



RYAN PLACE HISTORIC DISTRICT

District Standards and Guidelines

RYAN
PLACE



Step One

Understanding the District

page 3



Step Two

Identifying Architectural Styles

page 10



Step Three

Additions and Renovations

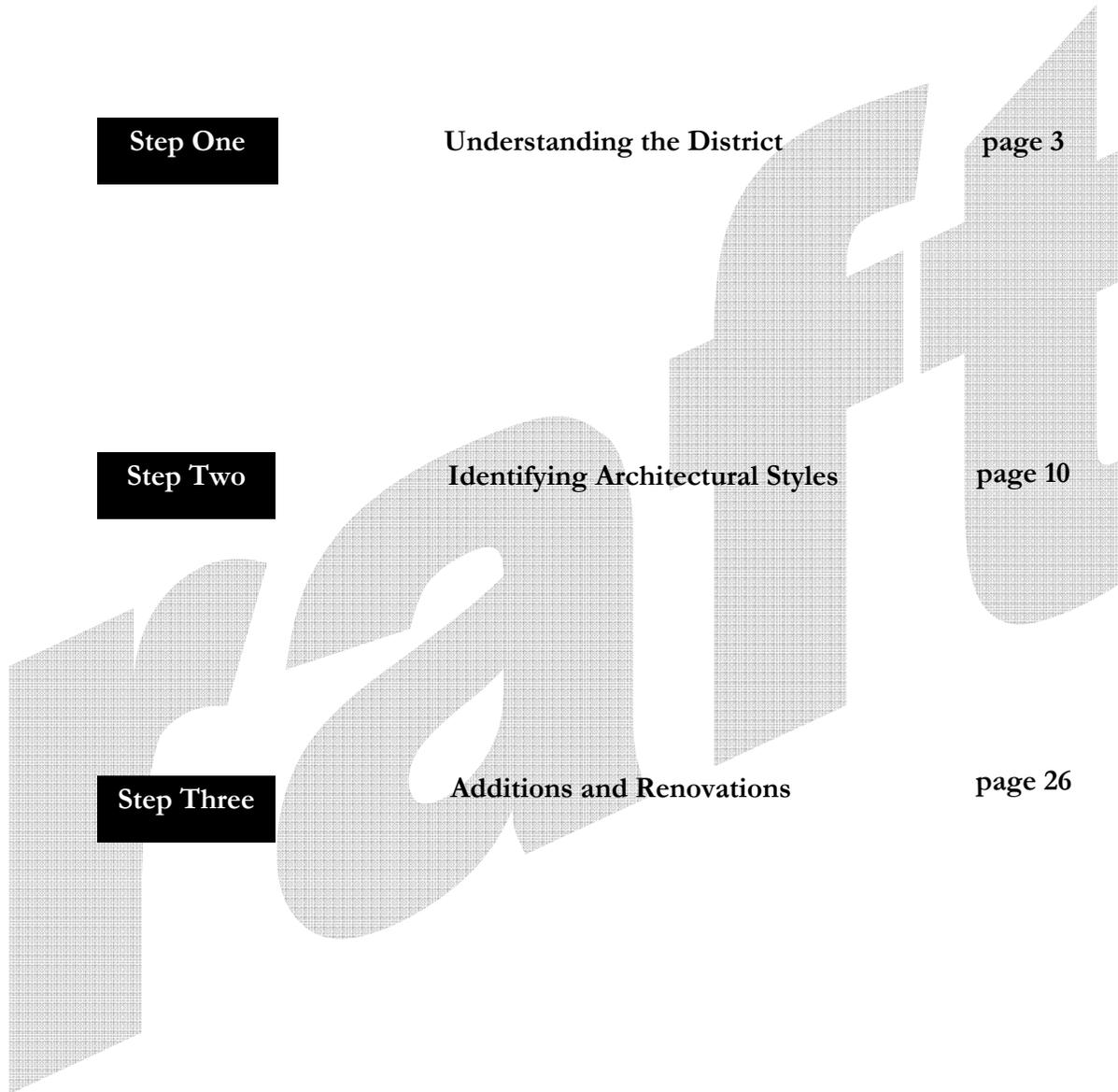
page 26



Step Four

New Construction

page 47

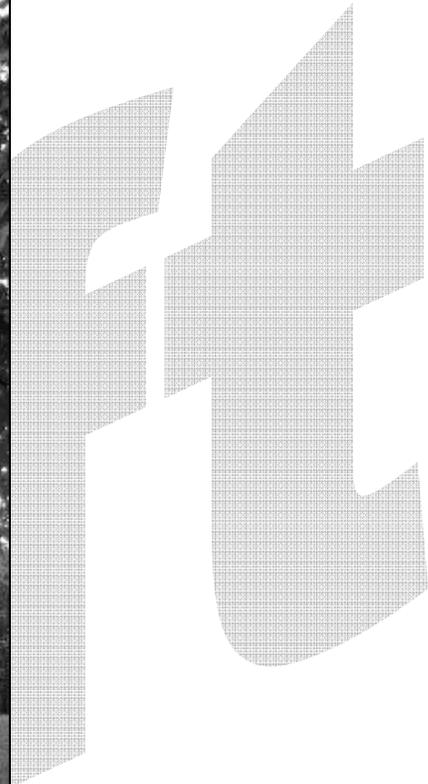


**T
A
B
L
E

O
F

C
O
N
T
E
N
T
S**

Publication:
City of Fort Worth
Planning and
Development
Department
Preservation and
Design
Fort Worth, Texas
May 2009



**Step
One**

Step One:

Understanding the District

History of the Ryan Place Neighborhood

Early Development:

When pioneer developer John C. Ryan laid out Ryan Place in 1911, it represented a culmination of the prosperity and intense development activity of the period. Ryan Place was conceived as an exclusive residential neighborhood for Fort Worth’s expanding business and professional elite located within the then newly expanded city limits and near existing streetcar lines. For the first time the focus of Fort Worth’s wealth shifted into a concentrated manner from the central city to an outlying district. The decline of Summit and Pennsylvania Avenues as residential enclaves of the Fort Worth elite dates from this time. Although planned subdivisions existed in Fort Worth prior to 1911—most notable, Chase Court, 1906—Ryan Place was unprecedented in its scale and sophistication. Deed restrictions specified building types, materials, and setbacks as well as costs of construction. The result is most striking on Elizabeth Boulevard, with its dignified entrance gates, uniform street trees, terraced lots, and collection of impressive houses.

