, wood, brick, stone, stucco and rusticated masonry have been the most prevalent exterior building materials in the historic district. Artificial materials, such as aluminum siding, vinyl siding, imitation brick and stone, and other synthetic materials, are not part of the historic fabric of the district and may detract from the historic appearance and character of the area. Although it may be considered acceptable in some circumstances, the use of artificial siding materials on new construction is not always appropriate. Its use on contributing buildings is inappropriate.

New construction need not copy historic detail but may use similar forms and elements to establish continuity with adjacent buildings.

## Entrances and Canopies

Typically, residential buildings in Hyde Park were built on pier foundations giving an elevated importance to the entrance. Courtyards oriented toward the street, and elevated porches projecting from the front of buildings provide a transition from the public to private domain. Similar entrance treatments should be emphasized in plans for new residential development.

New Commercial buildings should also reflect their historic counterparts with entrance and window fronts facing the street.

Canopies, providing definition to entries, and shade and shelter to pedestrians, are appropriate for new commercial development. Should a canopy or awning extend into the right-of-way, an authorization for encroachment must be requested from the Department of Housing and Development Coordination.



**A contemporary entrance and canopy facing the street.**