

Scale: Height and Width

The proportion of a new building and the major relationship to neighboring buildings are components in establishing compatibility within the neighborhood.

The height-width ratio, that is, the relationship between the height and width of the front façade, (in the case of corner lots, two façades including porches, wings and porte cocheres), should be of similar proportions to the neighboring buildings.

It is Permissible to...

Add a new building on a site that is similar in height and width to buildings on adjacent sites.

Integrate a new building wider than the buildings on adjacent sites by breaking the building mass or dividing the building width to conform with building widths on adjacent sites.

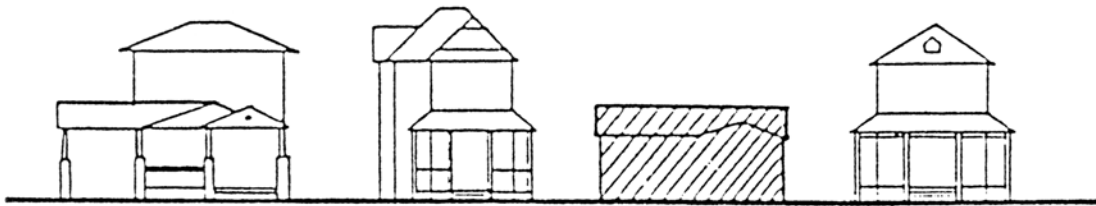
Add a new building which is wider and higher than buildings on adjacent sites if the new building is divided up to suggest buildings of similar width to adjacent buildings, and if the height of the building at the street façade and at sides facing adjacent sites is similar to the height of buildings on those sites. This is achieved by placing the taller masses away from the street and adjacent building.

It is Not Permissible to...

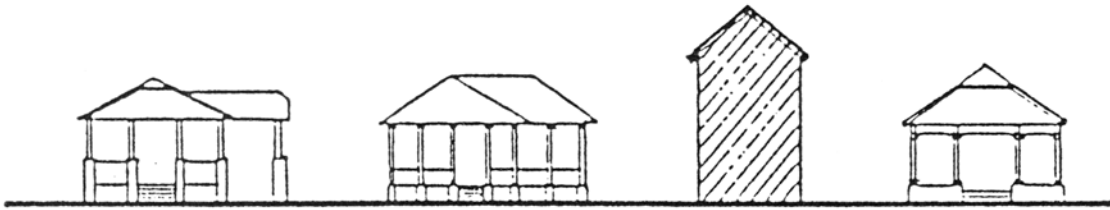
Add a new building to a site which does not maintain or suggest the widths of buildings on adjacent sites.

Add a new building to a site which does not maintain or blend with the heights of buildings on adjacent sites.

Residential Buildings: Height and Width for Infill Construction



Inappropriate: too wide and low.



Inappropriate: too narrow and tall.

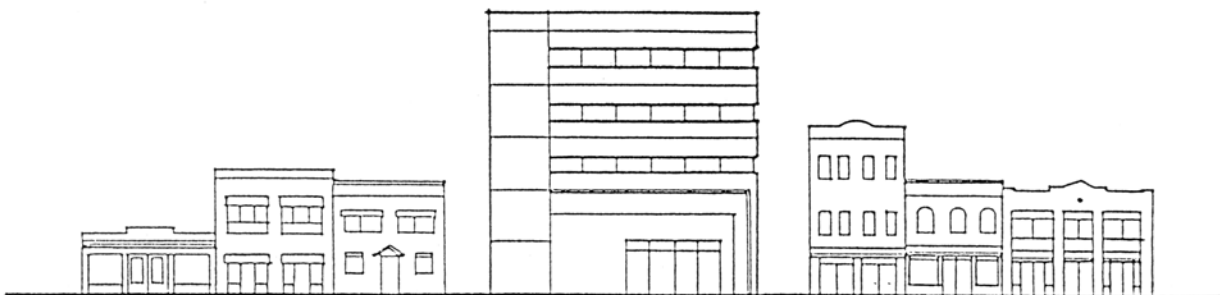


Appropriate: height and width consistent with neighboring houses.