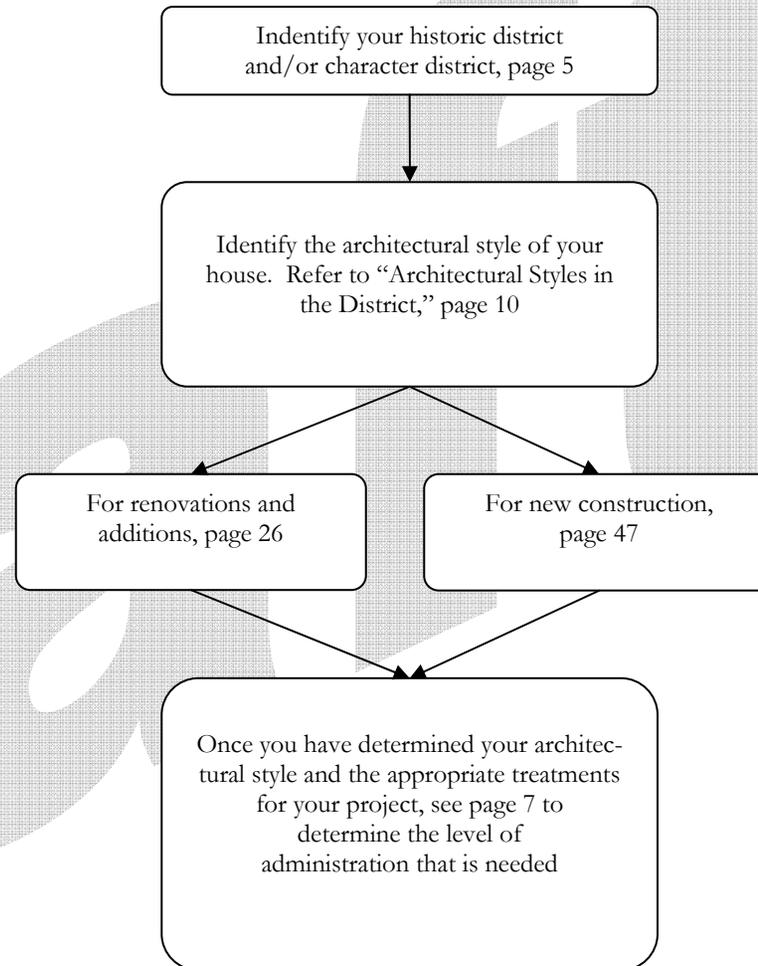
The Ryan Place district is an extended residential neighborhood wrapping around the Elizabeth Boulevard district on the north, east, and south. The district is characterized by a rectilinear grid with long blocks separated by wide streets and bisecting alleys. The houses in the vicinity of Elizabeth Boulevard tend to be larger and more elaborate compared to those located further south. Most houses in the district are one-story structures, however, two-story buildings can also be found. Due to deed restrictions, most of the older homes are uniformly clad in masonry or stucco, while most of the post World War II homes include a greater variety of building materials.

Current Condition and Future Trends:

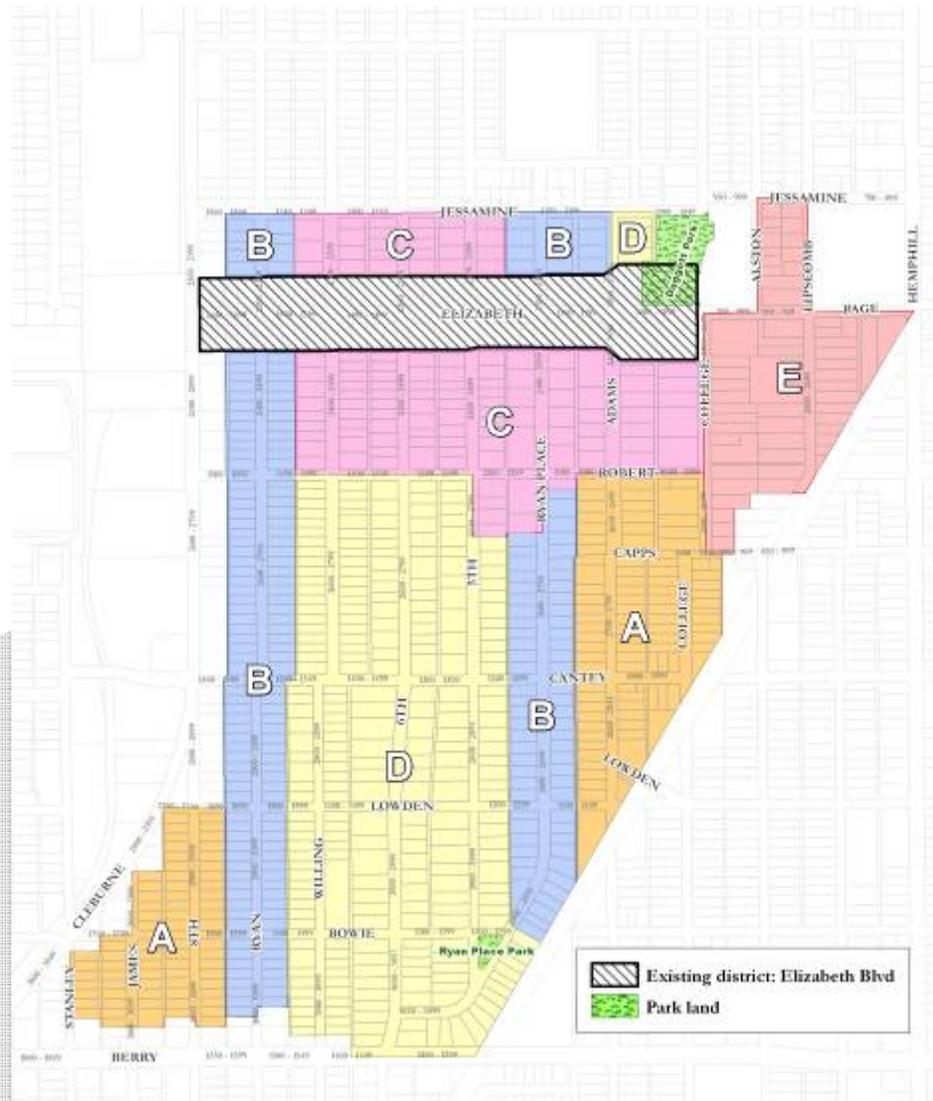
The Ryan Place neighborhood has remained stable over the last decade. A renewed interest in revitalization of existing housing stock has helped to ensure the long-term viability of the neighborhood. New infill structures, however, some of which are not compatible with the scale and character of the neighborhood, are starting to appear on vacant lots.

