



MADLINE PLACE

District Standards and Guidelines

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City of Fort Worth
Planning and
Development
Department
Preservation and
Design
Fort Worth, Texas
February 2010



**Step
One**

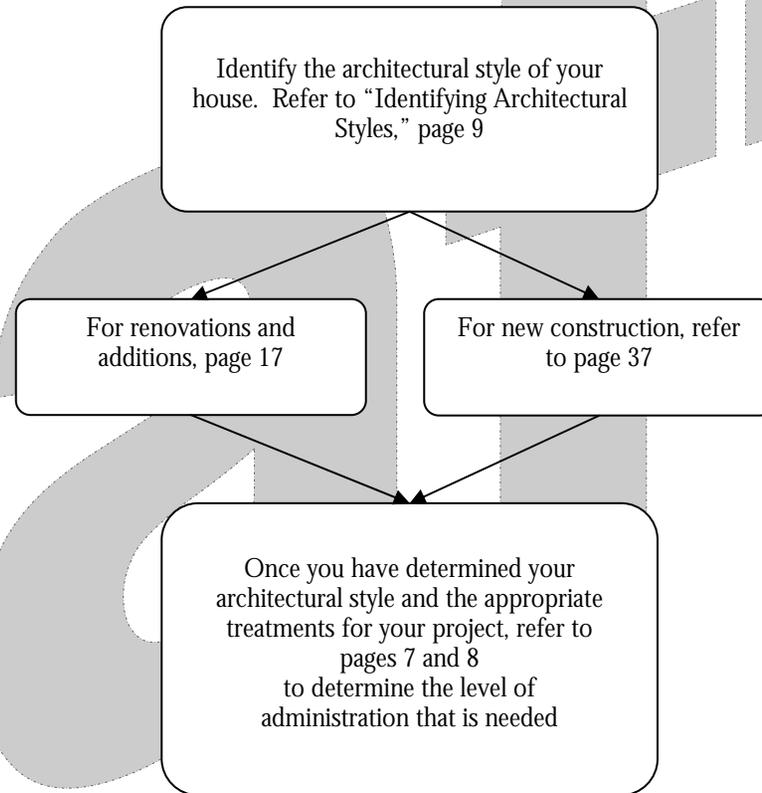
Step One:
Understanding the District

Context

Madeline Place shall be defined as the area contained within the boundary of the Historic and Cultural Overlay Zoning District as adopted by the City Council on X date, and described below:

METES AND BOUNDS FOR THE HISTORIC DISTRICT TO FOLLOW.

How to use the District Standards and Guidelines



Overarching Principles for the Treatment of Historic Properties

These standards apply to historic buildings of all periods, styles, and types. They are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility. **They are not hard and fast rules, rather, they are meant to serve as guidance when determining appropriate treatments for historic buildings.**

1. The historic character of a property should be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property may negatively impact the historic character and should be avoided.
2. The buildings of the Madeline Place neighborhood provide a physical record of their time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, obscure that record and should be avoided.
3. Many of Fort Worth's buildings have evolved over time. Changes to a property that have acquired historic significance in their own right should be retained and preserved as a part of history.
4. Madeline Place has a tradition of expert craftsmanship in even its simplest structures. Examples of craftsmanship such as distinctive materials, architectural features, finishes, and construction techniques shall be protected.
5. It is important to maintain the historic fabric of Fort Worth as much as possible, therefore, deteriorated historic features should be repaired rather than replaced. When deterioration is so severe that replacement is necessary, the new feature should match the old in design, color, texture, and where possible, materials. Wherever possible, replacement of missing features should be substantiated by documentary and physical evidence, such as photographs.
6. Chemical or physical treatments should be matched to the period of the building on which they are used. Treatments should be undertaken using the gentlest means possible. Modern treatments that may cause damage to historic materials should not be used.
7. Additions or exterior alterations to historic properties should be sympathetic to historic materials, features, and spatial relationships that characterize the property. New work should be compatible with the historic materials, features, size, scale, proportions, and massing to protect the integrity of the property and its setting. To respect the authenticity of the historic structure along with its context and setting, new alterations or additions should be clearly discernible from the old. The differentiation may or may not be stylistic, and may be as subtle as a change in building footprint or material.
8. New construction should be sympathetic to the historic features that characterize a structure's setting and context. To respect the significance of the historic context, the new work should respect the historic materials, features, size, scale, proportions, and massing of its setting.
9. Additions, adjacent or related new construction, and modifications should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property along with its context and setting remain unimpaired.

Source: *Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67*

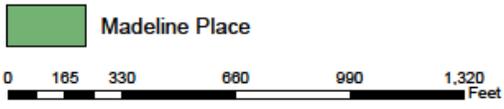
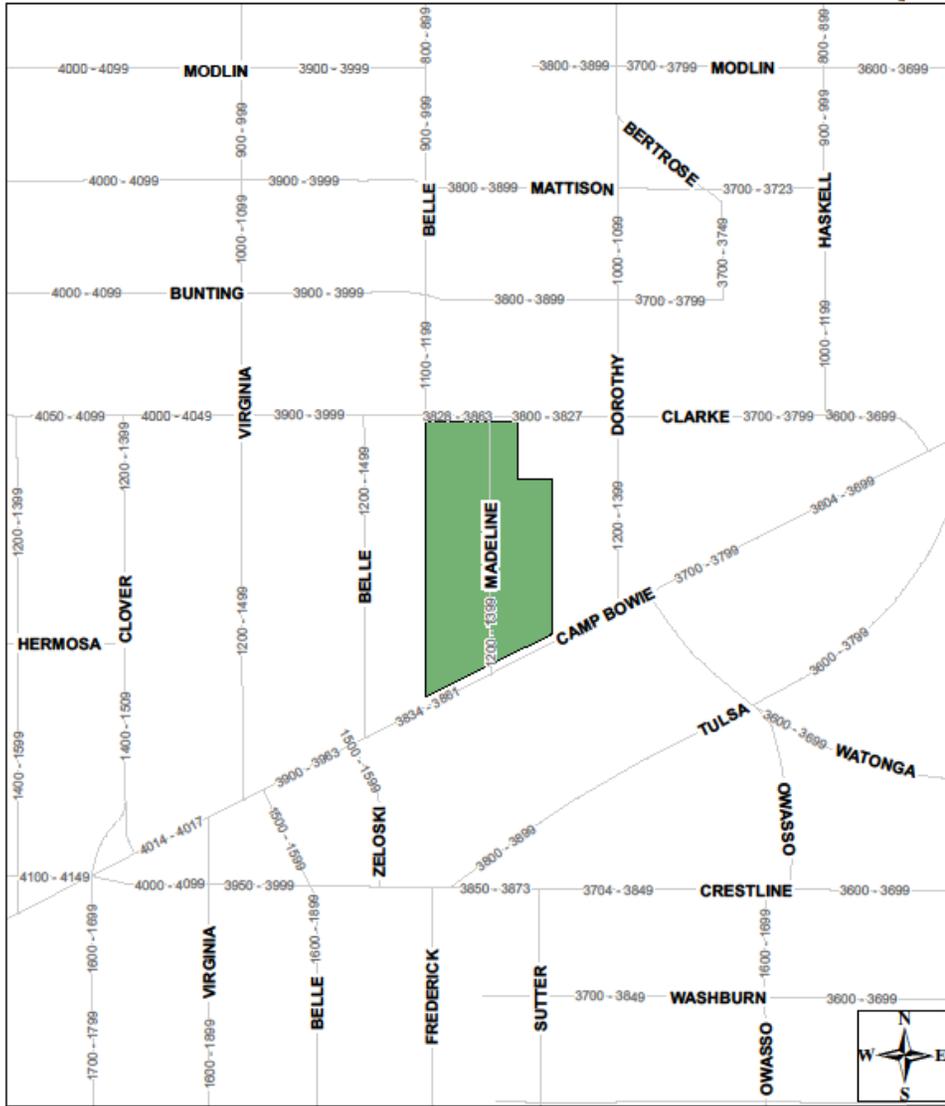
Advantages of a Historic District

Historic districts give protection to our historic buildings. They offer a glimpse into our past, and a record of how we and our communities have changed over time. They provide a richness and depth to everyday life that cannot be replicated by new construction and can be lost when renovated beyond recognition. Historic districts not only preserve architectural elements and historical context, but also neighborhood character and spatial patterns. They are an important tool that can show us where we have been, and shape where we want to be in the future.

Local historic districts encourage both new investment and reinvestment in our communities. Studies have shown that increased property values often occur as a result of a historic district overlay. The City of Fort Worth offers a Historic Site Tax Exemption as a way of encouraging rehabilitation and investment in our historic resources.

Historic districts also encourage better design. Design guidelines are a mechanism for ensuring that any renovation or new construction will be sympathetic to the existing character and architecture of the neighborhood. They are a quality assurance that your investment will not be negated by a renovation or rehabilitation that is not compatible with your neighborhood's architectural heritage.

Madeline Place Local Historic District



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Planning and Development - JMJ - 02/04/2010

Overview of the Madeline Place Neighborhood

Early Development:

Madeline Place is located in the Mattison Addition of Fort Worth approximately three miles west of downtown. It is part of the larger North Hi-Mount neighborhood located in the community of Arlington Heights. Madeline Place and the surrounding area was one of the first developments to be constructed after Camp Bowie's initial closing in 1919.

The earliest houses on the block were constructed in 1919. Larger building phases, filling the majority of the lots on Madeline Place, occurred in 1921 and 1923. In 1925, the last twentieth century house was built. With all of the original houses being constructed within a six year time period, the existing structures are unified in their architectural style and form.

Most houses have Craftsman details although forms range from the typical bungalow to early Minimal Traditional. Another popular architectural style during this time period, Tudor Revival, is also present on the street and complements its Craftsman neighbors.

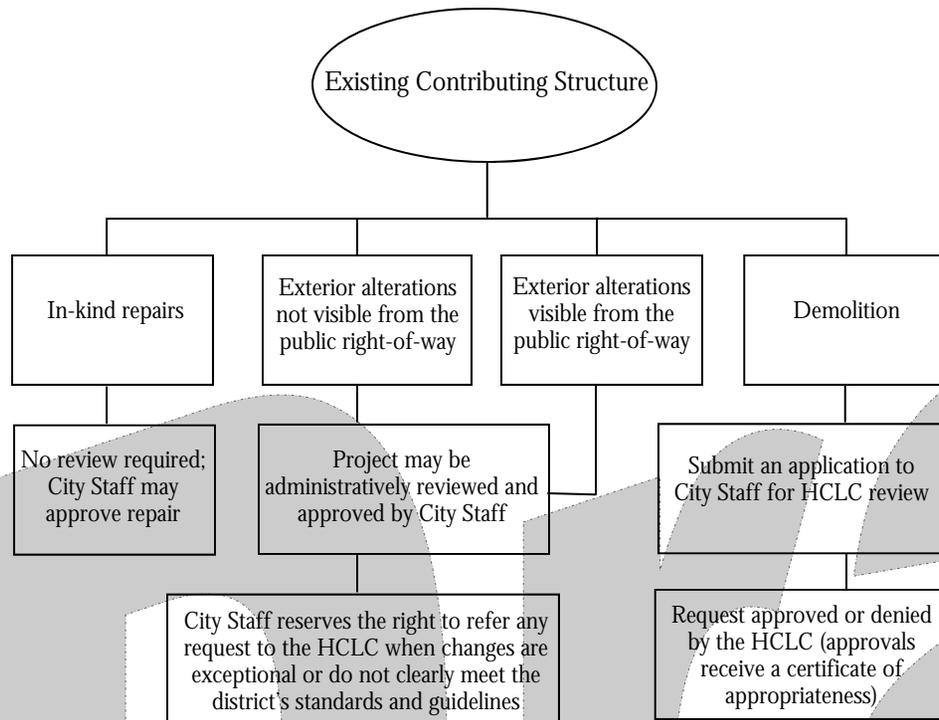
Current Condition:

Madeline Place was developed mostly as a single family neighborhood and retains much of its original architectural fabric. Like other areas with easy access to downtown Fort Worth, Madeline Place and its surrounding neighborhoods have been facing the growing problem of incompatible new development. Madeline Place is fortunate to have the majority of its original houses remain intact. However, future development along Camp Bowie Boulevard could encroach onto this historic street.

District Boundaries:

- North: Clarke Avenue
- South: Camp Bowie Boulevard
- East : Alleyway east of Madeline Place
- West: Alleyway west of Madeline Place

**Historic and Cultural Landmarks Commission Permitting Process
For Existing Contributing Structures***



*Please note: this chart (and the following on page 8) only applies to those projects **requiring a permit** issued by the City of Fort Worth. Items not needing a city permit may be reviewed by the neighborhood preservation committee, if applicable.

Contributing Structures:

Any building within a historic district that adds to the overall historic integrity and architectural quality of the district. A structure may be contributing due to age, condition, originality, or historical associations.

Non-Contributing Structures:

A building within a historic district that does not contribute to the historic character of the district. These buildings were usually constructed prior to or after the era of significance. A structure may be non-contributing due to age, changes, or condition.

“In-kind” repairs and renovations:

Work, which does not involve a change to material, configuration, dimension, style, or outward appearance is considered in-kind, e.g. replacing a wooden porch column with an *identical* wooden porch column.

