



Design of Compatible New Construction

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The major development of Hyde Park extended from the late 1880's through the mid-1920's. Just as Hyde Park includes a diverse set of architectural styles reflecting the evolving architectural thoughts of each of these four decades, architecture as an art continues to evolve. Creative solutions reflecting current architectural design theory and practice are encouraged in the design of new construction in this historic district.

While these guidelines set general criteria for compatible new construction, exceptions to these criteria will be made by the Architectural Review Commission when necessary to acknowledge and encourage creative design solutions that are sensitive to the character of the district.

Construction of new buildings within the Hyde Park Historic District can have a positive revitalizing impact on the district if steps are taken to assure that the historic, architectural and cultural features of the district are preserved or enhanced. The focus of design guidelines is on the compatibility of new construction with the existing character of the neighborhood without dictating style.

The term "compatible design" refers to architectural design and construction which will fit harmoniously into the Historic District. Most new construction in Hyde Park will be in the form of infill on a site adjacent to existing buildings.

These design guidelines do not dictate style, but they set up criteria under which new design can be accurately compared with the setting the Historic District creates. New construction is encouraged to be unique in design while reflecting the basic scale, materials and quality found in the early buildings in Hyde Park. Replicating styles from the past does not allow creativity and integrity of expression of the present, and should not be confused with compatible design.

Any new construction within the Hyde Park Historic District will require a Certificate of Appropriateness. All applications for Certificates of Appropriateness will be reviewed by the Architectural Review Commission to assure that the design guidelines have been followed, and that the new construction will be compatible with the Hyde Park Historic District.

It is recommended that advice be sought from the Architectural Review Commission during the early planning stages of a new construction project.