

The integrity of the Truman Heritage District is measured in part by the ability of its resources to convey both its historic and its aesthetic associations as a turn-of-the-century, Midwestern residential community and the beloved neighborhood of former President Truman. These associations are enhanced not only by the history of the individual buildings and the diverse display of architectural style, but also by the overall sense of harmony and continuity that results from the relationship of its buildings to each other, and to the landscape. This relationship can be easily defined using the basic elements of a building's design which include: *mass, pattern, alignment and proportion/scale.*

## Elements of Design

The size or **mass** of a building refers to the combined height, width and depth of the space it occupies. In a historic district the construction of new buildings and additions should conform to the height and scale of already existing or adjacent structures. For example, in the Truman neighborhood typical residential structures range from 25 to 40 feet. As a general rule, the height of any new structure should be no lower than the average height of all the buildings on both sides of the street block, and no higher than the tallest existing mass. This



guideline does not supersede any limitations/restrictions enforced under City Zoning Code. When new construction is proposed on an existing vacant lot, consideration should be given to the massing of any historic structures that may have been previously associated with the property during the period of Truman's significance.

*The width of the second building is irregular in comparison to its neighbors and disrupts the harmony of the streetscape.*

**Pattern** within the historic district is defined by the uniform arrangement of similar elements or forms, either concentrated on a particular property or appearing regularly along a streetscape. For example, pattern can be created through the harmonious placement of windows on a building, or with the use of similar porch treatments by a grouping of buildings. In the Truman neighborhood most historic residences were constructed on spacious lots and took forms that emphasize verticality. However, in the 1960's & '70s infill housing took advantage of the large lot sizes available in the area, and resulted in a number of Ranch and Split-level homes that sprawl horizontally along the street and disrupt the vertical rhythm of neighboring properties. Because much of this new construction took place during Truman's period of significance, the new patterns created have gained a certain degree of historic significance and are considered to be contributing elements in the District. Generally, rehabilitation and new construction should take into consideration the pattern established by existing adjacent structures/elements.



*On this streetscape the historic pattern that was created by dominant front facing gables, front porches, and an overall emphasis on verticality has been broken by the introduction of the third building's low pitched hipped roof and horizontal facade.*

## Elements of Design

**Alignment** describes the way that buildings and landscape features line up together along a street. In the Truman neighborhood alignment along a particular street is defined by how building setbacks, retaining walls, trees, etc. relate to one another, as well as, to the street. Consideration is also given to vertical and horizontal alignment of individual building elements including floor lines, roof lines, window placement, and entry. It is important to the character of the neighborhood that new projects respect established trends in alignment of structures and objects along historic streetscapes.



*The irregular floor line and roof line of the second building interrupt the vertical alignment of the properties along this street. Notice that alignment of window openings and doorways has also been disrupted.*

### Scale

When we talk about the scale of a building we are describing the relationship (or proportion) of its height to its width, as well as, the proportionate relationship of its individual elements to the building as a whole. When the dimensions of a building or the elements of a building are too large or too small, the building is described as being “out of scale”. Likewise, because buildings within a historic district are usually similar to one another in scale, failure to maintain appropriate building proportions during new construction and rehabilitation may result in the entire streetscape being “out of scale”.



*Although the elements of the third building are directly proportionate to one another, their dimensions are out of scale in relation to the streetscape as a whole.*