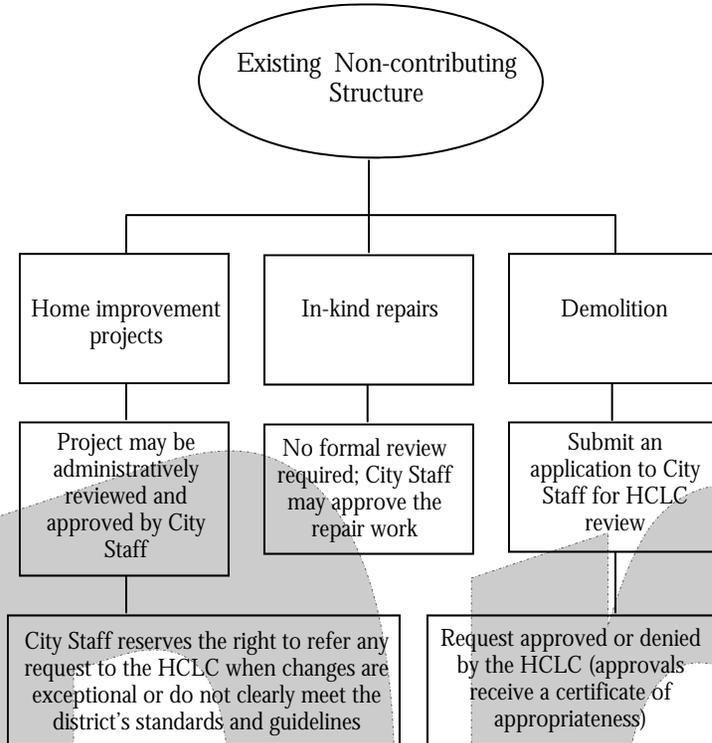
Common projects that *may* require Historic and Cultural Landmarks Commission (HCLC) review:

- Porch column and rail replacements (when not in-kind)
- Construction of additions seen from the public right-of-way
- Construction of a secondary structure such as a garage or porte-cochère
- New construction of a main residence

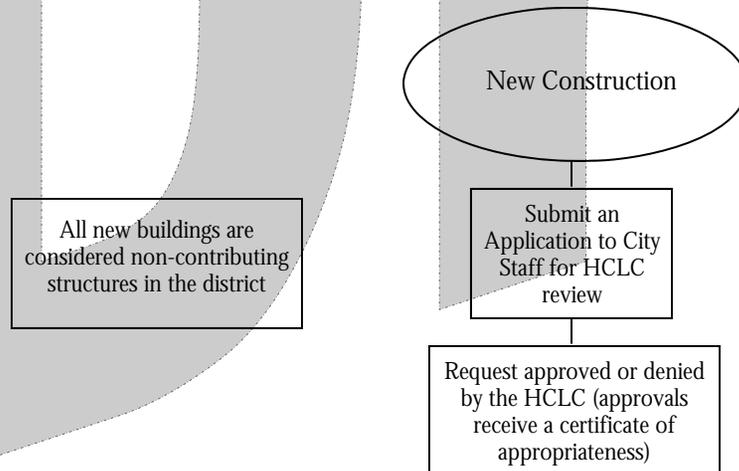
From the ordinance: Chapter 4. Article 5. Section 4.504. A.

1. Work, which does not involve a change to material, configuration, dimension, or outward appearance, shall be considered in-kind repair and does not require a certificate of appropriateness.
2. Removal of non-original and non-historic materials, restoration of existing features, repairs, alterations and construction not visible from the public right of way, and alteration of a non-contributing structure shall be reviewed by the historic preservation officer and if found to be appropriate and consistent with applicable standards and guidelines may be issued a certificate of appropriateness. At the discretion of the historic preservation officer, an application found to alter significantly the character of the structure or site may be referred to the Historic and Cultural Landmarks Commission for further review.
3. Alterations and construction visible from the public right of way, demolition, relocation of a structure, and any application found to alter significantly the character of the structure or site shall be reviewed by the Historic and Cultural Landmarks Commission.

Historic and Cultural Landmarks Commission Permitting Process For Existing Non-Contributing Structures*



HCLC Permitting Process for New Construction



Historic and Cultural Landmarks Commission (HCLC) and Administrative Approvals

There may be some projects, though visible from the public right-of-way, do not have to go before the HCLC. **If the City Preservation Staff and the neighborhood agree that a treatment meets the neighborhood standards, then the staff has the ability to administratively approve those items requiring a permit from the City of Fort Worth.**

The following are typical projects that may be staff approved:

- Window or door replacement
- Repair or replacement of missing or damaged architectural features including porch posts, siding, window trim, etc.

Also, as technological advances occur, we may discover new materials and treatments for our historic structures that are not specified in the district guidelines. It is important that we do not rule out the possibility of benefiting from these advances.

Therefore, if the staff and the neighborhood agree on a treatment that does not meet the standards, but is in-keeping with the spirit of historic preservation and the character of the neighborhood, the Historic and Cultural Landmarks Commission has the right to vary from the district standards. (Their request is called a "waiver". It is defined in the City of Fort Worth Preservation Ordinance, Sec. 4.504, D. Procedure for review of a certificate of appropriateness.)

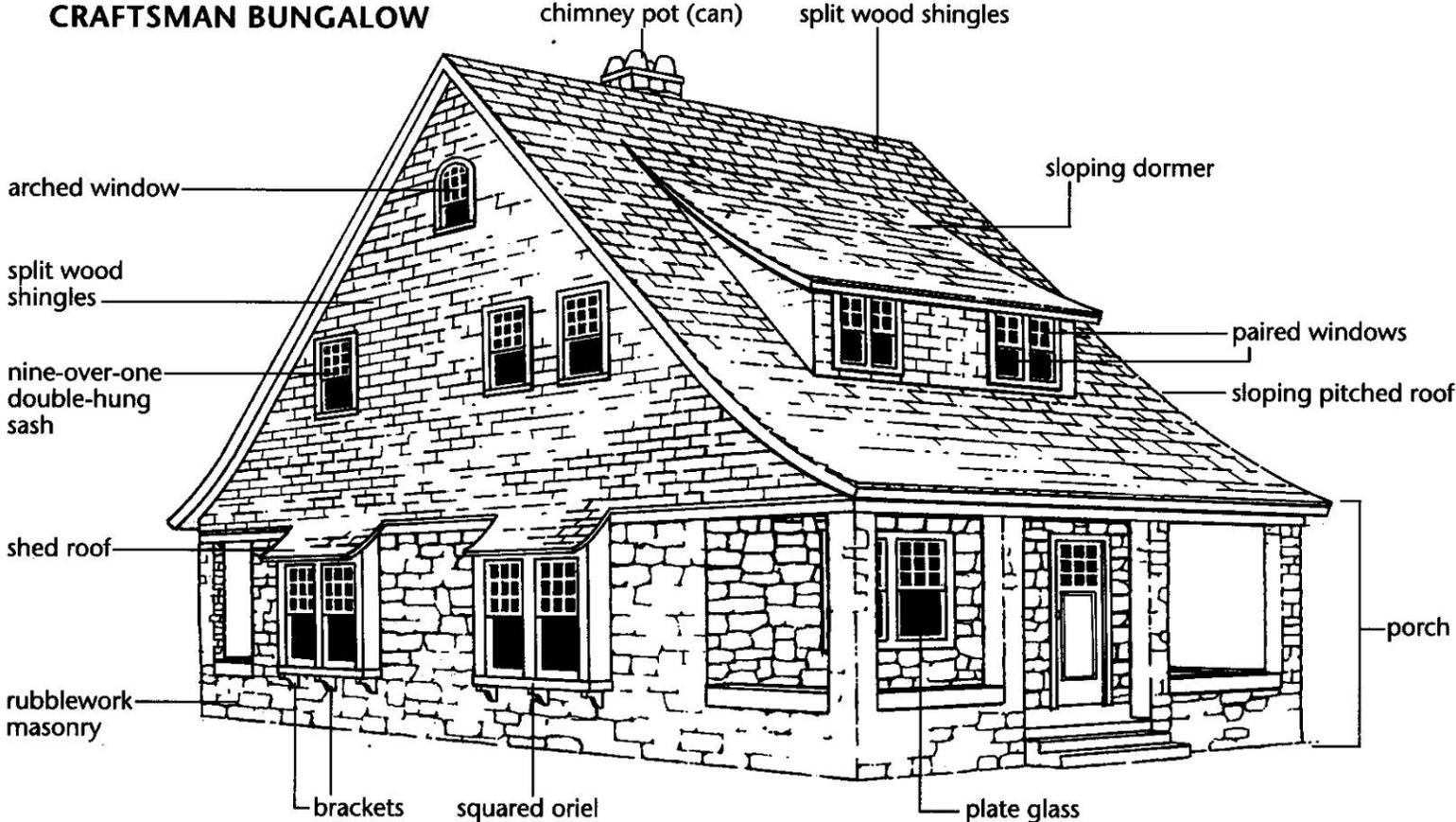


Step Two:
Architectural Styles in the District

**Step
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Architectural Elements

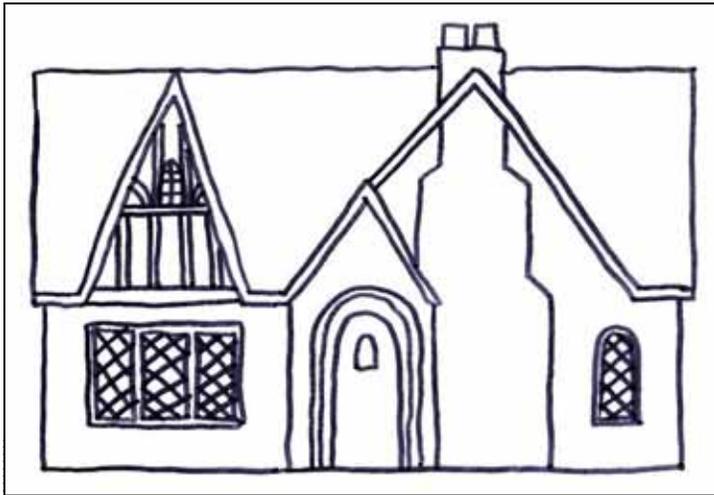
CRAFTSMAN BUNGALOW



Source: Carley, *The Visual Dictionary of American Domestic Architecture*

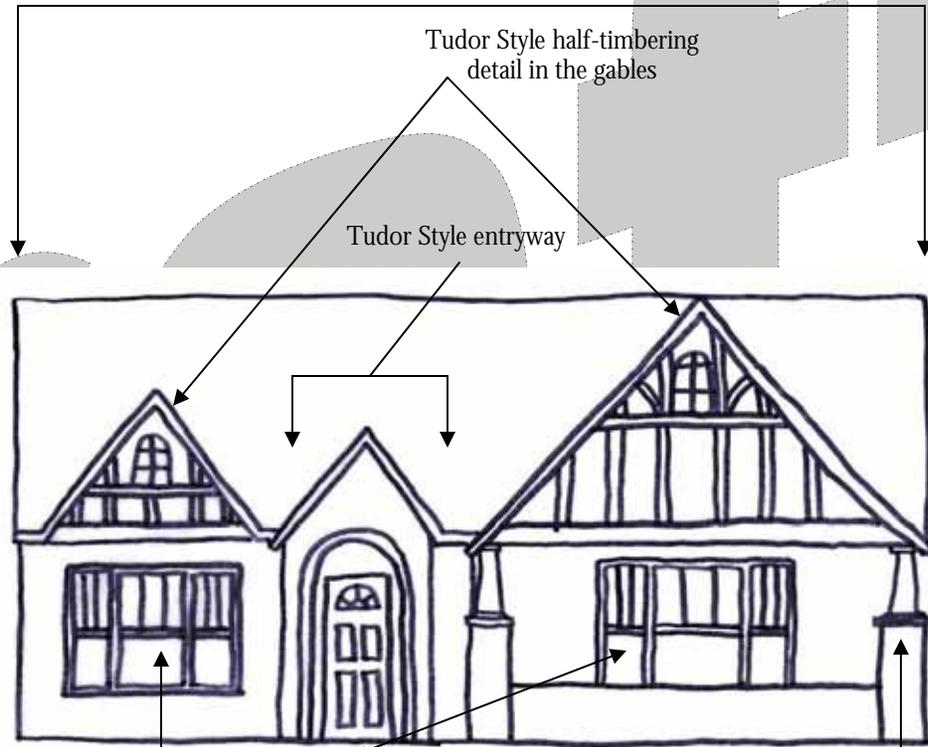
Mixing Multiple Architectural Styles

Tudor Style Building



Tudor – Craftsman Eclectic Style Building

Tudor Style house form, (note that the gables are not as steep as the "historic" Tudor house)



Tudor Style half-timbering detail in the gables

Tudor Style entryway

Craftsman Style Windows

Craftsman style front porch feature

Contemporary style front door (non-original feature)

Craftsman style column

Craftsman Style Building



Housing Typologies of Madeline Place - Tudor Revival 1890-1940



This dominant style of domestic building was used for a large proportion of early twentieth century suburban houses throughout the country. It was fashionable during the 1920s and early 1930s when only the Colonial Revival rivaled it in popularity as a vernacular style.

The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of early sixteenth century Tudor England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American eclectic expressions, but are united by an emphasis on steeply pitched roofs, and front-facing gables which, although absent on main English prototypes, are almost universally present as a dominant façade element in Tudor houses. About half have ornamental false half-timbering, a characteristic they share with some examples of the earlier Stick and Queen Anne styles that also drew heavily on Medieval English precedent. Unlike these styles, which were usually executed with wooden (board and shingle) wall cladding, most Tudor homes have stucco, masonry, or masonry-veneered walls.

The uncommon Tudor landmarks of the Jacobethan type were joined in the decades from 1900 to 1920 by less pretentious Tudor houses that superimposed steep gables, half-timbering, or other typical detailing upon otherwise symmetrical facades (most commonly with full front gables). These modest early examples, unlike most Tudor houses, tend to have walls clad with weatherboard, shingles, or stucco (applied over wooden lath), thus avoiding the expense of solid masonry construction. Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920s and 1930s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. They show endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant façade material (brick, stone, stucco, or wood). The style quickly faded from fashion in the late 1930s, but became popular in somewhat modified forms during the Neoclectic movement of the 1970s and 1980s.

Source: McAlester, *A Field Guide to American Houses*

Common Features and Building Materials for Tudor Houses

Architectural Precedent:

Medieval English

Geographic Origination:

England

Roof Type:

- *Composite, false thatch*
- *Slate*

Roof Forms:

- *Front facing gable*
- *Single dominant front gable, multiple front gables, or front gable dormer*

Heights:

- *One and one-half to two stories*

Eave:

- *Intermediate depth*

Building Materials:

- *Wood, stone, stucco, or brick*
- *Stone is often used as an accent material around windows and doors*

Detailing:

- *Tall and narrow windows*
- *Scaled fireplace with decorative brick work and chimney pots; fireplaces may be located on the front, side, or internally*
- *Enclosed entry is common*
- *Tudor (flattened pointed) arches are often used in door surrounds or entry porches*
- *Simple round-arched doorways with heavy board-and-batten doors*
- *Small tabs of cut stone may project into the brickwork*

Other Features:

- *False half-timbering*
- *Wood or metal casement windows are typical, although more traditional double-hung sash windows are also common. Windows are typically grouped into strings of three or more.*
- *Detached garage, if any*

Housing Typologies of Madeline Place - Craftsman 1905-1930



This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s and few were built after the 1930s.

Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows. By 1909, they had designed and executed several exceptional landmark examples that have been called the “ultimate bungalows.” Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenses to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. Some plans even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable house in the country. High-style interpretations are rare except in California where they have been called the Western Stick style. One-story vernacular examples are often simply called bungalows or in the Bungalowoid style.