Appropriate: porch and hipped roof break down height and mass of building.

Commercial Buildings: Height and Width for Infill Construction



Inappropriate: New building's height and width are out of scale with rest of street.



Appropriate: New building steps down in height and breaks up in width to reflect scale of street.

Massing and Building Form

To maintain the existing character of the Hyde Park Historic District, new buildings should have similar massing and building form to neighboring buildings. Massing may be defined as the three-dimensional geometric composition of a building, or the overall “bulk” of a building and how the building is placed on its site. Having a consistency of massing will allow a new building to be compatible with the adjacent building and the entire neighborhood.

It is Permissible to...

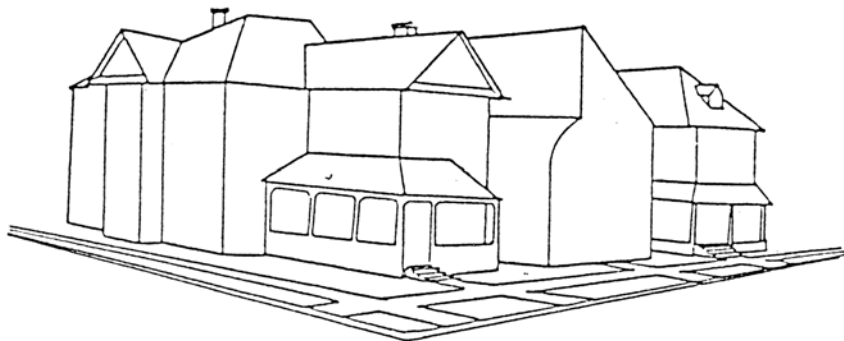
Use massing and form in new construction similar to adjacent historic buildings.

Have a building form which is unique in Hyde Park but relates to the neighboring buildings and to the neighborhood through its overall massing.

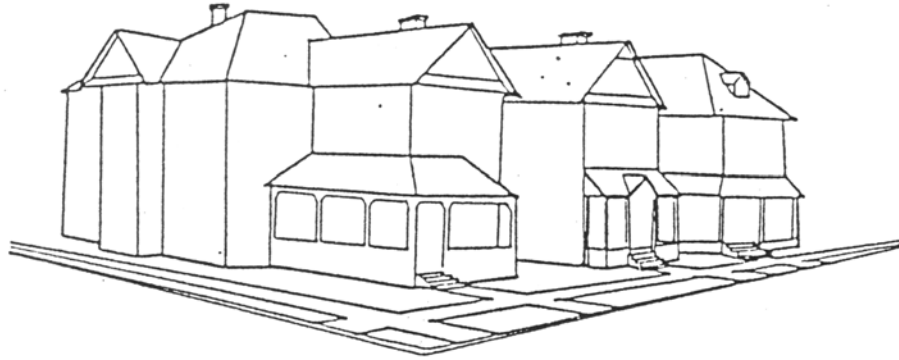
Use elements such as roof forms, lines, openings and other characteristics which are similar to those found in the district.

It is Not Permissible to...

Use massing and building forms which are completely foreign to the Hyde Park Historic District.



Inappropriate: Large massing and uncharacteristic form.



Appropriate: Massing and form reflecting that of its neighbor without replicating them.

Setback

To maintain the existing character of the façades within a block, the construction of additions and new buildings should be in conformance with the existing setbacks along that block. Maintaining uniform setbacks of the porte cocheres, porches and main building addresses prevailing patterns of an area and promotes the compatibility of the new building with the neighborhood.

It is Permissible to...

Keep the visual mass of the building at or near the same setback as buildings on adjacent sites.