Of primary concern is the potential redevelopment of a significant portion of minimal traditional housing dating from the World War II era. Due to the smaller size of the homes, they are prime targets for teardowns. Significant alterations could quickly change the character of the neighborhood as it exists today. Due the area’s proximity to downtown Fort Worth and a prospective regional rail line, future redevelopment pressures may increase. Additionally, uncertainties surrounding the demand for natural resources may make first ring suburbs like Ryan Place more attractive for redevelopment. With these issues in mind, this document intends to provide the neighborhood and the City with the tools necessary to guide any future development including the renovation of existing structures.

How to use the District Standards and Guidelines



Ryan Place Historic District with Character District (Sub-District) Boundaries



Ryan Place Character Districts

Character District A

Average Lot Width: 50 feet
 Average Front Setback: 30 or 40 feet (a small portion of the east section of this character district has an average setback of 50 or 60 feet)
 Predominant Architectural Style: *Craftsman*
 The majority of houses in sub-district A were constructed in the 1920s.

Character District B

Average Lot Width: 50 feet (west section); 60 feet (east section)
 Average Front Setback: 40-50 feet (west section); 50 feet (east section)
 Predominant Architectural Styles: *Minimal Traditional (west section) and Minimal Traditional and Ranch (east section)*
 The majority of houses in sub-district B were constructed in the 1940s and 50s.

Character District C

Average Lot Width: 50 feet to 100 feet
 Average Front Setback: 50 feet to 60 feet
 Predominant Architectural Styles: *Prairie, Italian Renaissance, Colonial Revival, and Spanish Eclectic*
 The majority of houses in sub-district C were constructed in the 1910s and early 1920s.

Character District D

Average Lot Width: 50 feet along Willing Avenue and south of West Bonie Street; 50 feet to 100 feet in other areas
 Average Front Setback: 50 feet (the small northern-most section is 60 feet and a small pocket in the western-most section is 30-40 feet)
 Predominant Architectural Style: *Tudor Revival*
 The majority of houses in sub-district D were constructed from the late 1920s and into the 1940s.

Character District E

Average Lot Width: 50 feet to 75 feet
 Average Front Setback: 40-50 feet and 30 feet in the northern-most section
 Predominant Architectural Styles: *Queen Anne and Craftsman*
 The majority of houses in sub-district E were constructed in the 1920s.

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 meant to provide guidance to assist in 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 Ryan 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 shall not be allowed.
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. Ryan 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.
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. The 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, the 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.

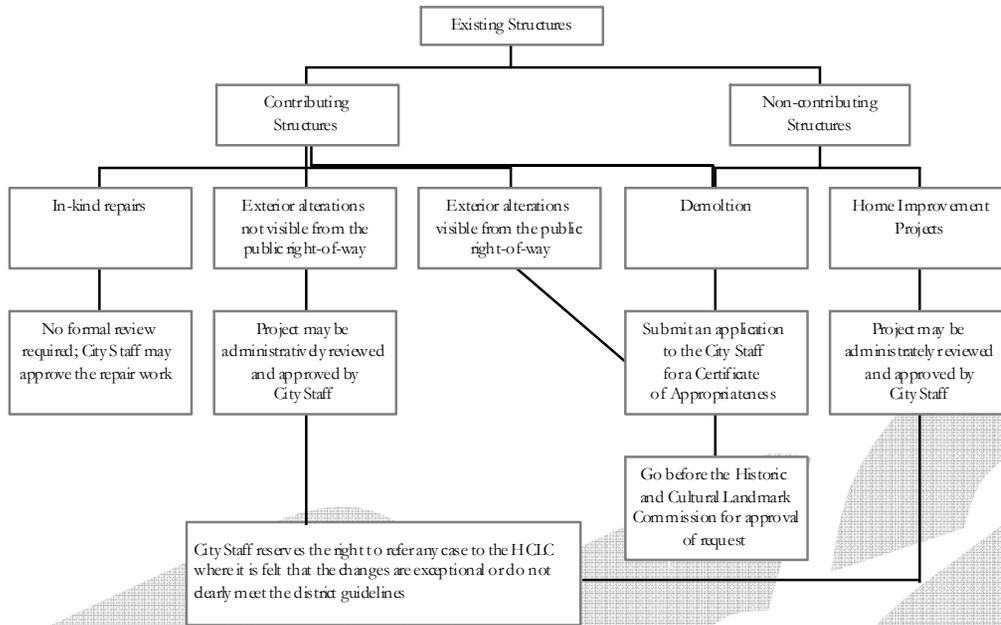
Advantages of a Historic District

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.

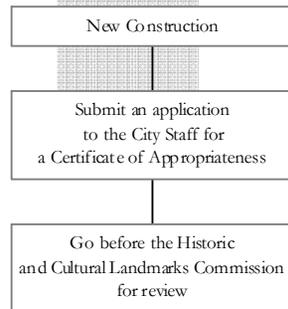
Historic districts encourage better design. Design guidelines are a mechanism for ensuring that any renovation or new construction will be sympathetic to the existing character and architecture of the neighborhood. They are a quality assurance that your investment will not be negated by a renovation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

Historic and Cultural Landmarks Commission Permitting Process For Existing Structures



HCLC Permitting Process for New Construction

All new residences are considered non-contributing structures in the district



Contributing Structures:

Any building within a historic district that adds to the overall historic integrity and architectural quality of the district.

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.

“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.