Source: McAlester, *A Field Guide to American Houses*

Common Features and Building Materials for Craftsman Houses

Architectural Precedent:

English Arts and Crafts movement, oriental wooden architecture, and the manual arts

Geographic Origination:

Southern California

Roof Type:

- *Composite*

Roof Forms:

- *Front, cross, side, or hipped gabled roofs*
- *Low-pitched*

Heights:

- *One and one-half to two stories*

Eave:

- *Intermediate to deep*

Building Materials:

- *Wood or shake is most common; stone, brick, concrete block, and stucco are also used*

Detailing:

- *Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade*
- *Roof timbers either extend through the wall to support the eave or false rafter ends are added*
- *Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also seen*

Other Features:

- *Craftsman doors and windows are similar to those used in vernacular Prairie houses*
- *Dormers are usually gabled with exposed rafter ends*

Housing Typologies of Madeline Place - Minimal Traditional (example shows Craftsman detailing)

1933-1950



With the economic Depression of the 1930s, came this “compromised” style that reflects the form of traditional eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch Style. Usually, but not always, there is a large chimney or a front-facing gable, both echoing Tudor features. In fact, many examples suggest Tudor cottages with the roof line lowered and detailing removed.

These houses were built in great numbers in the years immediately preceding and following World War II. They commonly dominate the large tract-housing developments of the period, typically built of wood, brick, stone, or a mixture of these wall-cladding materials. Although most were relatively small one-story houses, occasionally, two-story examples are also seen. More commonly, two-story homes of the period have extra detailing representing late examples of the traditional eclectic styles, such as Colonial Revival or Monterey.

Source: McAlester, *A Field Guide to American Houses*

Common Features and Building Materials for Minimal Traditional Houses

Architectural Precedent:

Tudor and Colonial Revival

Geographic Origination:

N/A

Roof Type:

- *Composite*

Roof Forms:

- *Front facing gable*
- *Low or intermediate pitch*

Heights:

- *Generally one story with some two story examples*

Eave:

- *Shallow depth*

Building Materials:

- *Wood, stone, shake, or brick— sometimes used in combination*

Detailing:

- *Windows are typically double hung and/or fixed with multiple panes*
- *A large chimney, in some cases*
- *Small front porch shelter*
- *Wrought iron or wood columns for porches*
- *Occasionally corner wrapped windows are seen*
- *Minimal ornamentation—modern and international style influences*

Other Features:

- *Attached (always a subordinate element to the main structure) and detached garages*

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Housing Typologies of Madeline Place - (Eclectic) Colonial Revival 1880-1955



The term “Colonial Revival,” as used here, refers to the entire rebirth of interest in the early English and Dutch houses along the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes. Details from two or more of these precedents are freely combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

There are nine principle subtypes in the Colonial Revival style

1. Asymmetrical—About 10%
2. Hipped roof with full-width porch—About 33%
3. Hipped roof without full-width porch— About 25%
4. Side gabled roof—About 25%
5. Centered gabled roof—About 10%
6. Gambrel roof—About 10%
7. Second story overhang—Rare
8. Three-story—Small percentage
9. One-story—Common (often seen as Cape Cod styled cottages)

The Philadelphia Centennial of 1876 is credited with first awakening an interest in our colonial architectural heritage. In 1877, the fashionable architects McKim, Meade, White and Bigelow took a widely publicized tour through New England to study original Georgian and Adam buildings first hand. By 1886, they had executed two landmark houses in the style—the Appleton House (1883-84) in Lennox, Massachusetts, and the Taylor House (1885-86) in Newport, Rhode Island. These important examples typify the two subtypes that were most common before 1910: the asymmetrical form with superimposed colonial details and the more authentic symmetrical hipped roof shape. Details of both subtypes have exaggerated proportions when compared to their historic precedents.

Source: McAlester, *A Field Guide to American Houses*

Common Features and Building Materials for Colonial Revival Houses

Architectural Precedent:
Georgian and Adam Styles

Geographic Origination:
New England

Roof Type:

- *Shingle*

Roof Forms:

- *Side-gabled, hipped, centered-gable, gambrel, second-story overhang, asymmetrical*
- *Multiple roof dormers may be present*
- *Some examples may have one-story flat roofed or side-gabled wings*

Heights:

- *One and one-half to two and one-half stories*

Eave:

- *Boxed with little overhang*

Building Materials:

- *Brick*
- *Wood*
- *Stone*
- *Shingle*

Detailing:

- *Rectangular double-hung windows, typically with six, eight, nine, or twelve panes in each sash*
- *Accentuated front entry, normally with a decorative pediment supported by pilasters or extended forward and supported by slender columns*
- *Front doors commonly have overhead fanlights or sidelights*

Other Features:

- *Rectangular plan*
- *Detached garage, if any*

Housing Typologies of Madeline Place - Prairie 1900-1920



The Prairie style originated in Chicago and landmark examples are concentrated in that city's early twentieth century suburbs, particularly Oak Park and River Forest. Examples can also be found in other large Midwestern cities. Vernacular examples were spread widely by pattern books and popular magazines and are common in early twentieth century suburbs throughout the country. Most were built between 1905 and 1915. The style quickly faded from fashion after World War I.

Massive square or rectangular piers of masonry used to support porch roofs are an almost universal feature of high-style examples. They remain common in vernacular examples, which also show squared wooden imitations. The characteristic horizontal emphasis is achieved by such decorative devices as: (1) contrasting caps on porch and balcony railings, (2) contrasting wood trim between stories, (3) horizontal board-and-batten siding, (4) contrasting colors on eaves and cornice, and (5) selective recessing of only the horizontal masonry joints. Other common details in both landmark and vernacular examples include window glazing (usually in leaded casement windows in high-style examples and upper sashes of wooden-muntin, double-hung windows in vernacular houses), broad, flat chimneys, contrasting wall materials or trim emphasizing the upper part of the upper story, and decorative friezes or door surrounds consisting of bands of carved geometric or stylized ornamentation. This type of decoration is sometimes called "Sullivan-esque" named after Chicago architect Louis Sullivan.

Source: McAlester, *A Field Guide to American Houses*

Common Features and Building Materials for Prairie Houses

Architectural Precedent:

Japanese architecture

Geographic Origination:

Chicago

Roof Types:

- *Tile*
- *Composite shingle*

Roof Forms:

- *Hipped or gabled roof*
- *Low-pitched*

Heights:

- *One to two and a half stories*

Eave:

- *Wide (and deep)*

Building Materials:

- *Wood, stone, or brick*

Detailing:

- *Tall and narrow windows*

Other Features:

- *The American Foursquare is a common vernacular variant of the Prairie style. A large central roof dormer is a common feature of this subtype.*
- *Detached garage, if any*



Step 3

Additions and Renovations

**Step
Three**

Introduction:

Madeline Place is fortunate to have cohesive architectural styling along its block face. Each architectural style is equally important, just as each house and the way it has, or will develop is important. The historic designation is not meant to freeze the block in time, but rather to guide Madeline Place into the future.

It is the goal of this chapter to provide standards and guidelines to ensure that the historic integrity and character of each building, as well as the whole of the block, are maintained.

Historic and Cultural Landmarks Commission (HCLC) and Administrative Approvals

If the city staff and the Madeline Place neighborhood agree that a particular treatment meets the district standards, city staff has the ability to administratively approve the item.

If the city staff and the neighborhood agree on a treatment that does not meet the standards, but is in-keeping with the spirit of historic preservation and the character of the neighborhood, then the Historic and Cultural Landmarks Commission has the right to vary from the district standards. (See page 8 of this document.)

The following would require HCLC review and final decision:

- Demolition or relocation of existing structures found to be original to the site or considered contributing to the overall character of the block;
- Construction or relocation of a new primary structure on any site;
- Construction of an accessory structure or addition to an existing structure visible from the public right of way or which may be considered by the Historic Preservation Officer to significantly alter the character of the structure or site; and
- Alterations to the secondary or tertiary facades of a contributing structure considered by the Historic Preservation Officer to significantly alter the character of the structure or site.

All other alterations, constructions, or actions which may be taken to the exterior of a site, contributing structure, or non-contributing structure within the block shall be reviewed for their appropriateness to these guidelines and may be approved, denied, or referred to the Historic and Cultural Landmarks Commission prior to the issuance of any required permits. Where an application is denied by the Historic Preservation Officer or other city staff, the applicant may request review of the application by the Historic and Cultural Landmarks Commission.

Note:

- *The relocation of buildings from inside the district to localities outside the district shall be considered in the same manner as demolition for the purposes of considering the appropriateness of action.*
- *Relocation of buildings from outside the district to a location within the district shall be considered appropriate only when the structure to be moved is architecturally, materially, and dimensionally compatible with the contributing structures of the surrounding district.*

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense principles in non-technical language. They were developed to help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices.

The standards are a series of concepts describing the maintenance, repair and replacement of historic materials, as well as the design of new additions or alterations. They cannot, in and of themselves, be used to determine what features of a historic property should be used, what features of a historic property should be preserved or what features might be changed. When an appropriate treatment is selected, the standards provide philosophical consistency to the work.

The standards explain four distinct, but interrelated, approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. These standards are intended to be used as guidelines by the Historic and Cultural Landmarks Commission for projects in the historic district. These standards are to be judged against the technical and economic constraints of each project.

Preservation Standards

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's forms as it has evolved over time. **The following are not hard and fast rules, rather, they are meant to serve as guidance when determining appropriate treatments for historic buildings.**

- A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon closing inspection, and properly documented for future research.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- The existing condition or historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic material will not be used.

Source: *Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67*

Landscaping Guidelines

Trees

Every effort should be made to maintain and protect mature living trees that contribute to the character of the historic district. Specifically exempted from this requirement are dead trees, showing no sign of leaf growth on any branch during the peak growing season.

Grasses and Ground Cover

Residents are encouraged to maintain their yards with respect to the historic character of the neighborhood.

Topography

Where changes in the existing ground level are necessitated by installation of foundations or infrastructure work, residents are encouraged to grade or plant in a manner that is compatible with the immediate surroundings.

Lot Grade/Terracing

The elevation of the front yard shall be maintained at the same level as adjoining lots and respect the topography of the street and block. In the case of corner lots, the elevation of the side yards shall be maintained in the same manner as above. The terracing of front yards established prior to January 1, 2009, and evidenced by photographs of the same, shall be maintained.

Note:

Public visibility of any of the following should be minimized or concealed where the object is not in character with the historic district:

- Large or obtrusive equipment and machinery, such as trailers, boats, bulldozers, storage sheds, or outbuildings, and modern appurtenances such as above ground pools, antennae, and trash receptacles.

Step Three

A D D I T I O N S & R E N O V A T I O N S

Siting and Dimensional Standards

Site Orientation

The site orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on the next adjacent lots within the block face.

Height

Building heights shall include the entire gable of the structure, if applicable. No structure shall be over two stories. In addition, structures shall not be more than 12 feet higher than the shortest adjacent building. Under no condition shall a structure be over 30 feet in height.

Foundation Height

In general, a raised foundation is a distinctive and highly visible architectural feature of the historic district. New foundations shall conform to this character feature by maintaining similar reveals.

Lot Size

The minimum lot size shall be 6,500 square feet. Existing lots below this minimum size shall be grandfathered, however, no platting shall create a lot below said minimum.

Lot Coverage Ratio

The typical maximum lot coverage allowed by base zoning for a main structure is 50% and 5% coverage for accessory buildings. Zero lot line construction is prohibited for a main structure.

Front Yard Setbacks

The line of the front yard setback shall be respected in all circumstances. Relocations and new construction of primary buildings shall have the same front yard setback distance from the street as established by existing buildings on the block. The setback shall be considerate of both the front façade of the main structure and the front porch, if applicable.

Side Yard Setback

Consistent spacing between buildings helps to establish an overall rhythm along a street. Spacing shall likewise be respected on all relocations, additions, and new construction projects. In each case, the distance shall be the same side yard setback distance as established by existing historic buildings on the block.

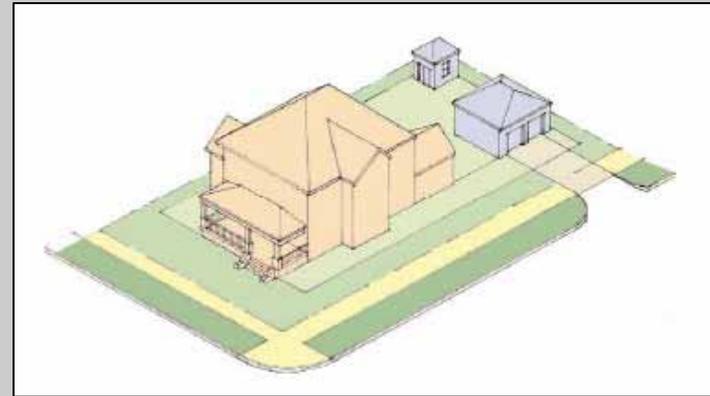
Garages and Accessory Structures

The traditional location of these structures in Madeline Place has historically been at the rear and to the side of the main structure along the lot lines. This configuration shall continue to be the standard for these types of buildings along the block.

Exterior Staircases and Elevators

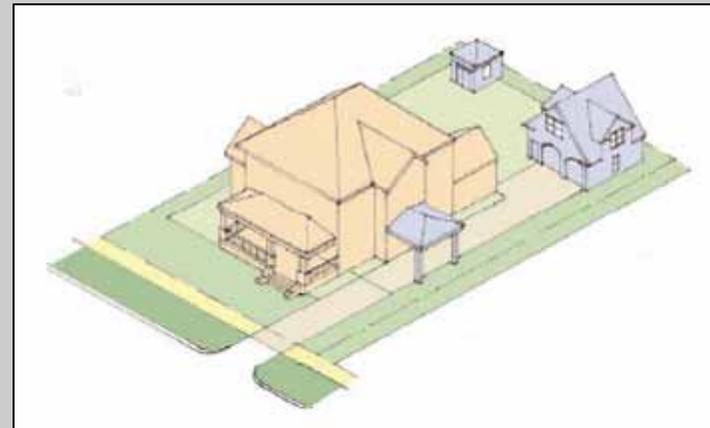
Exterior second and third story staircases and elevators are not permitted.

Ideal Location of Garages and Accessory Structures



Corner Lot:

Traditionally, the garage entrance for a home located on a corner lot was oriented to the side street. The setback for the garage is typically in line with the side yard setback of the house. Often, these garages incorporated an accessory dwelling unit.



Interior Lot:

The traditional location of a garage on an interior lot is to the back of the property. The garage location does not typically “hide” behind the house, but would be visible from the street on axis with the driveway. Depending on the style of architecture, a portico or porte-cochère may be located on the side of the house. These garages often incorporated an accessory dwelling unit.

Source: *City of Norfolk, VA*

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Rehabilitation Standards

These standards acknowledge the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. **The following are not hard and fast rules, rather, they are meant to serve as guidance when determining appropriate treatments for historic buildings.**

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon closer inspection, and properly documented for future research.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic material will be not used.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, massing, scale and proportions to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: *Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67*

Parkway Guidelines

The City Of Fort Worth will review all right of way issues taking into consideration the guidance developed by the Madeline Place neighborhood.