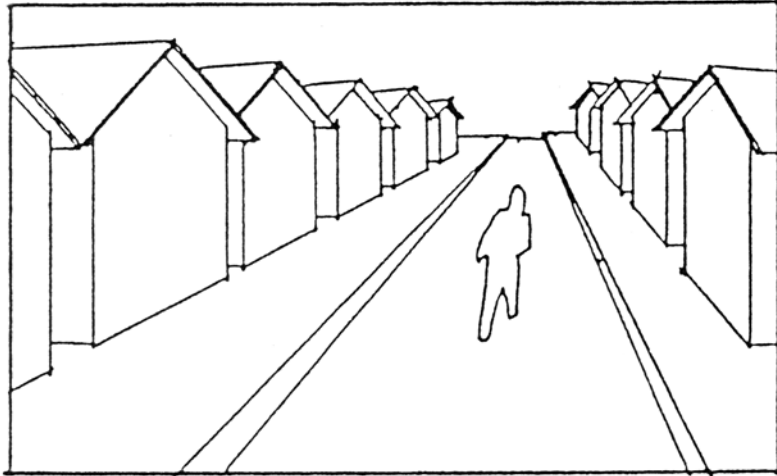
Keep wings, porches, and secondary structural elements at similar setbacks to porches and porte cocheres on adjacent buildings.

It is Not Permissible to...

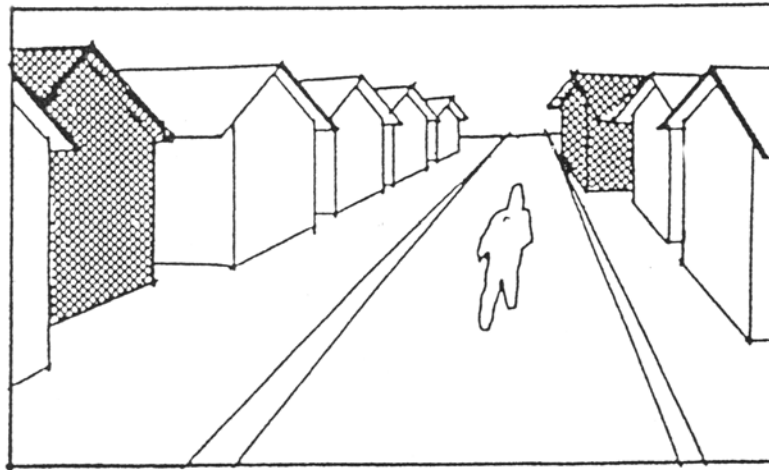
Place a building on a site in a location which is greatly different from the location of buildings on adjacent sites.

NOTE:

If a variance is necessary to allow a new building to have a similar setback to the buildings on adjacent sites, the Architectural Review Commission will review a site plan indicating proposed setbacks and may grant the variance at the regular public hearing in conjunction with the Certificate of Appropriateness approval process.



Uniform setbacks and building spacing are typical.



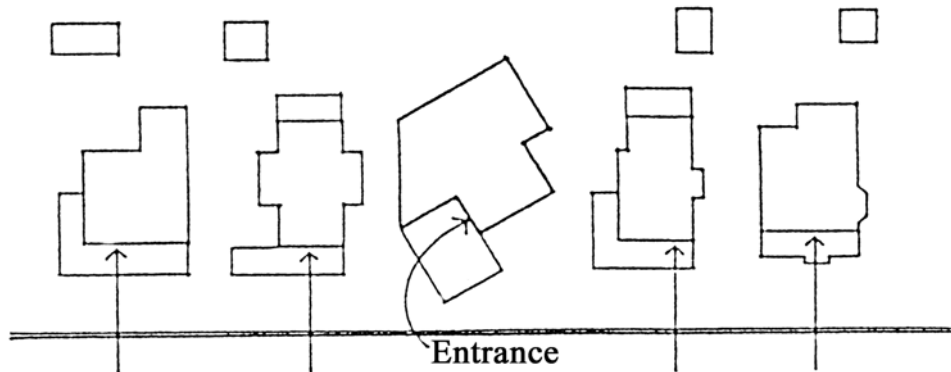
Inappropriate setbacks will be discouraged.