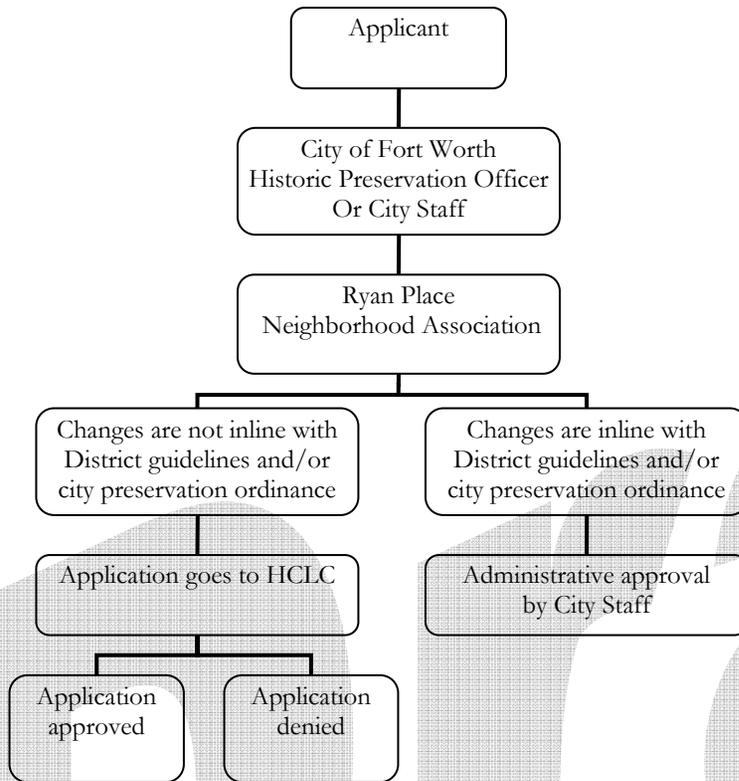
Common projects that require Historic and Cultural Landmarks Commission (HCLC) review:

- Window replacements
- Door replacements
- Siding replacement
- Construction of additions
- Construction of detached garages
- Construction of shed structures
- Porch column and rail replacements (when not in-kind)

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.

Suggested Approval Process for the Ryan Place Neighborhood Association



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 the item.**

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.
- Emergency repairs

Also, as technological advances occur, new materials and treatments for historic structures that are not specified in the district guidelines may be discovered. 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.**

Early Streetcar Lines in Fairmount and Ryan Place

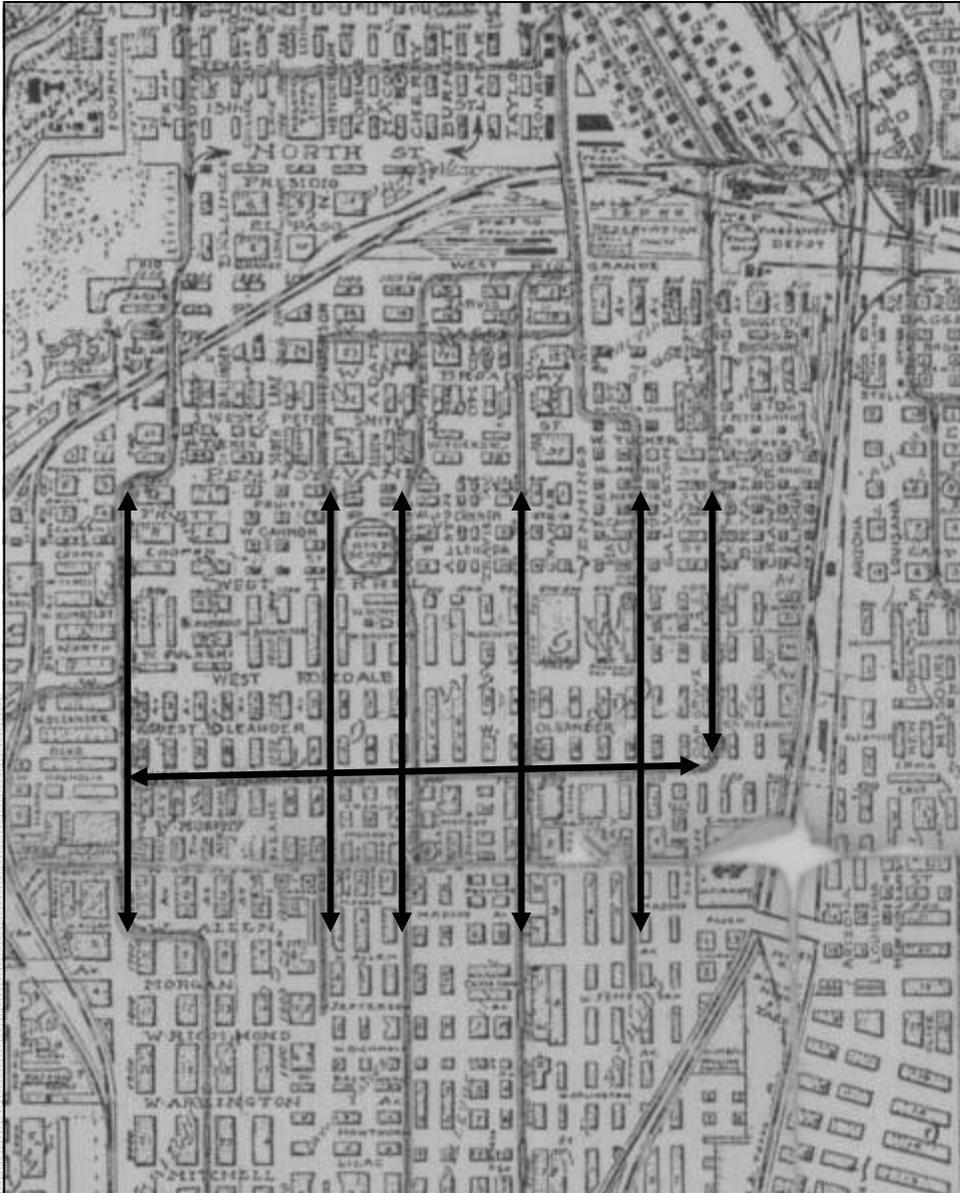
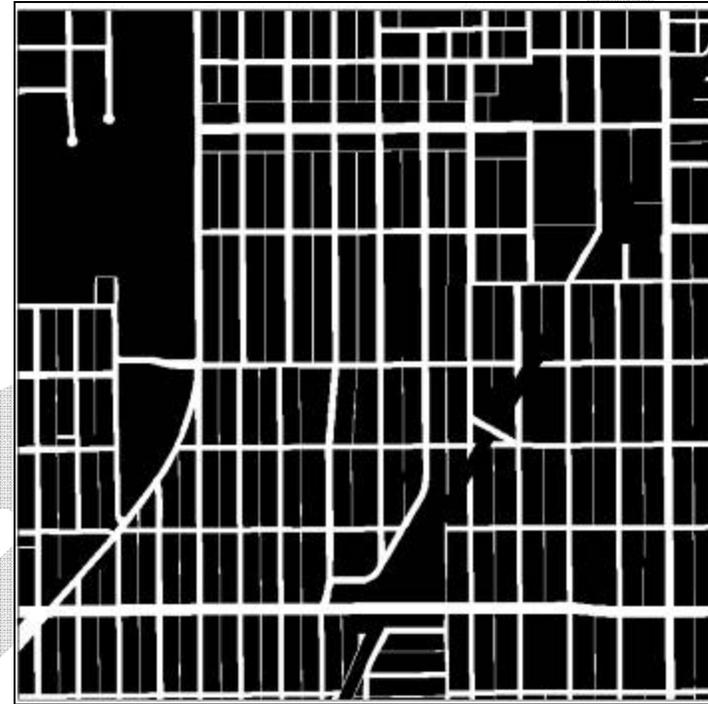


