

Design Criteria for New Construction and Additions: Compatible Design

Design guidelines focus attention on those special visual and spatial qualities that a historic district is established to protect. The following list of criteria will be considered by the Architectural Review Commission in the review of applications for a Certificate of Appropriateness. The criteria applies to new construction, both commercial and residential. Since architectural styles and details vary within the district, the A.R.C. will review new projects on an individual basis in terms of neighborhood context.

Application for a Certificate of Appropriateness must be made for all new construction and additions. The A.R.C. will consider the following ten items during their review of the application.

1. **Scale: height and width.** The proportions and size of the new building compared with other buildings in a block.
2. **Massing and building form.** Relationship of building massing and form to other buildings in the district.
3. **Setback.** Maintaining the regular building setback which occurs in Hyde Park.
4. **Orientation and site coverage.** The front of the new building in relationship to the front of other buildings along a block, and the percentage of the site that the building covers compared to nearby buildings.
5. **Alignment, rhythm and spacing.** The effect a new building will have on existing patterns along the block.
6. **Maintaining materials within the district.** The use of materials common to the district and the avoidance of use of inappropriate materials in construction.
7. **Trim and detail: Link between old and new.** New construction should be compatible with historic buildings without necessarily copying their detail.
8. **Façade proportions and window patterns.** Location and proportions of windows and their relation to the overall size of the building.
9. **Entrances and porch projections.** Size, shape and proportion of entrances and porches.
10. **Roof forms.** Shapes and materials.

11. **Maintaining quality within the district.** Maintaining the quality of design, detailing and execution in new construction that was present in early buildings in the Historic district. Many modest buildings represent that quality in their carefully executed design and detail.

The A.R.C. offers suggestions for the following items, and the staff of the A.R.C. is available for discussion of these items.

12. **Paint and stain colors.** Recommendations will be made to the applicant when plans are reviewed by the A.R.C.

These standards apply to a building moved to a new location within the district as well as to new construction.



A one-story addition to the left of the original structure which is compatible with the existing.