Orientation and Site Coverage

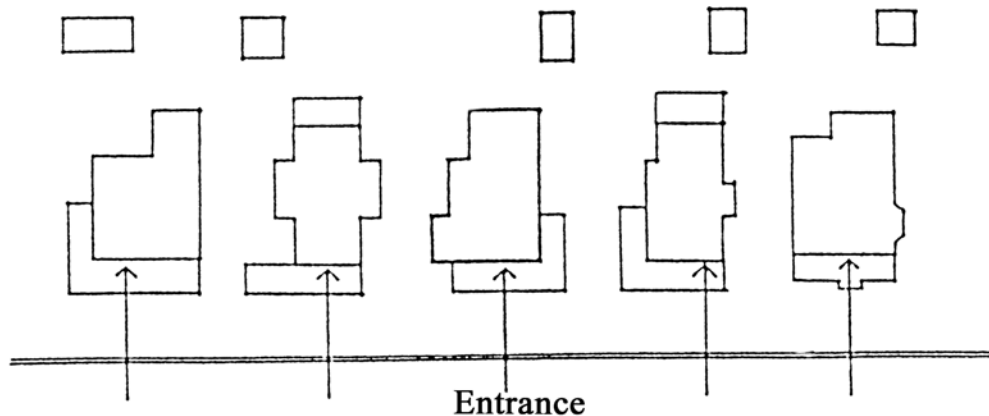
The principal façades of new buildings within the district should be oriented parallel to the street. Also main entryways should be located along these principal façades. This is a consistent pattern throughout the district which should be preserved to maintain the prevailing visual continuity. When this pattern of primary façades and entryways is moved from the street side of the building, the activity along the street will be lost and the character of Hyde Park will change.

Lot coverage, or that percentage of lot area covered by buildings on a lot, should be of a similar proportion to the site coverage on adjacent lots. Side and rear setbacks, as governed by zoning regulations, limit the minimum spacing between buildings; however, the overall proportions of building-to-lot area should remain consistent from lot to lot along the block. If lots are combined to create a larger development, the building-to-lot proportions should be “suggested” by breaking large building masses into smaller elements. This will visually suggest a relationship with adjacent buildings.

Residential Building Orientation and Site Coverage



Inappropriate: Building has an angled entrance and covers a disproportionate amount of its site.



Appropriate: Building entrance is oriented to street; site coverage is proportional to neighboring street.

Historically, the proportions of building-to-lots along the streets in Hyde Park are consistent. This is a design feature of the district which should be preserved or, at least, visually suggested.

It is Permissible to...

Orient the primary façade of a new building parallel with the street.

Provide primary entrances on the street façade.

Maintain the building-to-lot proportions present on adjacent sites.

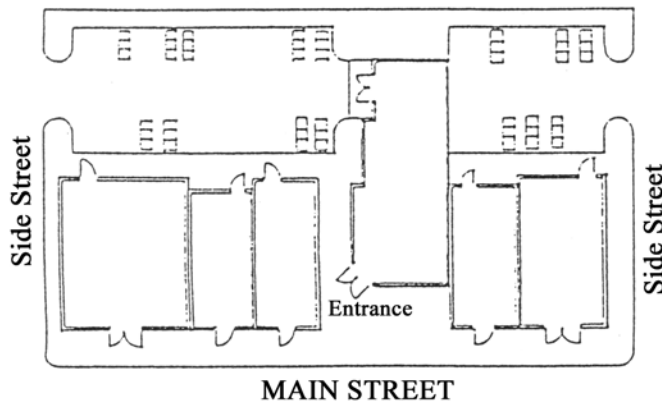
It is Not Permissible to...

Orient the primary façade of a building other than parallel to the street.

