

Landscape and Site Elements

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These guidelines for the Hyde Park Historic District are intended to supplement the existing City of Tampa Ordinances which regulate site clearing, tree removal and landscaping.

It is important to maintain existing grand trees and landscaping in a rehabilitation or new construction within the Historic District. The City of Tampa Code, Chapter 13, should be referred to for these requirements.

Landscaping within the Hyde Park Historic District provides visual continuity throughout the neighborhood. Large trees line many of the streets, creating canopies. Planting strips divide most sidewalks from the curbs, contributing to this almost uninterrupted greenery. It is important to maintain these planting strips. They can be planted with grass or other plant ground cover. Planting along the sidewalks should not visually obstruct or interrupt pedestrian movement along these walkways.

Front yards should not be fully paved either to accommodate increased parking or to eliminate lawn maintenance. This includes using materials such as turf-blocks, gravel and mulch when the intent is a total substitute for lawns.

Most commonly, plants are utilized for their aesthetic qualities, but they also serve useful purposes such as shading and climate control, privacy, erosion control and wind resistance. Landscaping and site details within the Historic District must conform to the requirements of the City of Tampa Code, Chapter 13 governing trees, tree removal, site clearing, and landscaping. These ordinances also provide lists of appropriate trees and landscaping for various uses. Planting varies within the district; however, plant materials should be chosen to be similar to those used along the streetscape, and within the district. Landscape elements are important to the overall character of Hyde Park and should be considered as a part of any site rehabilitation or new construction.



Typical Planting Strip between Sidewalk and Street

Where vacant sites occur within the district, visual continuity should be maintained by means of a continuous hedge, fence or retaining wall, similar to that used on adjacent or nearby occupied sites. These open lots can be “softened” by this treatment of the sidewalk edge.

Landscaping will be reviewed by the A.R.C. as part of new construction and parking.

The A.R.C. reviews requests for the removal of grand trees within the Historic District.

The A.R.C. suggests the following for general landscape and site elements:

Suggested Treatments

Design landscape elements to be a continuation of landscape elements on adjacent sites.

Continue the planting strip of trees at the street edge.

Use landscape elements to buffer parking and service areas of the building.

Use landscape elements which accent the scale, proportion and massing of a building.

Place landscape elements to enhance and continue the pedestrian scale that is present along the streets in the Hyde Park Historic District.

Retaining Walls

Walls which retain the earth between differing grade elevations are prevalent in the Historic District, especially along the sidewalks. Brick, stone and rusticated masonry (a cast concrete product formed to look like rough cut stone) walls with concrete copings (a top course of a wall) used to finish at the top are the most common.

These walls vary in height along the streets due to changes in grade and aesthetic considerations. It is important to maintain the height and consistency of these walls along the street.

A Certificate of Appropriateness is required for these modifications. The A.R.C. suggests the following:

It is Permissible to...

Maintain and repair existing retaining walls in areas where they are present.

Design compatible retaining walls for new construction when they are present on adjacent sites.



Typical Retaining Walls along Street

Urns and Planters

Many of the original urns and planters are still intact on porches and balconies and in streetside yards throughout the district. These planters are desirable because they enhance the architecture and provide historic character to the buildings.

It is important to retain original planters and urns wherever possible.

The introduction of rough-sawn planters or stained or unfinished wood planters is not appropriate for use on sites where historic buildings are present.

A Certificate of Appropriateness is not required for these modifications; however, the A.R.C. suggests the following:

Suggested Treatments

Maintain and repair existing urns and planters.

Use contemporary urns and planters which capture the character of Hyde Park without being overly decorative.

Avoid urns and planters which are not characteristic of the area, for example, rough-sawn wood or wrought iron.



More elaborate urns which match the detail of the building.



Typical Planting Urn

Parking

Parking requirements for properties within the district are set forth in the City of Tampa Zoning Code. Additionally, standards for screening for these parking lots and parking spaces are provided City of Tampa Landscape Code.

These guidelines are intended to strengthen the district in retaining its visual character and appeal through careful screening of parking by the buildings themselves, and by landscaping, fencing and walls.

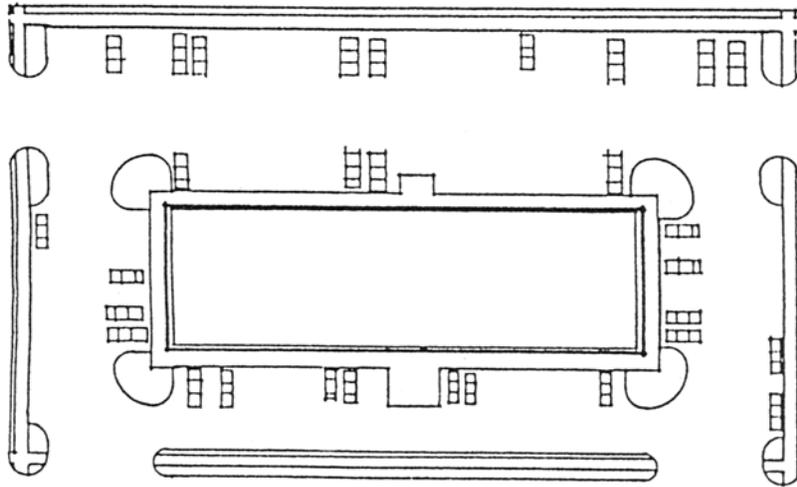
Because of the negative visual impact of vehicles and machinery adjacent to historic fabric, every attempt should be made to obscure parking from the view of pedestrians by the careful placement of the buildings on the site, landscaping, fencing, walls and general arrangement of the site. Parking design, which surrounds a building within the Historic District, is not permitted as it destroys the view of the building and inhibits pedestrian access.