Sidewalks

Sidewalks in the parkway should be parallel to the street, and on corner lots parallel to cross streets. Replacement of existing sidewalks shall be concrete and of the same width as existing sidewalks. Brick or stone may also be used if permissible by City of Fort Worth Zoning Ordinance and reviewed/approved by the neighborhood.

Retaining Borders

Retaining borders should have minimal visual impact.

Architectural accessories

Accessories near the street that are *original* to the property are allowed.

Architectural Detail Standards

Building Materials

Exterior façade materials shall be drawn from the district's overall architectural flavor.

Change of Materials

- Existing historic building façade materials shall be respected and not changed or concealed by the introduction of a different material.
- *HCLC Variance Option*
If the existing façade materials were introduced to the building later than the original date of construction and are not the original material type, then such materials may be removed so long as the resulting façade material is returned back to the original material type.
- Modern materials may be used to replace deteriorated materials when they are architecturally compatible and reviewed/approved by the neighborhood and/or City Preservation Staff.

Removal or Replacement of Architectural Features

- The removal or alteration of any historic material or distinctive architectural features shall be avoided.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible.
- In the event replacement is necessary, the new material should visually match (as closely as possible) the material being replaced in design, color, texture, and, if possible, composition.
- Repair or replacement of missing architectural features shall be based upon accurate duplications of features, and substantiated by historic, physical, or pictorial evidence.
- Exterior building columns shall be in keeping with the style and materials typical of the period and style of the building.
- Any new construction or addition shall not conceal or destroy primary chimneys unless it is to restore the property to the original design.
- Materials, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the existing structure or, in the case of new additions or alterations, shall be compatible with other structures of the same architectural style.
- The use of modern materials such as Hardi Board shall be reviewed by the neighborhood and the City Preservation Staff for architectural appropriateness.

Windows, Window Shutters, and Doors

- Individuals are encouraged to repair, reuse, and/or retain original windows, shutters, and doors when economically reasonable. New windows and doors constructed with modern materials may be used if they are visually compatible with the overarching architectural style.
- Original windows seen from the public right-of-way must maintain the historic character of the structure. Modern materials are permitted as noted above.
- Exterior second and third story staircases are not permitted.

Awning History and Guidelines

History of awnings:

Records dating back to early Egypt and Syria indicate that awnings have been used on buildings. Awnings are features that have had little change over time. Until the twentieth century, most awnings were made of fabric-type materials.



Widely available by the 1950s, aluminum awnings were touted as longer-lasting and having lower-maintenance than traditional awnings. Though used on small-scale commercial structures, they were especially popular on single family dwellings. Aluminum awnings were made with slats called “pans” arranged horizontally or vertically. For variety, and to match the building to which they were applied, different colored slats could be arranged to create stripes or other decorative patterns.

Energy Efficiency

Although their effectiveness can be affected by many factors including location, climate, window size, and glass type, the energy efficiency advantages of awnings are clear. According to the Department of Energy, awnings can reduce heat gain up to 65% in south facing windows and up to 77% on windows facing east. Awnings reduce stress on existing air conditioning systems, and make it possible to install new HVAC systems with smaller capacity, thus saving purchasing and operating costs. In other words, air conditioners need to work less hard, less often. When used with air conditioners, awnings can lower the cost of cooling a building by up to 25%.*

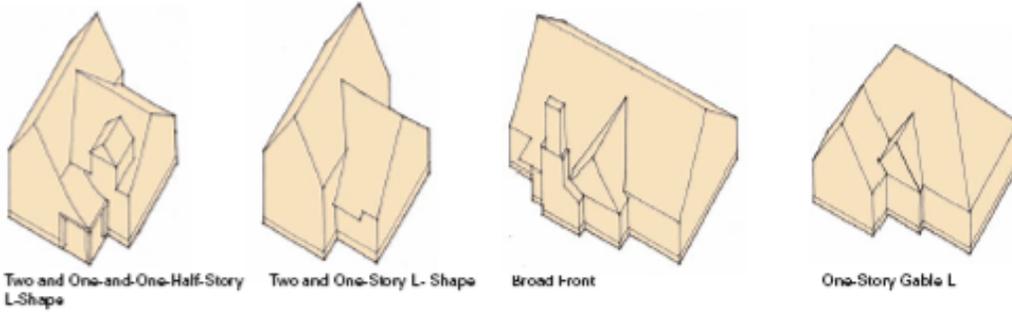
Guidelines

Where no awning currently exists, and there is no evidence of past installation, it may still be possible to add an awning to a historic building without altering distinctive features, damaging historic fabric or changing the building's historic character. A new awning should be compatible with the features and characteristics of their historic building, neighboring buildings, and/or the historic district, if applicable. Historic photographs of similar neighboring buildings with awnings, can also be helpful when choosing an appropriate unit. When selecting and installing a new awning, a number of other factors should be considered including shape, scale, massing, placement, and color.

Source: *US Department of the Interior—Preservation Brief 44*

Sample Massing for Additions

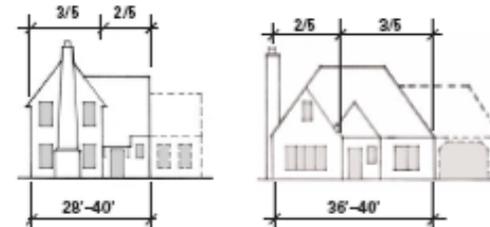
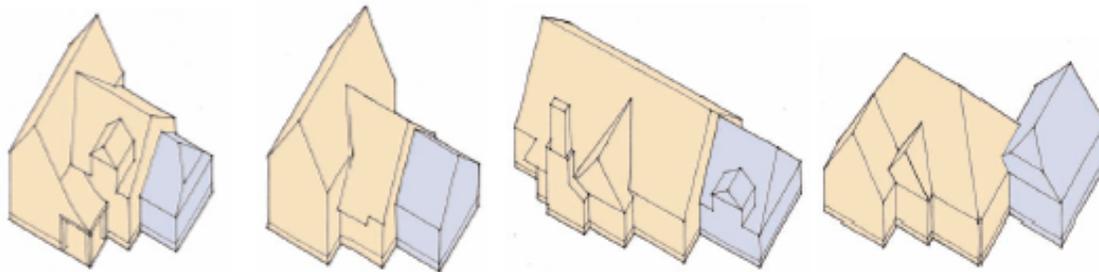
Massing



FACADE COMPOSITION DIAGRAMS



Massing Combinations



Source: *City of Norfolk, VA*

Subordinate role of an addition:

If possible, new additions to an existing historic structure should occur to the rear of the house. This has the least impact on the historic integrity of the home. In some cases, however, a side addition may be necessary based on the programmatic needs of the client. In these cases, the addition shall take a subordinate role to the main structure in setback, size, scale, and design. All additions should be compatible in design, yet differentiate from the historic building. This is usually accomplished through a simplification of the new structure.

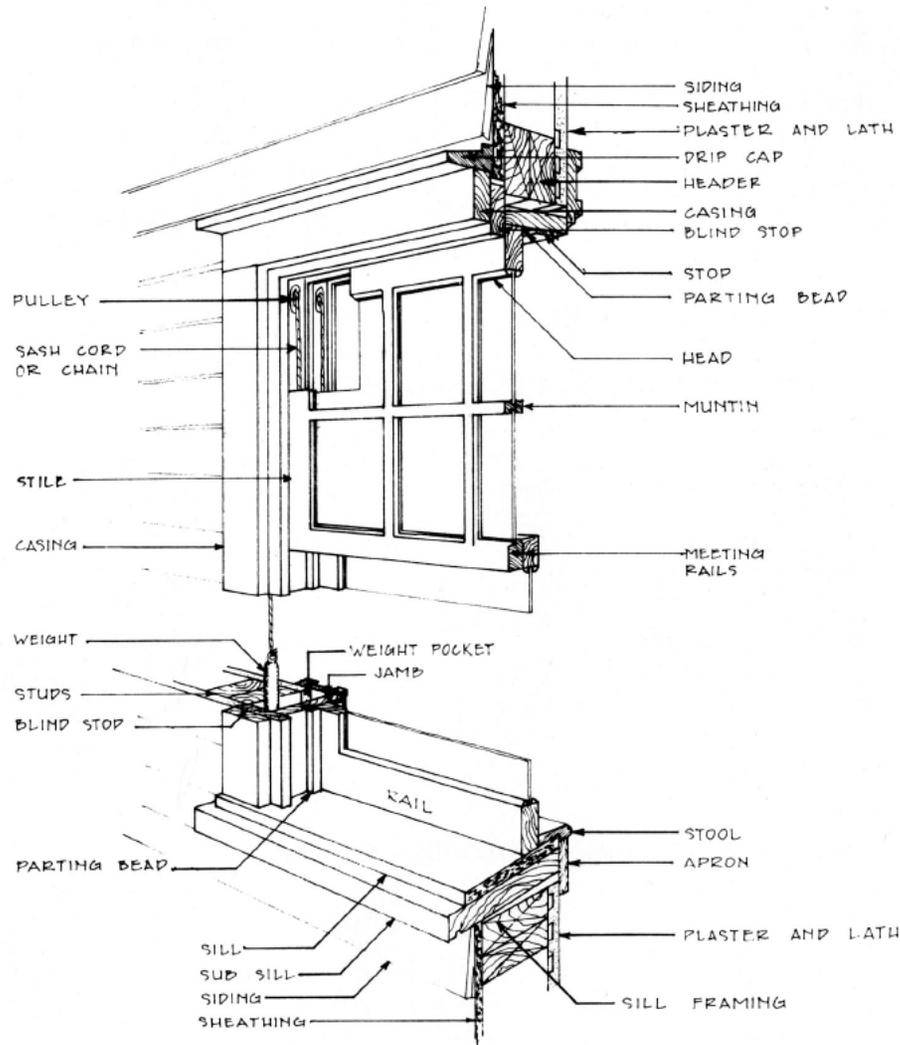
If the addition is ever removed from the structure, the guidance listed above will allow the house to return to its original condition.



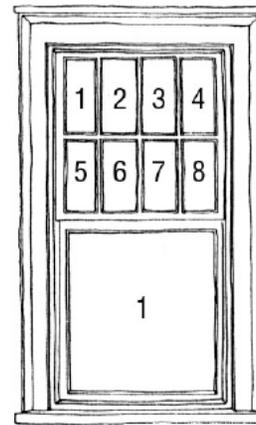
The addition on the left side of this house is appropriate because it takes a subordinate role to the main structure.

Source: *US Parks Service-Secretary of Interior ITS 37*

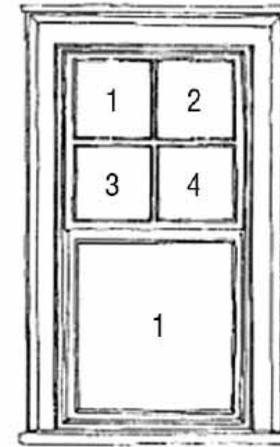
Windows



Eight over one



Four over one



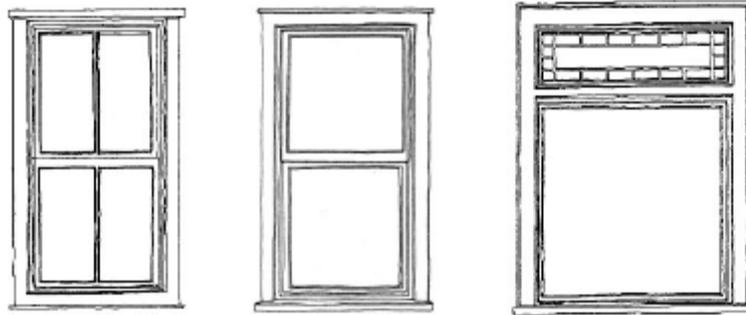
What is a Muntin?

A muntin is a thin wooden bar used to hold panes of glass in place. Often the muntin configuration is indicative of the architectural style of the house. Most historic windows have "true-divided light windows," which means that each window section is an individual pane of glass with a wooden muntin that goes from the exterior of the window through to the interior of the window.

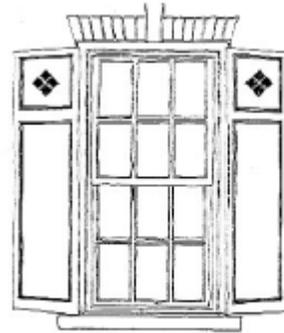
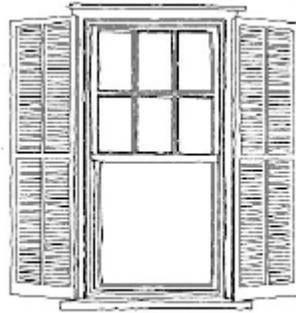
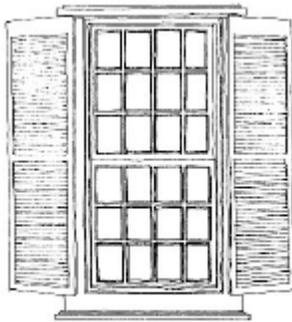
Considerations when replacing existing windows

1. Kind and texture of materials
2. Architectural and historical compatibility
3. Comparison to original window profile
4. Level of significance of the original window to the overall architectural style of the building
5. Existence of lead paint or other safety hazards
6. Material performance and durability

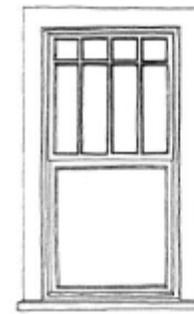
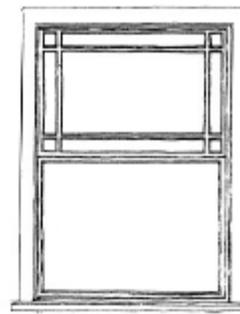
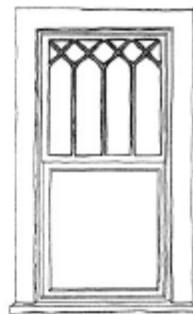
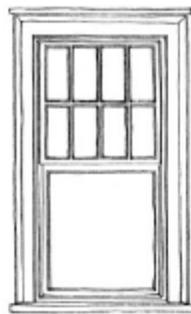
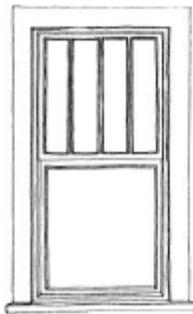
Representative Examples of Windows in Residential Architecture



