



Hyde Park Commercial Design Guidelines

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Hyde Park is primarily residential in character with two and three story residences, neighborhood commercial structures, schools and churches along tree lined streets. Commercial areas and multi-family structures are scattered throughout the district but integrate with their surroundings by maintaining the elements which give the district it's residential character.

Large scale commercial or residential projects may occur as a result of developmental pressures and the implementation of higher land use densities in portions of Hyde Park. Where poorly planned, such development may have an adverse effect on the historic district. The Commercial Design Guidelines have been established in order to ensure that new development relates to the land use patterns and historic building characteristics evident in the district.

New development projects are required to meet the City of Tampa's Code regulations for parking, landscaping, water retention, signs, fences, ext. The Commercial Guidelines are intended to supplement these codes in order to retain the high standard of appearance, quality of construction and continuity in the historic district, and do not supercede City regulations.



Appropriate New Commercial Streetscape



Appropriate New Multi-Family Residential Streetscape

Existing Historic Context: Mid-Scale Structures

Commercial Structures

The most common form of historic commercial buildings is a one or two story, flat-roofed masonry structure, built out to the sidewalk. Though relatively simple in building form and mass, these structures often have some sort of decorative parapet treatment, display windows on the street, and an awning or canopy projecting over the pedestrian right-of-way.

Some buildings effectively combine commercial and residential uses. In these cases, residential units are located above the ground floor while commercial establishments at street level provide support services for tenants and the adjacent community.

In most cases, parking is located behind the building with automobile access from the alley or a side drive.



Commercial and Residential Uses Combined: Structure is built out to zero lot-line with protected pedestrian areas.

Multi-Family Structures

Typically, multi-family buildings in Hyde Park exhibit a compatible relationship with the neighborhood and district despite their larger size. Large wall planes broken into smaller components give the appearance of a scale and mass more consistent with the surrounding buildings. Unique courtyards, entrances and landscaped areas are created by varying façade configurations.

Windows, doors, porches, balconies and other architectural details facing the street, are used to create a repeating pattern that suggests a relationship to adjacent residential properties and other buildings in the historic district. This creates a rhythm and alignment of features.

Parking for these facilities is usually located behind the structure an/or on the street.



Historic Apartment Building: Façade mass is broken into vertical elements.