A building with residential character should maintain planting in front of the building on the primary street; parking should be limited in front of buildings of residential character.

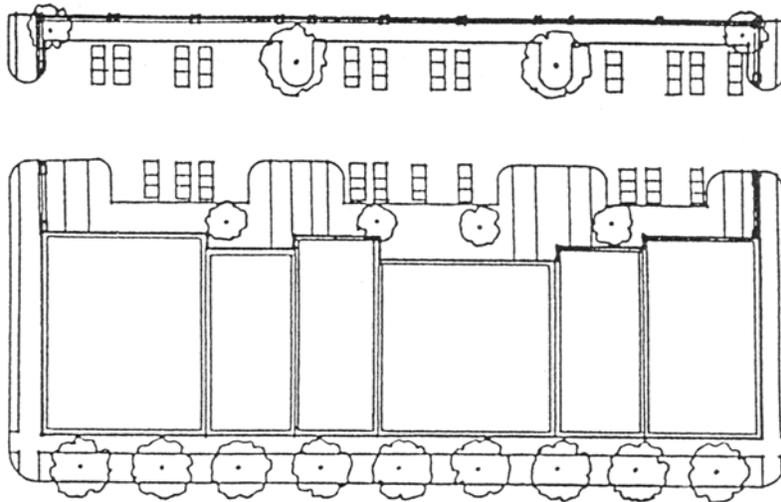
These standards go beyond the standards in other areas of the City of Tampa to assure the protection of the character of the Hyde Park Historic District.

A Certificate of Appropriateness must be applied for from the A.R.C. for any new parking within the Historic District. A Certificate of Appropriateness may be issued by the Administrator of the A.R.C. after staff review of the item.

Commercial Parking Arrangements



Inappropriate: Unscreened parking surrounds building.



Appropriate: Landscaping and walls obscure parking from pedestrian's view.

It is Permissible to...

Provide parking to meet the City of Tampa Zoning Code which does not distract from the visual character of Hyde Park Historic District.

Screen parking from the street with landscaping, fencing, walls or buildings.

Design all parking to maintain the character of adjacent front yards.

It is Not Permissible to...

Place parking completely around a building.

Place parking in front of a building without screening it from public view.

Place parking in front yards in a residential area.

Pavement, Driveways and Curbs

Within the Historic District, concrete paving is the prevalent material for driveways and sidewalks and interior lot drives visible from the street. This concrete is “scored” as shown in the sketch. It also is poured in-place with control-joints and expansion joints to allow the concrete to move with changes in temperature. It is important to maintain the original sidewalks wherever possible. Where new driveways are proposed, or where paving is to be disturbed, the replacement driveway or paving should match the design of the original. Walkway width should remain constant along the entire street.

Driveways may be modified where necessary but must meet the City of Tampa Transportation Division’s requirements for size and location. Concrete aprons and concrete ribbon drives are appropriate for use within the district and are preferred.

Other forms of paving such as brick pavers and hexagonal pavers and quarry tile may be used within the interior of lots as access to buildings. Do not use pebble-surface materials or asphalt where it is visible from the street. Do not pave front yards with concrete or asphalt in the Historic District. This includes using paving materials such as turf-blocks, gravel, and mulch, when the intent is a total substitute for lawns.

Curbs (granite or concrete) and other paving within the right-of-way are maintained by the City of Tampa. The City of Tampa Transportation Division should be notified if these are to be altered or repaired. Where granite curbs exist they must be maintained.



Inappropriate

Paving a Front Yard breaks up continuity along a street

Drives and Walkways

A modification, replacement or addition of a driveway or pavement will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular A.R.C. public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Maintain the original sidewalks, driveways and curbs where possible.

Develop new sidewalks, site paving and driveways to be similar in material and appearance to original sidewalks, site paving and driveways in Hyde Park.

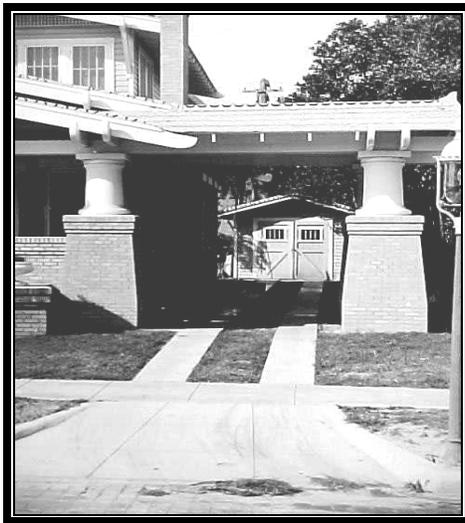
It is Not Permissible to...

Use asphalt or concrete paving as a substitute for lawns and planting.

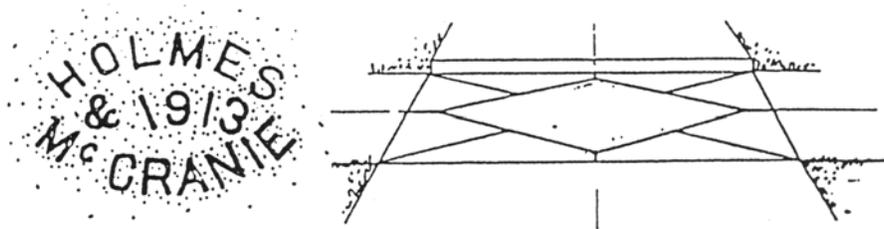
Use uncharacteristic paving materials such as pebble surface material or asphalt where it will be visible from the street.

Remove cartouche from sidewalks

Ribbon driveways, scored concrete and sidewalk stamps are typical of the area.



Appropriate Ribbon Driveway



Cartouche to be Maintain

Ribbon driveways, scored concrete and sidewalk stamps are typical of the area.