Late Victorian/Queen Anne



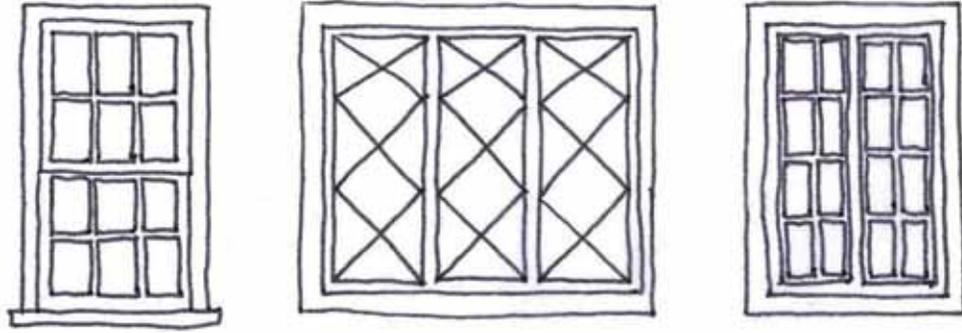
Revivals / Neoclassical



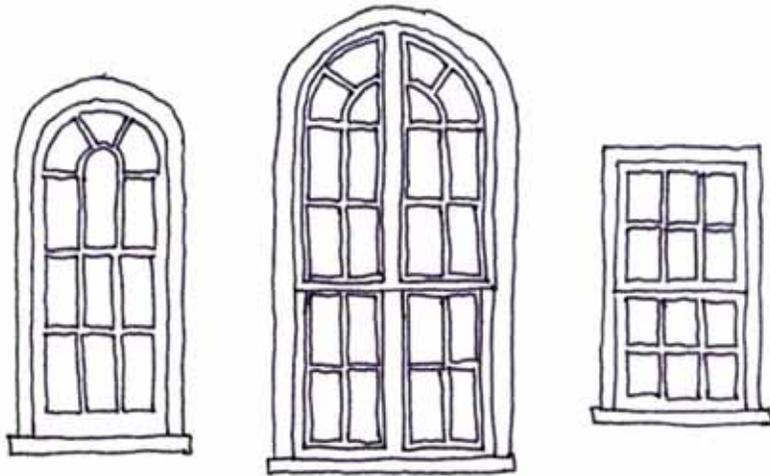
Prairie/ Craftsman & Bungalow

Source: *City of Greensboro, NC*

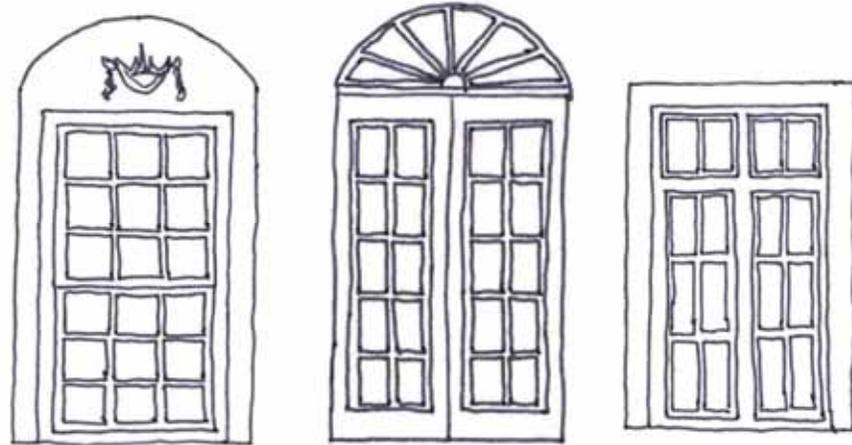
Representative examples of Windows in Residential Architecture



Tudor

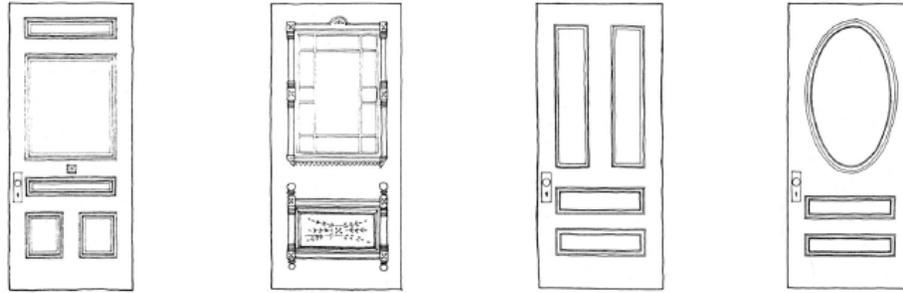


Spanish Eclectic

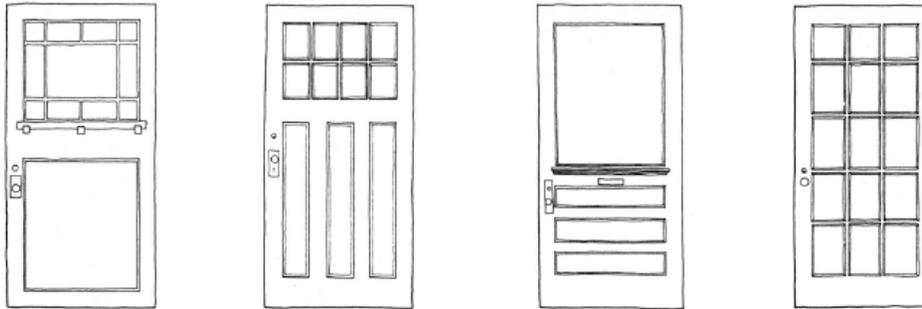


Italian Renaissance

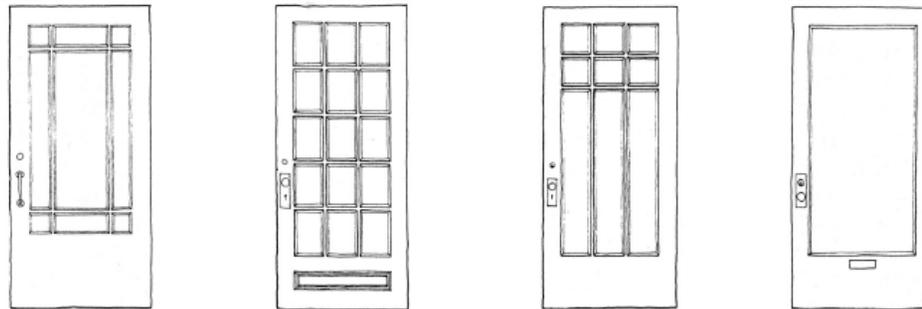
Representative Examples of Historically Appropriate Doors



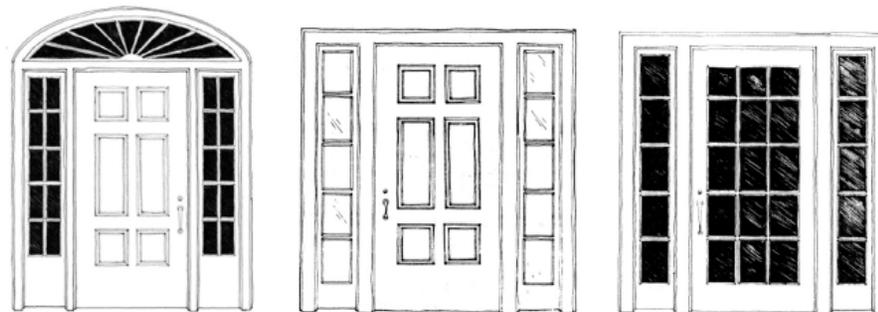
Late Victorian/Queen



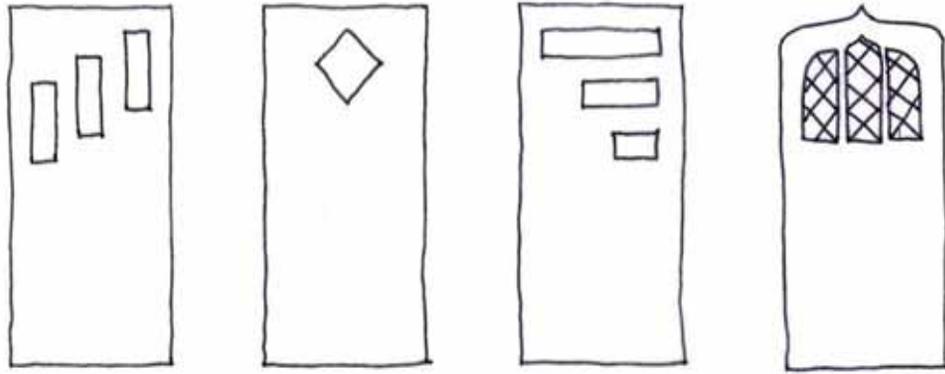
Prairie/Craftsman & Bungalow



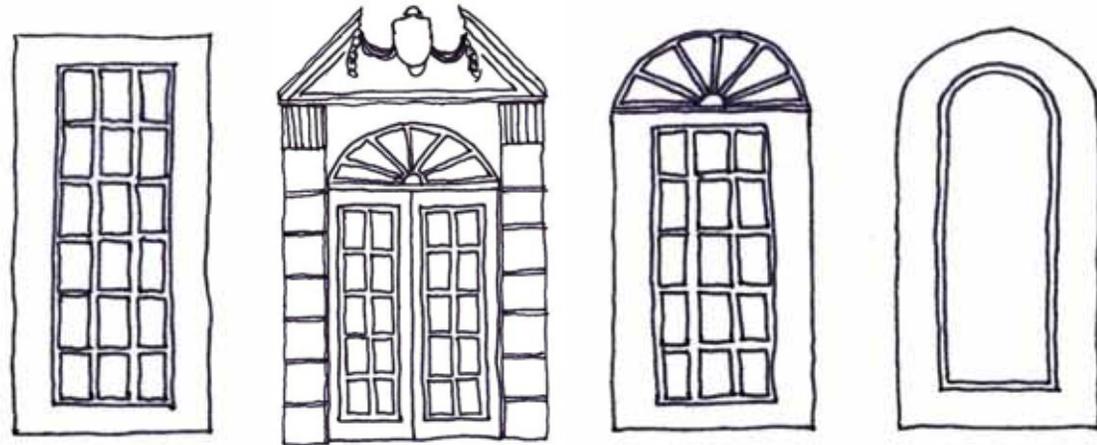
Revivals/Neoclassical



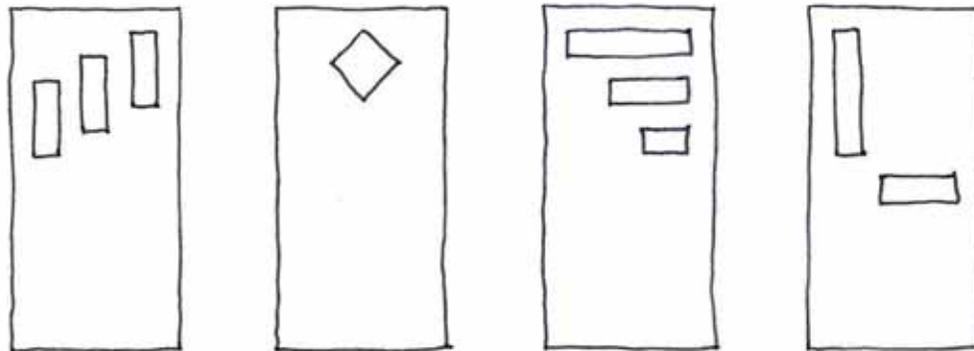
Representative Examples of Historically Appropriate Doors



Tudor Revival



Italian Renaissance



Minimal Traditional/Ranch

The Evolution of a House Over time



1790



1825-1850



1890



1930



1938



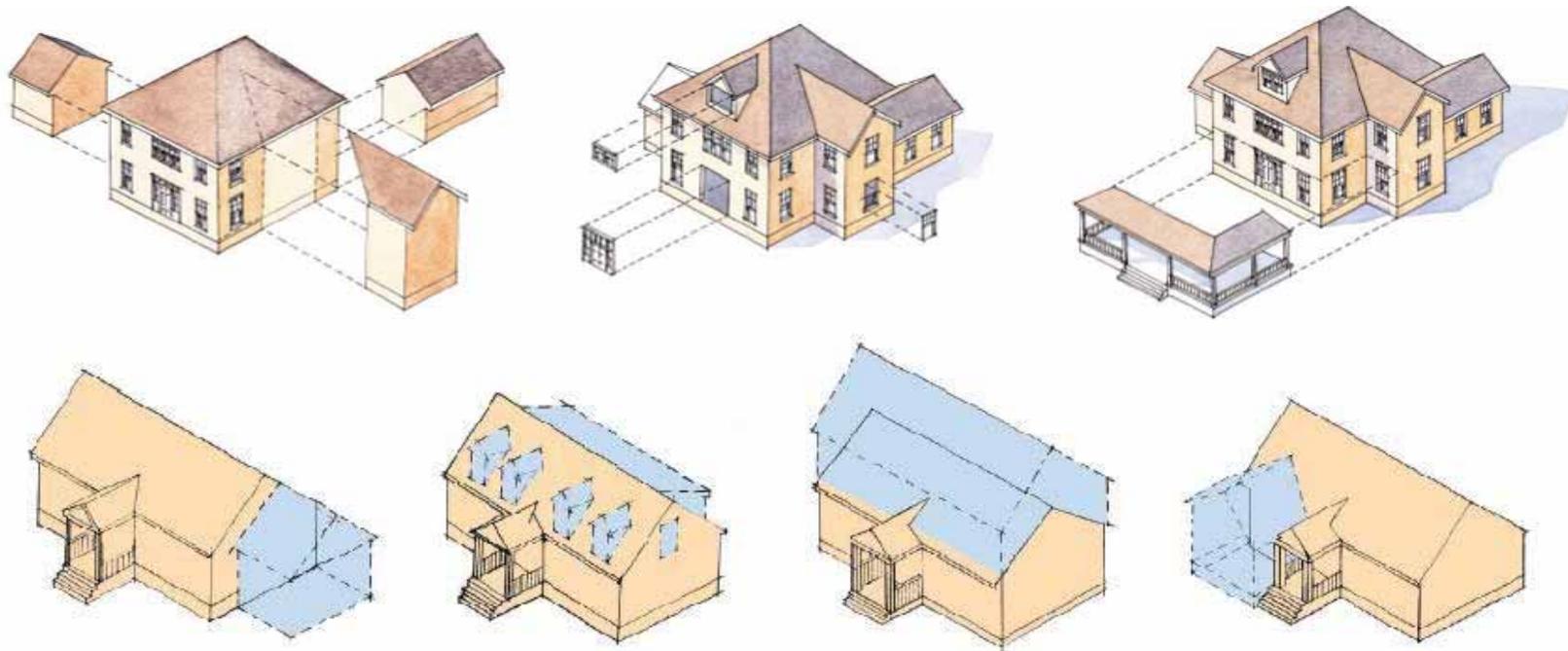
Present day

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Source: *US Parks Service-Secretary of the Interior*