Figure Ground of Ryan Place



Above:

The Ryan Place neighborhood is typical of first ring suburbs. The neighborhood was originally served by streetcars, but was laid out in a gridded manner that would also be inline with the use of the personal automobile.

Ryan Place is graced with large planting strips or parkways with wonderful street trees. Although alleys were part of the historic layout of the neighborhood, this historic feature has largely been erased over the years.

Left:

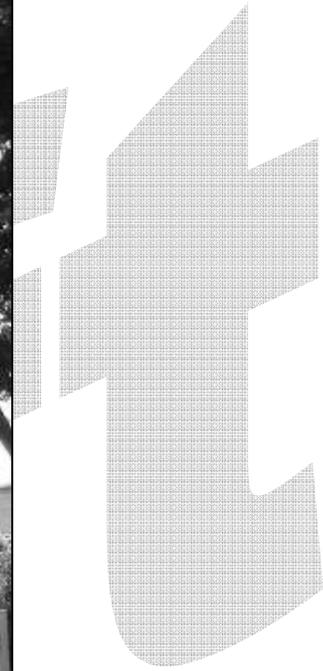
The historic map on the left shows the numerous streetcar lines that once provided quick access to local transportation, which minimized the need the personal automobile. However, the allure and romance of affordable mass produced cars forever changed the face of streetcar suburbs.

Step
One

U
N
D
E
R
S
T
A
N
D
I
N
G

T
H
E

D
I
S
T
R
I
C
T



**Step
Two**

Step Two:
Architectural Styles in the District

Ryan Place Neighborhood Architecture

The Ryan Place neighborhood experienced major growth between 1911 and 1952. Due to the Great Depression, few houses were constructed in the early to mid 1930s. It was also at this time that several homes fell vacant and experienced significant deterioration. After World War II, the pace of construction regained momentum continuing into the early 1950s, when the neighborhood's land was nearly filled. Construction did occur from the late 1950s to the present, however, these structures were mostly infill and not part of the major patterns of growth for the neighborhood.

Because this growth occurred over a 50 year period, an incredible range of architectural styles can be found throughout the district, from Victorian Queen Anne to Modern Ranch styled houses.

Ryan Place also has a large number of eclectic styled houses. Eclectic styled structures are those that exhibit multiple architectural styles, rather than just one. It is common to see houses in Ryan Place that exhibit features from two or three different architectural styles. (See diagrams on page 13)

It will be important to know what style or styles a house exhibits when it comes to renovation projects. For a house that has influences from both Tudor and Craftsman styles, for instance, it would be inappropriate to make changes that involve the removal of one style in favor of the other. It would also be inappropriate to add features from a completely different architectural style.