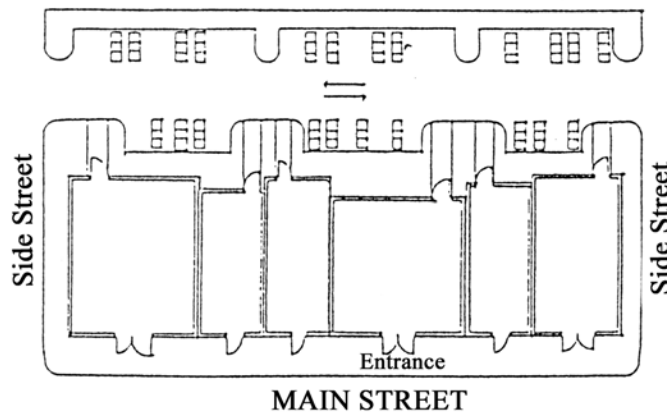
Provide primary entrances on non-street façades if no primary entrance exists on street façades.

Develop a building which does not maintain or suggest building-to-lot proportions of adjacent sites.

Commercial Building Orientation and Site Coverage



Inappropriate: Building pulls away from main street; awkward siting breaks up parking at the back.



Appropriate: Building faces main street and uses existing parking along the back.

Alignment, Rhythm and Spacing

Along a block, the uniformity of the proportions of the façades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape. Spacing between buildings should be consistent along the street. The consistent spacing of buildings maintains or establishes a rhythm which is historically prevalent in the district. This applies to new construction in both residential and commercial areas within the district.

Porches, protruding bays, balconies, colonnades and other façade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of façade proportions along the block length.

Front widths of new buildings should correspond with other building widths; however, a long façade can be broken into separate elements. This would suggest front widths similar to those of neighboring buildings.

It is Permissible to...

Align the façade of a new building with the façades of existing buildings on adjacent sites.

Allow the addition of a new building to continue the rhythm of buildings on a block by having similar spacing relative to other buildings along that street.

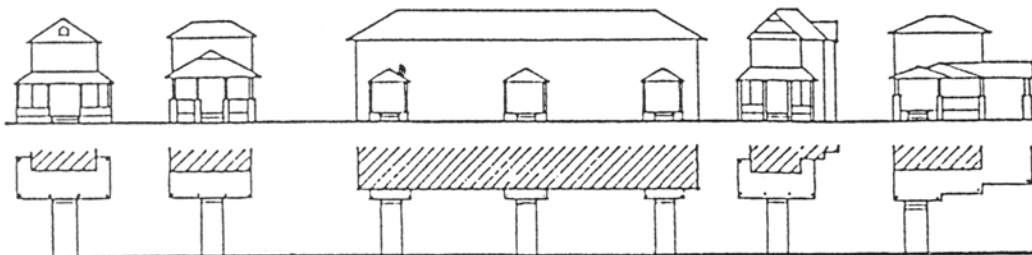
Allow the addition of a new building larger than the buildings on adjacent sites by dividing up the long façade to suggest smaller building masses.

It is Not Permissible to...

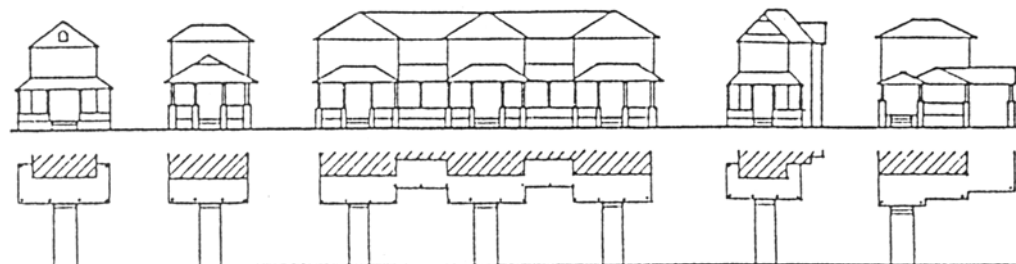
Place the primary façade of a new building out of alignment with the existing buildings on adjacent sites.

Add a building to a site which does not maintain, or suggest the spacing of buildings on adjacent sites.

Alignment, Rhythm and Spacing



Inappropriate: Massive building is sited out of alignment with other buildings on the street.



Appropriate: Building is shaped and sited to reflect street's alignment and rhythm.