Exterior Additions to Historic Buildings



Wings

Half story pop-up

Full story pop-up

Noses

Preserve Significant Historic Materials and Features:

- Avoid constructing an addition on a primary or other character defining elevation to ensure preservation of significant materials and features
- Minimize loss of historic material from external walls and internal partitions and floor plans

Preserve the Historic Character:

- Make the size, scale, massing, and proportions of the new addition compatible with the historic building to ensure that the historic form is not expanded or changed to an unacceptable degree
- Place the new addition on an inconspicuous side or rear elevation, so any new work does not result in a radical change to the form and character of the historic building
- *Consider* constructing an infill addition or connector from the historic building's wall plane to the new addition, so that the form of the historic building-or buildings-can be distinguished from the new construction
- Set an additional story well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

Protect the Historical Significance- Make a Visual Distinction Between Old and New:

- Plan the new addition in a manner that provides some differentiation in material, color, and detailing, so that the new work does not appear to be part of the historic building; the character of the historic resource should be identifiable after the new addition is constructed

Source: *US Parks Service-Secretary of Interior ITS 14*

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Restoration Standards

The Secretary of the Interior describes restoration as “the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time.” Typically, any evidence reflecting time periods after the date of significance is completely removed and reconstruction of missing features is done to historically accurate measures. **The following are not hard and fast rules, rather, they are meant to serve as guidance when determining appropriate treatments for historic buildings.**

- A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon closing inspection, and properly documented for future research.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic material will be used.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: *Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67*

Mechanical and Lighting Guidelines

1. Mechanical, electrical, and plumbing systems shall be concealed from the view of the public right-of-way and sidewalk. If such equipment cannot be concealed, its visual impact shall be minimized to the greatest extent possible.
2. Utility connections and service boxes shall be located at the rear of the structure or on secondary walls rather than on primary façades.
3. The visual impact of telephone and electrical wires and meters as well as all other utility structures and equipment shall be minimized. Meters shall not be placed on the primary façade of a building, but shall be located so as not to limit access by public service personnel.
4. Personal wireless service facilities, as defined by the Telecommunications Act of 1996, and including accessory and related structures (e.g. cellular towers), must use techniques and/or engineering designs that minimize the height and visibility of any structures. This should also be applied to techniques and/or engineering designs that promote the use of any existing structures, to the extent allowed technologically in order to maintain the character and integrity of the historic district.
5. Applicants must demonstrate that they have met or attempted to meet these standards utilizing state of the art technology and alternatives before approval by the HCLC.

Step Three

A D D I T I O N S & R E N O V A T I O N S

Driveway and Paving Standards

Definition

The driveway shall be defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building, or porte-cochère.

Purpose

The purpose of the driveway is to provide a paved surface for the movement of vehicles to their designated parking areas.

Parking Areas

As stated by City of Fort Worth Zoning Ordinance, single-family and duplex uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit. If a new parking area is necessary, it shall be designed so as to complement the view from the public right-of-way. Parking areas shall be built to the rear of the building when possible. Street parking by residents is discouraged.

Regulations

Width of Driveway

A new driveway shall not exceed two car widths or sixteen (16) feet maximum from the back sidewalk line to the rear line of the main structure, excepting regulations by the City of Fort Worth Zoning Ordinance.

Driveway Location – Front Approach (see page 20 for examples)

All front approach driveways shall be located parallel to the side of the main side of the primary structure (a porte-cochère is considered outside the main side line). The driveway shall extend along the side of the primary structure, through a porte-cochère, if applicable, and to the garage or accessory building, or to the rear line of the lot. No driveway shall extend across the front yard within the main side lines of the primary structure. The driveway may, however, extend from the front property line, outside of and parallel to the main side of the primary structure and continue around or behind the rear façade of the primary structure.

Driveway Location – Corner Lots

There shall be no front approach driveway allowed between the side street and the main side of the primary structure except where a porte-cochère adjoins the primary structure. Allowable driveway approaches:

- Those running past the front façade of the main structure, through a porte-cochère and continuing toward the rear façade of the main structure (the driveway may connect to another driveway extending from the *side* of the residence, as listed below) or
- Those running parallel to the rear façade of main structure, e.g. a side approach driveway (see page 20)

All other above listed width and approach limitations shall apply.

Driveway Location and Width



Inappropriate

The original attached garage in this example has been converted to additional living space. The driveway was inappropriately enlarged across the main line of the house to accommodate multiple vehicles.



Appropriate

In this example, the driveway is located to the side of the house and is used to access the garage. Garages for this architectural style were typically located behind the house.

Driveway and Paving Standards

Regulations (continued)

Driveway Location – Side Approach

Driveways may approach from the side street only on corner lot residences or where a residence is constructed on an adjacent interior lot or part of corner lot under single ownership. The driveway approach and driveway must be behind the rear line of the primary structure except when passing through a porte-cochère on the main side line of the primary structure and where main side of the structure is within 30 feet of side street. The side entry driveway may extend from the side street and continue behind the rear façade of the primary structure connecting to a driveway extending from the front drive approach in a manner herein described.

Circular Driveway

Circular driveways shall be allowed only on lots that are at least 70 feet wide. Such driveways shall not be wider than 12 feet and shall be proportionate in width to the size of the front yard.

Paving

Paving of driveways shall be of brick, stone, or concrete. In addition, permeable surfaces approved by the City of Fort Worth zoning ordinance shall be allowed.

Brick

Brick shall have the appropriate characteristics suitable for normal residential driveway usage.

Stone

Stone shall be natural such as marble, granite, or sandstone and have sufficient load bearing characteristics suitable for normal residential driveway usage. Synthetic, simulated stone, aggregate of common pre-cast materials, or stamped concrete may also be used if they give the visual impression of stone.

Concrete

Natural colored concrete with a floated, brushed, troweled, exposed or washed finish may be utilized. No painted concrete surfaces are allowed unless reviewed by the neighborhood or City Preservation Staff for architectural appropriateness.

Prohibited Materials

Asphalt shall be prohibited.

Retaining Walls

Retaining walls shall be constructed of brick or stone.

Architectural Style and Garage Location

Introduction of the Garage

Shelter for the automobile became an increasingly important consideration after 1900. Driveways were readily accommodated in the progressive design of new neighborhoods having road improvements such as paved surfaces, curbs with gutters, and public sidewalks. The earliest garages were placed behind the house at the end of a long driveway that often consisted of little more than a double tract of pavement. By the end of the 1920s, attached and underground garages began to appear in stock plans for small houses as well as factory built structures. Among the earliest houses with built-in garages were the detached and semi-detached models designed by architect Frederick Ackerman from 1928-1929 in Radburn, New Jersey. In 1940, the design of an expandable two-story house with a built-in garage and additional upper-story bedroom was introduced by the FHA. By the 1950s, garages or carports were integrated into the design of many homes.

Keith's Magazine, Carpentry and Building, Building Age, and American Carpenter and Builder were among the first magazines to offer instructions for building garages. William A. Radford is credited with popularizing the term "garage" and introducing the first catalog devoted to the building type in 1910. Manufacturers of pre-cut homes, such as the Aladdin Homes, began to offer a variety of mail order garages, often matching the materials and styles of popular house types.

Source: *National Register Bulletin: House and Yard-The Design of the Suburban Home*



These pictures represent the progressive effects of the automobile on house design. Until recently, the garage played a subordinate role to the main structure.

Step Three

ADDITIONS & RENOVATIONS

Sidewalk Location, Retaining Walls, and Material Standards

Paving

The only paving allowed in the front yard shall be constructed in the following manner:

Walkway – Front

A paved walk area from the front line of the lot to the front entry steps of the residence is allowable. The walkway shall be no wider than the front entry steps, and under no circumstance shall the front walkway exceed ten (10) feet in width. All sidewalks shall be constructed to be compatible in texture, color, style, and size with existing paving in the historic district.

Walkway – Side

A paved walk area from the exterior lot side line (on corner lots) to the side entry steps to a residence is allowable. The side entry walkway shall be no wider than five (5) feet.

Walkway – Driveway

A paved walkway shall be allowed from the driveway to the front entry walkway. Said walkways shall be limited to a maximum of three (3) feet in width.

Retaining Walls

All retaining walls shall be of brick, stone, or faced with brick or stone and shall follow the grade of the yard. No retaining wall shall be built upon or across the front yard or the front property line.

Paving Material

The paving materials for walkways in the front yard (and side yards) shall be compatible in texture, color, style, and size with existing paving in the historic district. Walkways shall be paved with natural concrete, brick, cut stone, or paved stone.

Guidelines and Standards for Fences, Walls, and Enclosures

1. In all cases, fencing and walls should be visually compatible with the environment of the existing house to which they relate.
2. Fences in front yards should be architecturally compatible with the style and period of the primary building and adjacent buildings.
3. A fence should be constructed of one or more of the following materials: wrought iron, wood picket, brick, or stucco. Wood picket shall be untreated and generally of a durable variety, such as cedar or redwood.
4. In accordance with City of Fort Worth Ordinance, fences in front yards shall be no taller than four feet.
5. A non-transparent back or side yard fence should be set back from the front line of the house at least $\frac{1}{4}$ of the depth of the structure.
6. Fences in the back and side yards that do not require a variance do not require review by the HCLC if they are constructed in a manner consistent with these guidelines.
7. All fences should be constructed and maintained in a vertical position.
8. The top edge of a fence should be level and along a line that is parallel to grade.
9. The side of a fence facing a public street should be the finished side (i.e. the side that does not reveal structural elements).
10. If a wooden fence is painted or stained, it should be a color that is complementary to the main building. Painted wooden fences should be maintained to keep a uniform color and appearance.
11. A fence in a corner side yard should be set back a minimum of two feet from a public sidewalk.
12. A fence should run either parallel or perpendicular to a building wall or lot line.
13. A fence on a vacant lot should be set back a distance that is equal to or greater than the setback of the closest main building in the same block face. In the case of a single interior vacant lot, the setback of the fence must be equal to or greater than the setback of a main building. Where the buildings on the adjacent lots are of different setbacks the structure with the greater setback shall be the example.

Reconstruction Standards

Recreation of vanished or non-surviving portions of a property for interpretive purposes:

- Reconstruction is used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
- Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction.
- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- A reconstruction will be clearly identified as a contemporary re-creation.
- Designs that were never executed historically will not be constructed.

Source: *Secretary of the Interior's Standards for Rehabilitation*, 36 CFR 67

When to Consider Using Substitute Materials in Preservation Projects

Because the overzealous use of substitute materials can greatly impair the character of a historic structure, all preservation options should be explored thoroughly before substitute materials are used. It is important to remember that the purpose of repairing damaged features and of replacing lost and irreparably damaged ones is both to match visually what was once present and to cause no further deterioration of historic fabric. For these reasons, it is not appropriate to cover up historic materials with synthetic materials that may alter the appearance, proportions, and details of a structure or that will conceal future deterioration.

Some materials have been used successfully for the repair of damaged features such as epoxies for wood infilling, cementitious patching for sandstone repairs, or plastic stone for masonry repairs. Repairs are preferable to replacement whether or not the repairs are in-kind or replaced with a synthetic substitute material.

In general, four circumstances warrant the consideration of substitute materials:

1. The unavailability of historic materials,
2. The unavailability of skilled craftsmen,
3. Inherent flaws in the original materials, and
4. Code-required changes (that, in many cases, can be extremely destructive towards historic resources)

Cost may or may not be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed, and the projected life of less durable substitute materials, it may be less expensive when calculated over time to use the original material, even though it may be more difficult to find.

1. The unavailability of the historic material. The most common reason for considering substitute materials is the difficulty in finding a good match for the historic material (a particular problem for masonry materials where the color and texture are derived from the material itself.) Unavailability of the historic material or prolonged delivery dates are typical issues. For example, a local quarry that supplied the sandstone for a building may no longer be in operation. All efforts should be made to locate another quarry that can supply a satisfactory match. If this approach fails, substitute materials such as dry-tamp cast stone or textured precast concrete may be a suitable substitute if care is taken to ensure that the detail, color, and texture of the original stone are matched. In some cases, it may be possible to use a sand-impregnated paint on wood for a replacement section depending on the type of repair needed. This can be achieved using readily available traditional materials, along with conventional tools and work skills. Simple solutions should not be overlooked.

(continued on next page)

Source: *Us Parks Service-Secretary of The Interior Preservation Brief 16*

Demolition and Relocation of a Structure

Demolition

Demolition of a structure will *not* be allowed if:

1. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
2. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings on the block, or
3. A structure is of old or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or
4. If its proposed replacement would not make a positive visual contribution, would disrupt the character or be visually incompatible within the historic district.

Demolition of a structure *may* be allowed if:

1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual affect on the historic district, or
2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a noncontributing structure), and its removal will result in a positive, appropriate visual effect in the district.

Criteria for Relocation

A building may only be moved from one site to another site **within** the historic district under the following conditions:

1. The building is seriously threatened in its original location,
2. The integrity and structural soundness of the building will be maintained,
3. The building will be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location, and
4. The removal of the building from its original site will not create a detrimental view or loss of integrity on its immediate block.

A building may be moved from a site **outside** of the historic district to a site **within** the historic district under the following conditions:

1. The integrity and structural soundness of the building will be maintained,
2. The building will be compatible with the overall character, visual appearance, and site orientation of existing buildings on the block at the new location, and
3. Any proposed replacement at the original site will result in a more positive visual effect on its immediate block.

Any relocated building in the historic district shall be rehabilitated (i.e. repaired and/or rehabilitated) in accordance with the applicable sections of these guidelines so as to retain the original character, architectural details, design, and materials of the structure.

When to Consider Using Substitute Materials in Preservation Projects (continued)

2. The unavailability of historic craft techniques and lack of skilled artisans. These two reasons complicate any preservation or rehabilitation project. This is particularly true for intricate ornamental work, such as carved wood, carved stone, wrought iron, cast iron, or molded terra cotta. However, a number of stone and wood cutters now employ sophisticated carving machines that re-create historically accurate replicas. It is also possible to cast substitute replacement pieces using aluminum, cast stone, fiberglass, polymer concretes, glass fiber reinforced concretes, and terra cotta. Mold making and casting takes skill and craftsmen who can undertake this work. Efforts should always be made, prior to replacement, to seek out artisans who might be able to repair ornamental elements thereby saving the historic features in place.

3. Poor original building materials. Some historic building materials were of inherently poor quality or their modern counterparts have been deemed inferior. In addition, some materials were naturally incompatible with other materials on the building, causing staining or galvanic corrosion. Examples of poor quality materials include the very soft sandstones that eroded quickly in adverse conditions. An example of a poor quality modern replacement material is tin coated steel roofing that is much less durable than historic tin or terne iron, which is no longer available. In some cases, more durable natural stones or precast concrete might be available as substitutes for the soft stones and modern terne-coated stainless steel or lead-coated copper might produce a more durable and visually compatible replacement roofing material.