Distinctive Streetscape Features of Ryan Place



Above: Historic neighborhood streetlights

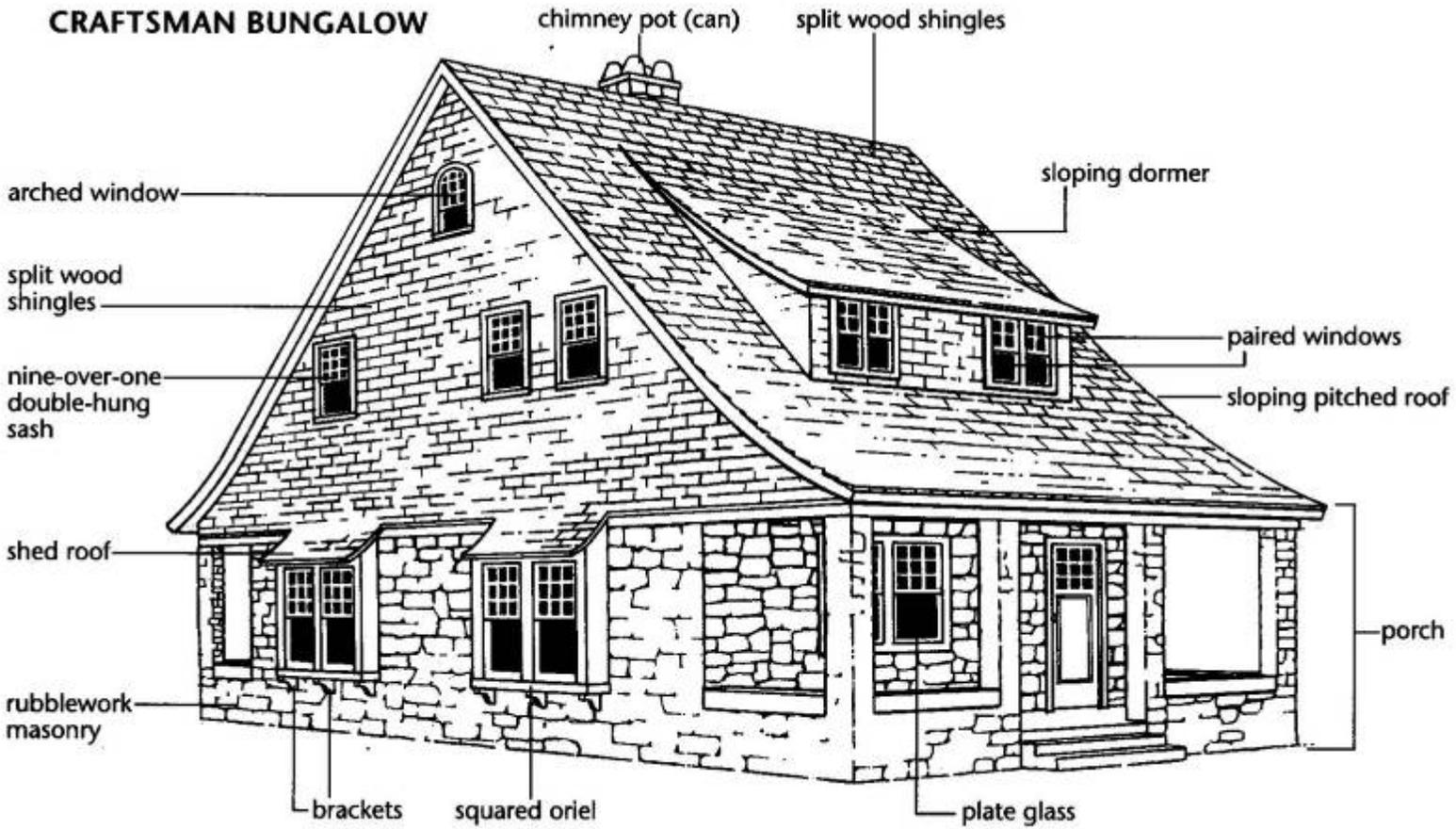
Below: Typical neighborhood streetscape



**Step
Two**

**I
N
T
R
O
D
U
C
T
I
O
N**

Architectural Elements



Step Two

I
N
T
R
O
D
U
C
T
I
O
N

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

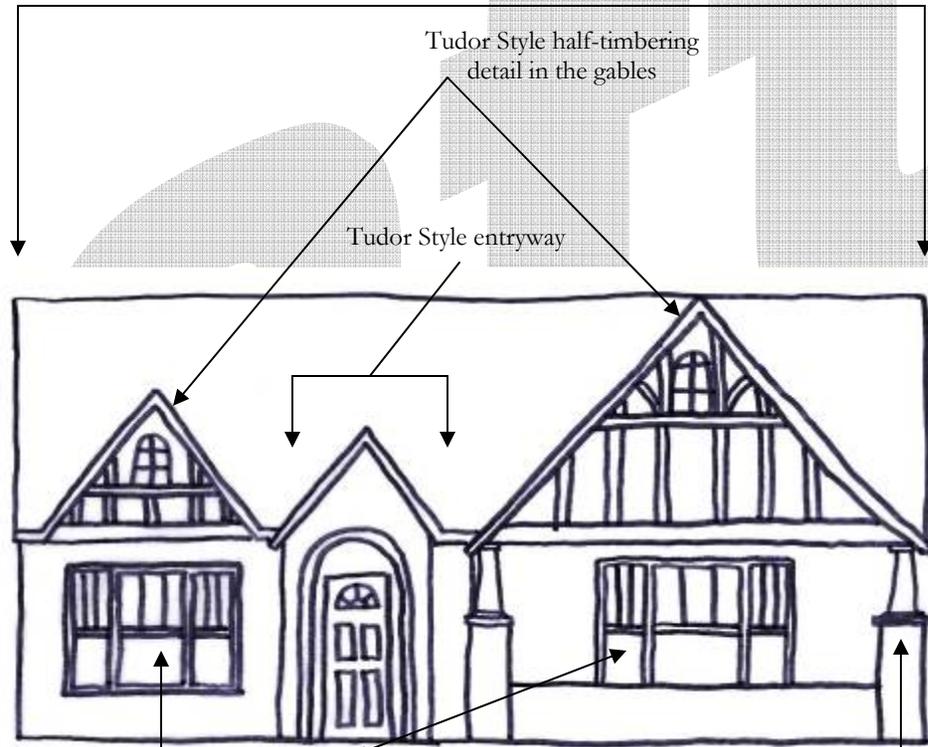
Mixing Multiple Architectural Styles

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)



Craftsman Style Building



Housing Typologies of Ryan Place -Folk Victorian 1870-1910



The Folk Victorian style was common throughout the United States. Like that of the National Folk forms on which they are based, the spread of Folk Victorian houses was made possible by the railroads. The growth of the railroad system made heavy woodworking machinery widely accessible at local trade centers where they produced inexpensive Victorian detailing. The railroads also provided local lumber yards with abundant supplies of pre-cut detailing from distant mills. Many builders simply grafted pieces of this newly available trim onto the traditional folk house forms familiar to local carpenters. Many fashion-conscious homeowners also updated their older folk homes with new Victorian porches. These dwellings make strong stylistic statements and are therefore treated here as distinctively styled houses, rather than pure folk forms. After about 1910, these symmetrical Victorian houses, as they are sometimes called, were replaced by the Craftsman, Colonial Revival, and other fashionable eclectic styles.

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

Common Features and Building Materials for Folk Victorian

Architectural Precedent:

National Folk, Queen Anne, Italianate

Geographic Origination:

United States

Roof Type:

- *Shingles*

Roof Forms:

- *Front-gabled, gable front and wing, side-gabled, pyramidal*
- *Some examples may have one or multiple roof dormers*

Heights:

- *One to two stories*

Eave:

- *Boxed or Open*

Building Materials:

- *Wood siding*
- *Patterned wood shingles*

Detailing:

- *Porches with spindlework detailing and jigsaw cut trim*
- *Lace-like spandrels and turned balusters may be used in porch railings and in friezes suspended from the porch ceiling*
- *Window surrounds may have simple pediments above*

Other Features:

- *The boxed eaves often have decorative brackets*
- *Spindlework details and jigsaw cut trim is sometimes used in the gables*
- *Detached garage, if any*

Step
Two

F
O
L
K

V
I
C
T
O
R
I
A
N

Housing Typologies of Ryan Place -Queen Anne 1880-1910



This was the dominant style building during the period from about 1880 until 1900; it continued with decreasing popularity through the first decade of this century. In the heavily populated northeastern states, the style is somewhat less common than elsewhere. There, except for resort areas, it is usually more restrained in decorative detailing and is more often executed in masonry. Moving southward and westward the style increased steadily in dominance and popularity. California and the resurgent, cotton-rich states of the New South have some of the most fanciful examples.

The style was named and popularized by a group of nineteenth century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the historic precedents used by Shaw and his followers had little to do with Queen Anne of the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from late Medieval models of preceding Elizabethan and Jacobean eras. The half-timbered and patterned masonry American subtypes are most closely related to this work of Shaw and his colleagues in England. The spindlework and free classic subtypes are indigenous interpretations.