4. Code-related changes. Sometimes referred to as life and safety codes, building codes often require changes to historic buildings. Many cities in earthquake zones, for example, have laws requiring that overhanging masonry parapets and cornices or freestanding urns or finials be securely re-anchored to new structural frames or be removed completely. In some cases, it may be acceptable to replace these heavy historic elements with light replicas. In other cases, the extent of removed historic fabric may be so great as to diminish the integrity of the resource. This could affect the significance of the structure and jeopardize National Register status. In addition, removal of repairable historic materials could result in loss of Federal tax credits for rehabilitation. The Department of the Interior regulations make clear that the Secretary of the Interior's Standards for Rehabilitation take precedence over other regulations and codes in determining whether a project is consistent with the historic character of the building undergoing rehabilitation.

Two secondary reasons for considering the use of substitute materials are their lighter weight and for some materials, a reduced need for maintenance. These reasons can become important if there is a need to keep dead loads to a minimum or if the feature being replaced is relatively inaccessible for routine maintenance.

Source: *Us Parks Service-Secretary of The Interior Preservation Brief 16*



Step 4

New Construction

**Step
Four**

Introduction

The most significant event that effects the change of character in a historic district is new construction. When constructing a new home in the district, it is important to draw upon the context of local neighborhood for inspiration. This does not mean that new construction should mimic existing homes. However, new construction should be sympathetic to the existing building typologies within the district. The following items shall be used to guide the massing of new construction:

- Setbacks: front, side, and rear
- Height: based the adjacent streetscape and/or other structures near the new construction site
- Garage location
- Lot coverage
- Lot width
- Roofs
- Windows
- Front porches
- Driveways

Step One:

- Identify the architectural styles along Madeline Place and the contextual setting of your lot

Step Two:

- Follow these standards for new construction

HCLC and Administrative Approvals

Note:

If staff and the neighborhood agree that a particular treatment meets the district standards, then the city staff has the ability to administratively approve the item.

If the city staff and the neighborhood agree on a treatment that does not meet the standards, but is in-keeping with the spirit of historic preservation and the character of the neighborhood, then the Historic and Cultural Landmarks Commission has the right to vary from the district standards.



This more recent construction project is a good example of massing that is considerate of the existing character of the historic district. The architectural features including windows, entry door and roofline are also sympathetic to the character of other historic structures in the Madeline Place Historic District.

Overall Design Considerations

1. Mass refers to the overall bulk of a building. Scale describes the relationship between the size of a building and adjacent buildings, as well as how a building relates to its site. New construction, additions, and relocations visible from the public right-of-way shall respect the scale and mass of existing buildings constructed on the block during the primary period of original construction.
2. New construction shall be comparable to and compatible with existing buildings, if any, on the construction site and also with existing buildings on the block.
3. New construction shall be sympathetic and complementary to buildings on the block and in the historic district.
4. New construction shall not detract from the character or appearance of the block and shall respect the site orientation of existing buildings on the block.
5. New construction shall orient its façade in the same direction as existing buildings on the block.
6. Sloping roof forms such as gabled, hip, jerkinhead, bellcast hip, cross-gable and gambrel should follow the pitch and designs of sloping roofs generally found on historic houses in the district.
7. Eave depths, fascia, soffits, and cornice trims, as well as porch columns and supports and other decorative details should be compatible with those of historic houses in the district.
8. Masonry that appears similar in character to that of historic houses within the district or by chosen typology should be used.
9. Bond, mortar color, width and shape of mortar joints should be compatible with historic houses in the neighborhood.
10. Brick should be similar in characteristics including color, texture, and size to that found in historic houses of similar style in the district.
11. Traditional roof materials such as tile, slate, and composite shingles are appropriate. Materials selected for use should convey a scale and texture similar to those traditionally used. Metal roofs are not appropriate for the neighborhood. *Note: any change in roofing material (e.g. slate tile to composite shingle, shall be reviewed by the HCLC)*
12. The use of windows on all elevations is typical and must be incorporated in the design of new houses.
13. Windows and doors shall be typical of the style and period found in historic houses of similar style to the new construction and compatible with existing buildings on the block.
14. The size and proportion (ratio of width to height) of window and door openings of the primary building shall be similar to the style and period found in historic houses of similar style to the new construction and compatible with existing buildings on the block.
15. Since the first house was constructed on Madeline Place in 1919, the block has consistently had only single-family residences. Therefore, the most appropriate type of new construction within the block shall be single-family structures.
16. Fluorescent, luminescent, iridescent, prismatic, opalescent, incandescent, metallic, or like paints shall not be used to paint the exterior of any newly constructed structure.

Solar Panels

With rising energy costs, the use of alternative energy may become more prevalent in the future. If the Secretary of the Interior issues new guidance and standards for energy efficiency, the HCLC will use the guidance for decision making purposes when considering alternative energy and energy efficiency measures.

Standard for use:

Solar panels are permissible as long as they are not visible from the public right of way.

Below: application of solar shingles and panels on a historic structure



front facade



rear façade

Landscaping Guidelines

Trees

Every effort should be made to maintain and protect mature living trees that contribute to the character of the historic district. Specifically exempted from this requirement are dead trees, showing no sign of leaf growth on any branch during the peak growing season.

Grasses and Ground Cover

Residents are encouraged to maintain their yards with respect to the historic character of the neighborhood.

Topography

Where changes in the existing ground level are necessitated by installation of foundations or infrastructure work, residents are encouraged to grade or plant in a manner that is compatible with the immediate surroundings.

Lot Grade/Terracing

The elevation of the front yard shall be maintained at the same level as adjoining lots and respect the topography of the street and block. In the case of corner lots, the elevation of the side yards shall be maintained in the same manner as above. The terracing of front yards established prior to January 1, 2009, and evidenced by photographs of the same, shall be maintained.

Note:

Public visibility of any of the following should be minimized or concealed where the object is not in character with the historic district:

- Large or obtrusive equipment and machinery, such as trailers, boats, bulldozers, storage sheds or outbuildings, and modern appurtenances such as above ground pools, antennae, and trash receptacles.

Parkway Guidelines

The City Of Fort Worth will review all right of way issues taking into consideration the guidance developed by the Madeline Place neighborhood.

Sidewalks

Sidewalks in the parkway should be parallel to the street, and on corner lots parallel to cross streets. Replacement of existing sidewalks shall be concrete and of the same width as existing sidewalks. Brick or stone may also be used if permissible by City of Fort Worth Zoning Ordinance and reviewed/approved by the neighborhood.

Retaining Borders

Retaining borders should have minimal visual impact.

Architectural accessories

Accessories near the street that are *original* to the property are allowed.

Siting and Dimensional Standards

Site Orientation

The site orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on adjacent lots within the block face.

Height

Building heights shall include the entire gable of the structure, if applicable. At least 50% of the front façade (at most 20 feet in width) shall be a single story. No structure shall be over two stories. In addition, structures shall not be more than 12 feet higher than the shortest adjacent building. Under no condition shall a structure be over 30 feet in height.

Foundation Height

In general, a raised foundation is a distinctive and highly visible architectural feature of the historic district. New foundations shall conform to this character feature by maintaining similar reveals to adjacent houses and those on the block face taking into consideration the sloping feature of the street. The neighborhood, City Preservation Staff, and/or HCLC shall review foundation height for appropriateness as part of the application process.

Lot Size

The minimum lot size shall be 6,500 square feet. Existing lots below this minimum size shall be grandfathered, however, no platting shall create a lot below said minimum.

Lot Coverage Ratio

The typical maximum lot coverage allowed by base zoning for a main structure is 50% and 5% coverage for accessory buildings. Zero lot line construction is prohibited for a main structure.

Front Yard Setbacks

The line of the front yard setback shall be respected in all circumstances. Relocations and new construction of primary buildings shall have the same front yard setback distance from the street as established by existing buildings on the block. The setback shall be considerate of both the front façade of the main structure and the front porch, if applicable.

Side Yard Setback

Consistent spacing between buildings helps to establish an overall rhythm along a particular street. Spacing shall likewise be respected on all relocations, additions, and new construction projects. In each case, the distance shall be the same side yard setback distance as established by existing historic buildings on the block.

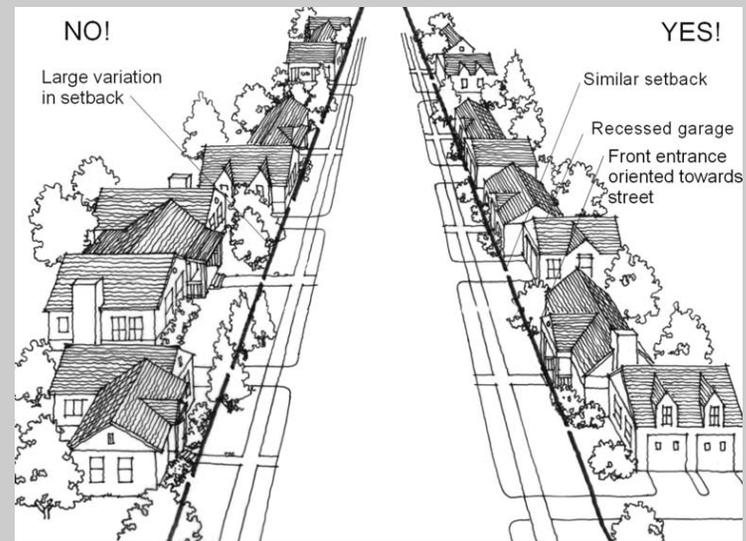
Garages and Accessory Structures

The traditional location of these structures in Madeline Place has historically been at the rear and to the side of the main structure along the lot lines. This configuration shall continue to be the standard for these types of buildings along the block.

Exterior Staircases and Elevators

Exterior second and third story staircases and elevators are not permitted.

Contextual Setbacks



Siting and Dimensional Standards Guidance for HCLC

Due to the long development history of older neighborhoods, the primary development pattern can be traced over many decades. Because of this, it is important to remember that the siting and dimensional standards for new construction should remain flexible in order to meet the contextual demands of any given lot.

The HCLC may recommend varying from the standards based on the basic principle of meeting the contextual setting for new construction. If new construction is in keeping with the existing dimensional coverage of existing homes, then the HCLC can vary from the dimensional standards listed in this document.

Mechanical and Lighting Guidelines

Mechanical Equipment and Service Areas

1. Mechanical, electrical, and plumbing systems shall be concealed from the view of the public right-of-way and sidewalk. If such equipment cannot be concealed, its visual impact shall be minimized to the greatest extent possible.
2. Utility connections and service boxes shall be located at the rear of the structure or on secondary walls rather than on primary façades.
3. The visual impact of telephone and electrical wires and meters as well as all other utility structures and equipment shall be minimized. Meters shall not be placed on the primary façade of a building, but shall be located so as not to limit access by public service personnel.
4. Personal wireless service facilities, as defined by the Telecommunications Act of 1996, and including accessory and related structures (e.g. cellular towers), must use techniques and/or engineering designs that minimize the height and visibility of any structures. This should also be applied to techniques and/or engineering designs that promote the use of any existing structures, to the extent allowed technologically in order to maintain the character and integrity of the historic district.
5. Applicants must demonstrate that they have met or attempted to meet these standards utilizing state of the art technology and alternatives before approval by the HCLC.

Lighting

1. Exterior lighting on the front façade of a main building shall highlight building elements, signs, or other distinctive features rather than attract attention to the light fixture itself.
2. Security and permanent landscaping lighting fixtures shall be white, black, or the exterior color of the structure.
3. Strobe, flashing, or neon lights shall not be allowed in any permanent lighting fixtures.
4. Overhead and exposed wiring for outdoor lighting is not permitted.
5. Visible wiring and conduit shall be painted to blend with structure.

Guidelines and Standards for Fences, Walls, and Enclosures

1. In all cases, fencing and walls should be visually compatible with the environment of the existing house to which they relate.
2. Fences in front yards should be architecturally compatible with the style and period of the primary building and adjacent buildings.
3. A fence should be constructed of one or more of the following materials: wrought iron, wood picket, brick, or stucco. Wood picket shall be untreated and generally of a durable variety, such as cedar or redwood.
4. In accordance with City of Fort Worth Ordinance, fences in front yards shall be no taller than four feet.*
5. A non-transparent back or side yard fence should be set back from the front line of the house at least $\frac{1}{4}$ of the depth of the structure.
6. Fences in the back and side yards that do not require a variance do not require review by the HCLC if they are constructed in a manner consistent with these guidelines.
7. All fences should be constructed and maintained in a vertical position.
8. The top edge of a fence should be level and along a line that is parallel to grade.
9. The side of a fence facing a public street should be the finished side (i.e. the side that does not reveal structural elements).
10. If a wooden fence is painted or stained, it should be a color that is complementary to the main building. Painted wooden fences should be maintained to keep a uniform color and appearance.
11. A fence in a corner side yard should be set back a minimum of two feet from a public sidewalk.
12. A fence should run either parallel or perpendicular to a building wall or lot line.
13. A fence on a vacant lot should be set back a distance that is equal to or greater than the setback of the closest main building in the same block face. In the case of a single interior vacant lot, the setback of the fence must be equal to or greater than the setback of a main building. Where the buildings on the adjacent lots are of different setbacks the structure with the greater setback shall be the example.

Massing Standards

Contextual Scale

New construction shall not detract from the character or appearance of the block or the historic district and shall respect the site orientation of existing buildings on the block.

Building Orientation

New construction shall orient its façade in the same direction as existing buildings on the block.

Roof

The eaves or soffit heights of a structure must be consistent with the heights of existing buildings on the block face, or closest block face containing buildings of a similar period and style and having the same number of stories.

- *Eaves*

The permitted roof overhang for a new structure shall be equal to the typical overhang of a structure of similar style and period in the appropriate district. A roof replacement, addition or alteration to an existing structure, shall have an overhang equal to the overhang of the existing roof, but shall not overhang property lines.

- *Roof types and pitches*

When designing and building new construction projects, the character of roof types and pitches shall be consistent with the architecture of the new structure and shall respect the adjacent historic buildings in the district.

- *Fans, Turbines, and Skylights*

Attic fans or turbines shall be positioned on a side or rear roof away from the main façade of the primary building. Skylights shall be positioned so as not to be visible from the public right-of-way.

- *Solar Panels*

Solar panels shall not be visible from the public right-of-way.

- *Solar Shingles*

Due to the profile of solar shingles, it is possible that the shingles could be compatible with traditional roofing materials. If the profile of the shingles is compatible with existing roofing material, they may be used.

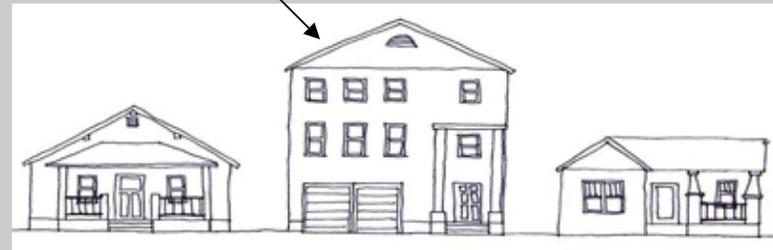
Appropriate massing for new construction



Considerations for the in-fill structure:

- Height and mass are consistent with the adjacent properties
- Roof pitch is in-line with the adjacent properties
- Window and door style is consistent with the existing pattern of the streetscape
- Front porch placement is also consistent with the existing pattern of the streetscape

Inappropriate massing for new construction



Considerations for the in-fill structure:

- Height and mass are too large; scale is not compatible in comparison to the surrounding structures
- The underground garage is not typical of the existing streetscape pattern
- The front porch is too tall; its placement and width are not consistent with the existing streetscape pattern

Standards for Architectural Details

Building Materials

Exterior façade materials shall be drawn from the district's overall architectural flavor.

Chimneys

All new chimneys shall be of a style, proportion, and materials compatible with the period and style of the building and adjacent structures.

Porches

A front porch may be required as it is the dominant pattern in the district. The porch shall contribute to the dominant pattern of the district.

Windows and Doors

1. The pattern, rhythm, and ratio of walls to windows and doors shall be compatible with the period dominant style within the district.
2. Window panes shall be glass.
3. Windows shall be appropriate to the architectural style of the structure within its district.

Exterior Staircases (primary structures)

Exterior second and third story staircases are not permitted.

Shutters

Shutters shall be typical of the style and period of the building and shall appear to be installed in a manner to perform their intended function.



The windows on this Historic Madeline Place home create a balanced façade that should be reflected in new construction within the district.



The porch on this Historic Madeline Place home is a common architectural feature found throughout the district and should be a consideration in new construction projects.

Driveway and Paving Standards

Definition

The driveway shall be defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building, or porte-cochère.

Purpose

The purpose of the driveway is to provide a paved surface for the movement of vehicles to their designated parking areas.

Parking Areas

As stated by City of Fort Worth Zoning Ordinance, single-family and duplex uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit. If a new parking area is necessary, it shall be designed so as to complement the view from the public right-of-way. Parking areas shall be built to the rear of the building when possible. Street parking by residents is discouraged.

Regulations

Width of Driveway

A new driveway shall not exceed two car widths or sixteen (16) feet maximum from the back sidewalk line to the rear line of the main structure, excepting regulations by the City of Fort Worth Zoning Ordinance.

Driveway Location – Front Approach (see page 20 for examples)

All front approach driveways shall be located parallel to the side of the main side of the primary structure (a porte-cochère is considered outside the main side line). The driveway shall extend along the side of the primary structure, through a porte-cochère, if applicable, and to the garage or accessory building, or to the rear line of the lot. No driveway shall extend across the front yard within the main side lines of the primary structure. The driveway may, however, extend from the front property line, outside of and parallel to the main side of the primary structure and continue around or behind the rear façade of the primary structure.

Driveway Location – Corner Lots

There shall be no front approach driveway allowed between the side street and the main side of the primary structure except where a porte-cochère adjoins the primary structure. Allowable driveway approaches:

- Those running past the front façade of the main structure, through a porte-cochère and continuing toward the rear façade of the main structure (the driveway may connect to another driveway extending from the *side* of the residence, as listed below) or
- Those running parallel to the rear façade of main structure, e.g. a side approach driveway (see page 20)

All other above listed width and approach limitations shall apply.

Parkway Guidelines

The City Of Fort Worth will review all right of way issues taking into consideration the guidance developed by the Madeline Place neighborhood.

Sidewalks

Sidewalks in the parkway should be parallel to the street, and on corner lots parallel to cross streets. Replacement of existing sidewalks shall be concrete and of the same width as existing sidewalks.

Retaining Borders

Retaining borders should have minimal visual impact.

Architectural accessories

Accessories near the street that are *original* to the property are allowed.

Driveway and Paving Standards

Regulations (continued)

Driveway Location – Side Approach

Driveways may approach from the side street only on corner lot residences or where a residence is constructed on an adjacent interior lot or part of corner lot under single ownership. The driveway approach and driveway must be behind the rear line of the primary structure except when passing through a porte-cochère on the main side line of the primary structure and where main side of the structure is within 30 feet of side street. The side entry driveway may extend from the side street and continue behind the rear façade of the primary structure connecting to a driveway extending from the front drive approach in a manner herein described.

Circular Driveway

Circular driveways shall be allowed only on lots that are at least 70 feet wide. Such driveways shall not be wider than 12 feet and shall be proportionate in width to the size of the front yard.

Paving

Paving of driveways shall be of brick, stone, or concrete. In addition, permeable surfaces approved by the City of Fort Worth zoning ordinance shall be allowed.

Brick

Brick shall have the appropriate characteristics suitable for normal residential driveway usage.

Stone

Stone shall be natural such as marble, granite, or sandstone and have sufficient load bearing characteristics suitable for normal residential driveway usage. Synthetic, simulated stone, aggregate of common pre-cast materials, or stamped concrete may also be used if they give the visual impression of stone.

Concrete

Natural colored concrete with a floated, brushed, troweled, exposed or washed finish may be utilized. No painted concrete surfaces are allowed unless reviewed by the neighborhood or City Preservation Staff for architectural appropriateness.

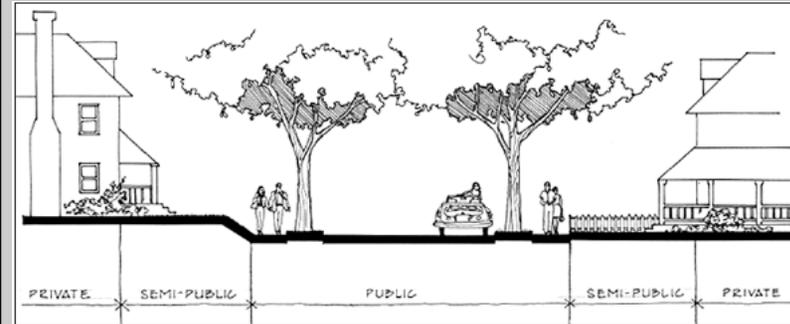
Prohibited Materials

Asphalt shall be prohibited.

Retaining Walls

Retaining walls shall be constructed of brick or stone.

Streets as the Community Living Room/Open Space



Community Living Room

Urban designers often divide the street into zones or spheres of influence according to the activities that predominate. The roadway zone must safely accommodate cars, buses, trolleys and bicycles. The pedestrian zone needs to be a safe, comfortable space for people, while the building zone should provide privacy and security while allowing access from the street. The transitions between these incompatible uses are critical to street design.

Although the street surface is primarily delegated to vehicles, the overall streetscape is the living room of the community. The diagram above illustrates the various elements of the public and semi-public space of the neighborhood. For many, the street/public space is where we talk and meet our neighbors, where we teach our kids to ride a bike, and where childhood friends gather. It is our community living room.

New Construction Guidelines

1. New construction projects should reinforce existing patterns of open space and enclosure created by existing vehicular and pedestrian circulation routes, fences, walls, yards, courtyards, gardens, and landscaping.
2. The spaces between buildings help define the historic character of the neighborhood. New construction projects should reinforce the spatial organization established by surrounding buildings.
3. The location, size, and massing of new buildings should relate to the shapes, sizes, and sequencing of surrounding community spaces.

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Sidewalk Location, Retaining Walls, and Material Standards

Paving

The only paving allowed in the front yard shall be constructed in the following manner:

Walkway – Front

A paved walk area from the front line of the lot to the front entry steps of the residence is allowable. The walkway shall be no wider than the front entry steps, and under no circumstance shall the front walkway exceed ten (10) feet in width. All sidewalks shall be constructed to be compatible in texture, color, style, and size with existing paving in the historic district.

Walkway – Side

A paved walk area from the exterior lot side line (on corner lots) to the side entry steps to a residence is allowable. The side entry walkway shall be no wider than five (5) feet.

Walkway – Driveway

A paved walkway shall be allowed from the driveway to the front entry walkway. Said walkways shall be limited to a maximum of three (3) feet in width.

Retaining Walls

No retaining wall shall be built upon or across the front yard or the front property line.

Paving Material

The paving materials for walkways in the front yard (and side yards) shall be compatible in texture, color, style, and size with existing paving in the historic district. Walkways shall be paved with natural concrete, brick, cut stone, or paved stone.



The sidewalks, above and below, on these Historic Madeline Place houses are good examples of paving solutions that are compatible with the Madeline Place Historic District guidelines.



Commonly Used Terms

Apron: A raised panel below a window sill.

Architrave: The lowest part of an entablature, sometimes used by itself.

Balustrade: An entire railing system including a top rail, balusters, and a bottom rail.

Batten: A narrow strip of wood applied to cover a joint along the edges of two parallel boards in the same plane.

Beaded—Profile Panels: Panels manufactured to resemble traditional bead board.

Boxed Eave (boxed cornice): A hollow eave enclosed by the roofing, the soffit, and the building wall.

Bricked Eave: Eave condition where the top of the brick masonry wall is corbelled out to the eave eliminating the soffit.

Brickmold: Window or door trim that covers the seam between the jamb and the wall, typically two inches wide.

Carpenter Gothic: A nineteenth century architectural style found in the United States. It is evidenced by the application of Gothic motifs (typically wooden) by artisan-builders.

Carriage Porch: A roofed structure constructed over a driveway at the main entrance of a building; it was designed to protect individuals from the weather when entering or exiting into the main residence.

Casement: A window sash that swings open along its entire length, usually on hinges fixed to the sides.

Chimney Cap: The cornice forming the crowning termination of a chimney.

Classical Revival: An architecture movement in the early nineteenth century based on the use of Greek and Roman forms.

Colonial Revival: The re-use of Georgian and Early Colonial designs in the United States in the late nineteenth century and early twentieth century.

Corbelling: An overlapping arrangement of bricks or stones in which each course (row) extends farther out from the vertical surface of the wall. It usually supports a cornice or overhanging member.

Corinthian Order: The most slender and ornate of the three classical Greek orders, typically having elaborate capitals with volutes and acanthus leaves as decoration.

Corner Board: A board which is used as trim on the external corner of a wood frame.

Cornice: An ornamental molding at the meeting of the roof and walls; it usually consists of bed molding, soffit, fascia, and crown molding.

Crown Molding: Projecting molding forming the top member of a cornice, door, or window frame.

Dentil: One part of a band of small, square, tooth-like blocks forming part of the characteristic ornamentation of some classical orders.

Doric Order: The column and entablature developed by the Dorian Greeks. It is sturdy in proportion with a simple square capital and no base.

Entablature: In classical architecture, the elaborated beam member carried by the columns. It is horizontally divided into architrave, frieze, and cornice.

Fascia: Vertical board that terminates a sloped roof at the eave.

Frieze: The middle horizontal member of a classical entablature located above the architrave and below the cornice.

Gable: The vertical triangular portion at the end of a building having a double sloping roof from the level of the cornice or eaves to the ridge of the roof.

Gable L: Describes the massing of a house having a hipped roof with a projecting gable form at the front, typically two-thirds the width of the façade.

Gable Roof: A roof having a gable at one or both ends.

Gambrel Roof: A roof with two slopes of different pitch on either side of the ridge.

Half-timbering: A technique of wooden-frame construction in which the timber members are exposed on the outside of the wall.

Hipped Roof: A roof that slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Hood: A cover placed above an opening or an object originally meant to shed water from the opening. Often found over windows and seen as trim.

Commonly Used Terms

Ionic Order: One of the three classical Greek orders of architecture characterized by a capital with large paired volutes.

Jack Arch: A flat or straight masonry arch.

Knee Wall: A short, vertical wall that closes the low space created by a sloping ceiling and floor.

Light: A pane of glass, a window or a subdivision of a window.

Lintel: A horizontal structural member (such as a beam) over an opening that carries the weight of the wall above it.

Louver: An assembly of sloping, overlapping blades or slats designed to admit air and/or light. They also offer protection from adverse weather like extreme sunlight.

Mullion and Muntin: The vertical and horizontal members (respectively) separating (and often supporting) windows, doors, or panels.

Ogee Curve: A double curve resembling an S-shape.

Oriel Window: In medieval English architecture, a window corbelled out from the wall of an upper story.

Palladian Motif: A door or a window opening having three parts. Flat lintels are found over each side opening; the center opening having an arched top.

Pediment: In classical architecture, the triangular gable end of the roof above the horizontal cornice. Also, a surface used ornamentally over doors or windows.

Pergola: A structure of posts with carrying beams and trelliswork for climbing plants.

Pilaster: An engaged pier, pillar or column, often seen with a capital and base.

Porte-cochère: A passageway through a building or screen wall to let vehicles pass from the street to an interior courtyard.

Portico: A porch or covered walk consisting of a roof supported by columns; a colonnaded porch.

Post—and—beam framing: A type of timber framing where heavy horizontal beams (girts) hang from heavy vertical corner posts. It began to fall out of favor in the United States by the early nineteenth century with technological advances in lumber and fasteners (nails) that improved efficiency.

Rafter Tails: A rafter, bracket, or joist that projects beyond the side of a building and supports an overhanging portion of the roof.

Roof Pitch: The slope of a roof expressed as a ratio of its vertical rise to its horizontal run.

Sash: The framework of a window. It may be movable or fixed and may slide in a vertical plane or pivoted.

Shed Dormer: A dormer window whose eave line is parallel to the eave line of the main roof instead of being gabled.

Shed Roof: A roof shape having only one sloping plane.

Shutter Dog: A pivoting bar for fixing shutters in the open position against a wall.

Side Gable: Describes the massing of a house having the gable end (or roof ridgeline) perpendicular to the street.

Skirt Board: A board set horizontally at the bottom of exterior wall cladding along the ground line or building foundation.

Soffit: The exposed undersurface of any overhead component of a building, such as a beam, cornice, lintel, or vault.

Stile-and-groove: A type of door construction that utilizes a framework of vertical and horizontal members with inset panels.

Verge: The edge projecting over the gable of the roof. Also, the area of planting, lawn or pavement between the sidewalk and the street curb.

Vergeboard: An ornamental board hanging from the rake, or verge, of a gable roof.

Water Course or Water Table: A horizontal projecting stringcourse, molding, or ledge constructed to divert rainwater from a building. Typically made of stone or wood.

Wing: A secondary part of a building that extends out from the main portion or "block" of the structure.