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

Common Features and Building Materials for Queen Anne

Architectural Precedent:

Medieval English

Geographic Origination:

England

Roof Type:

- *Composite, false thatch*
- *Slate*

Roof Forms:

- *Front-gabled, cross-gabled, hipped roof with lower cross gable*
- *Steeply pitched*

Heights:

- *One to two and one-half stories*

Eave:

- *Intermediate*

Building Materials:

- *Wood, brick, patterned shingles, stone*

Detailing:

- *Spindlework ornamentation in the gables, porch balustrades, and as a frieze suspended from the porch ceiling*
- *Lacy spandrel and bead-like decorative elements*
- *Some examples use classical columns*
- *Patterned shingles*
- *Bays, towers, overhangs, and wall projections are common*

Other Features:

- *Asymmetrical form*
- *Dominant front-facing gable*
- *Detached garage, if any*
- *A small percentage of examples will have half-timbered detail in the upper-story gables and patterned brickwork or stonework in the exterior walls*

Step
Two

Q
U
E
E
N
A
N
N
E

Housing Typologies of Ryan Place -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 found throughout the United States:

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 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 Ryan Place -Mission Revival 1890-1920



California was the birthplace of the Mission style and many of its landmark examples are concentrated there. The earliest were built in the 1890s. By 1900, houses in this style were spreading eastward under the influence of fashionable architects and national builders' magazines. Although never common outside the southwestern states, scattered examples were built in early twentieth century suburbs throughout the country. Most date from the years between 1905 and 1920.

One scholar has noted that the style is "the California counterpart" of the Georgian inspired Colonial Revival that was then gaining popularity in the northeastern states. Rather than copy the East's revival of its own colonial past, California turned to its Hispanic heritage for inspiration. Several California architects began to advocate the style in the late 1880s and early 1890s. It received further impetus when the Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the West. Typical Hispanic design elements (shaped parapets, arches, quatrefoil windows, etc.) were commonly borrowed and freely adapted to adorn traditional shapes. In a few landmark examples, however, the forms of the early missions, including twin bell towers and elaborate arcades were faithfully followed in domestic designs. In still other examples, innovative architects designed Mission buildings with many features borrowed from the contemporary Craftsman and Prairie movements; some even anticipated the simplicity of the subsequent International Style. The style quickly faded from favor after World War I as architectural fashion shifted from free, simplified adaptations of earlier prototypes to more precise, correct copies. From this concern grew the Spanish Eclectic style that drew inspiration from a broader spectrum of both Old and New World Spanish buildings.

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

Common Features and Building Materials for Mission Revival

Architectural Precedent:

Spanish

Geographic Origination:

California

Roof Type:

- *Tile*

Roof Forms:

- *Hipped or side-gabled with a Mission-shaped dormer or roof parapet*
- *Both symmetrical or asymmetrical forms*

Heights:

- *Mostly two story*

Eave:

- *Wide*

Building Materials:

- *Mostly stucco*
- *Some brick and stone*

Detailing:

- *Prominent front entry porches either at the entry or covering the full width of the façade*
- *Porch roof supported by large square pillars*
- *Restrained decorative elements*
- *Quatrefoil windows are common*
- *Occasionally patterned tiles, carved stonework, or other wall surface ornamentation is used*

Other Features:

- *Mission-like bell towers occur on only a few examples*

Step
Two

M
I
S
S
I
O
N

R
E
V
I
V
A
L

Housing Typologies of Ryan Place -Italian Renaissance 1890-1935



Italian Renaissance details are borrowed almost directly from the Italian originals. Among the most characteristic are recessed entry porches and full-length first story windows with arches above. The roof, except when flat, commonly has broadly overhanging, boxed eaves; normally the eaves have decorative brackets beneath. These features of the roof-wall junction are helpful in distinguishing Italian Renaissance houses from related Mediterranean styles with tile roofs. Mission houses usually have wide eave overhangs, but these are commonly open rather than boxed-in. Spanish Eclectic houses normally have little or no eave overhang. Eave brackets are rare on both Mission and Spanish Eclectic houses. Common decorative details include quoins, roof-line balustrades, pedimented windows, classical door surrounds, molded cornices, and belt cornices. Stucco, masonry, or masonry-veneer walls are universal; wooden wall claddings are never used. Note that similar details appear in several earlier styles with Renaissance roots, particularly the Georgian, Adam, and Italianate styles. Because of similarities, Italian Renaissance houses sometimes resemble Georgian or Adam inspired examples of the contemporaneous Colonial Revival.

The Italian Renaissance style is found in early twentieth century homes throughout the country, but is considerably less common than the contemporary Craftsman, Tudor, or Colonial Revival Styles. Primarily a style for architect-designed landmarks in major metropolitan areas prior to World War I, vernacular interpretations spread widely with the perfection of masonry veneering techniques; most of these date from the 1920s. The style steadily declined in popularity through the 1930s and post-1940 examples are rare.

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

Common Features and Building Materials for Italian Renaissance Houses

Architectural Precedent:

Renaissance

Geographic Origination:

Italy

Roof Type:

- *Ceramic tile*

Roof Forms:

- *Hipped or flat roof with roof-line parapet*
- *Low-pitched*

Heights:

- *One to three stories*

Eave:

- *Moderate to Wide*

Building Materials:

- *Stucco, masonry, or masonry veneer (masonry materials include brick, cut stone, and concrete)*
- *Wood cladding is never used*

Detailing:

- *Arches above doors, first-story windows, and porches*
- *Full length first-story windows*
- *Recessed entry porches*
- *Entrances accented by classical columns*
- *Decorative brackets beneath the eaves*
- *Large brick chimneys*
- *Other decorative details include quoins, roof-line balustrades, pedimented windows, classical door surrounds, molded cornices, and belt courses*

Other Features:

- *Symmetrical façades are most common*
- *Smaller and less elaborate upper-story windows are typical*
- *Detached garage, if any*

Step Two

I T A L I A N R E N A I S S A N C E

Housing Typologies of Ryan Place -Tudor 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*

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*

Step
Two

T
U
D
O
R

Housing Typologies of Ryan Place -Neoclassical 1895-1950



Neoclassical was a dominant style for domestic building throughout the country during the first half of the twentieth century. Never quite as abundant as its closely related Colonial Revival contemporary, it had two principal waves of popularity. The first wave, from about 1900 to 1920, emphasized hipped roofs and elaborate, correct columns. The later phase, from about 1925 to the 1950s, emphasized side-gabled roofs and simple, slender columns. During the 1920s, the style was overshadowed by other eclectic fashions.

This rival of interest in classical models dates from the 1893 World's Columbian Exposition held in Chicago. The exposition's planners mandated a classical architectural theme, and many of the best-known architects of the day designed dramatic colonnaded buildings arranged around a central court. The exposition was widely photographed, reported, and attended. These Neoclassical models soon became the latest fashion throughout the country.

The central buildings of the exposition were of monumental scale and inspired countless public and commercial buildings in the following decades. The design of smaller pavilions representing each state in the Union were more nearly domestic in scale and in them can be seen the precedents for most Neoclassical houses. Those of Ohio, Utah, and South Dakota, for example, all had semi-circular, full-height entry porches. Nebraska and Kentucky were represented by more traditional full-height entry porches with triangular pediments and the Connecticut pavilion had a full-height entry porch with lower full-width porch. All of these drew heavily on the country's previous interest in the Early Classical Revival and Greek Revival styles. The Virginia pavilion was a copy of George Washington's home, Mt. Vernon, whose full-façade porch, among the first in the country, had been added in 1784 to an earlier Georgian house. The presence of the Mt. Vernon replica at the exposition, and the original's wide familiarity as the nation's premier museum house, contributed to the incorrect impression that such porches were somehow colonial.

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

Common Features and Building Materials for Neoclassical Houses

Architectural Precedent:

Early Classical Revival, Greek Revival, Georgian, Adam

Geographic Origination:

Chicago

Roof Type:

- *Composite shingle*
- *Wood shingle*

Roof Forms:

- *Front or side gable, hipped, or flat*
- *A combination of roof forms are often used*
- *Prominent central roof dormers are common in the one-story subtype*

Heights:

- *One to two and one-half stories*

Eave:

- *Boxed with a moderated overhang*

Building Materials:

- *Wood, brick or stone*

Detailing:

- *Double hung rectangular windows with multi-paned sashes; 6 or 9 panes to each sash is common*
- *Colonnaded front porch, either full or partial width*
- *Classical columns with Ionic or Corinthian capitals*
- *Roofline balustrades*
- *Dentil cornices*

Other Features:

- *Façades are typically symmetrical*
- *Detached garage, if any*

Housing Typologies of Ryan 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*

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*

Housing Typologies of Ryan Place -Craftsman & Bungalow 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 Bungaloid style.

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

Common Features and Building Materials for Craftsman & Bungalow

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 sometimes seen*

Other Features:

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

Step Two

C R A F T S M A N

Housing Typologies of Ryan Place -Spanish Eclectic 1915-1940



This style uses decorative details borrowed from the entire history of Spanish architecture. These may have Moorish, Byzantine, Gothic, or Renaissance inspiration with an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles which are shaped like half-cylinders and Spanish tiles that have an S-curve shape. Both types occur in many variations depending on the size of the tiles and the patterns in which they are applied. Dramatically carved doors are typical of Spanish architecture; these are more common on high-style Spanish Eclectic houses, but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular grids. Many examples have at least one focal window. These are commonly of triple-arched or parabolic shape and may be filled with stained glass of varying design. Decorative window grilles of wood or iron are common as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tile-roofed (and otherwise decorated) chimney tops, brick or tile vents, fountains, arcaded walkways (usually leading to a rear garden), and round or square towers.

The Spanish Eclectic style is most common in the southwestern states, particularly California, Arizona, Texas, and Florida, all regions where original Spanish Colonial building occurred and continued into the nineteenth century.

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

Common Features and Building Materials for Spanish Eclectic

Architectural Precedent:

Spanish, Gothic, Moorish, or Renaissance

Geographic Origination:

California

Roof Type:

- *Red Tile*

Roof Forms:

- *Side gabled, cross gabled, hipped*
- *Flat- or low-pitched*

Heights:

- *One and two stories*

Eave:

- *Little or no eave*

Building Materials:

- *Stucco, brick*

Detailing:

- *A large focal window, often triple arched or parabolic in shape*
- *Decorative window grilles of wood or iron*
- *Dramatically carved doors, often emphasized by adjacent spiral columns, carved stone, or decorative tiles*
- *Arcaded walkways*

Other Features:

- *Typically asymmetrical in form*
- *Some examples may have a round or square tower*
- *Detached garage, if any*

Step
Two

S
P
A
N
I
S
H
E
C
L
E
C
T
I
C

Housing Typologies of Ryan Place -Minimal Traditional 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 at 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:

- *None*

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*

Step
Two

M
I
N
I
M
A
L

T
R
A
D
I
T
I
O
N
A
L

Housing Typologies of Ryan Place –Ranch 1935–1975



This style originated in the mid-1930s by several creative California architects. It gained popularity during the 1940s to become the dominant style throughout the country during the decades of the 1950s and 1960s. The popularity of “rambling” ranch houses was made possible by the country’s increasing dependence on the automobile. Streetcar suburbs of the late-nineteenth and early-twentieth centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of personal transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots. Never before had it been possible to be so lavish with land and the rambling form of the Ranch house emphasizes this by maximizing façade width. This is further enhanced by built-in garages that are an integral part of most Ranch houses.

The style is loosely based on early Spanish Colonial precedents of the American southwest and modified by influences borrowed from Craftsman and Prairie modernism of the early twentieth century.

Asymmetrical one-story shapes with low-pitched roofs dominate the Ranch style. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open with the rafters exposed as in Craftsman houses. Both wooden and brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, based loosely on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common details. Ribbon windows are frequent as are large picture windows in living areas. Partially enclosed courtyards or patios, borrowed from Spanish houses, are also common features.

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

Common Features and Building Materials for Ranch Houses

Architectural Precedent:

Spanish and English Colonial

Geographic Origination:

California

Roof Type:

- *Composite*

Roof Forms:

- *Hipped, cross-gable, side Gable*
- *Low-pitched*

Height:

- *Generally one story*

Eave:

- *Moderate or wide*

Building Materials:

- *Wood, stone, or brick– sometimes used in combination*

Detailing: (Drawing from Spanish or English Colonial examples)

- *Decorative iron or wood porch supports*
- *Shutters*
- *Ribbon windows*
- *Large picture windows in living areas*
- *Minimal ornamentation– Modern and International style influences*

Other Features

- *Partially enclosed courtyards or patios*
- *Attached garages*
- *Sliding glass doors*
- *Rational designs with influences from the automobile culture*

Step
Two

R
A
N
C
H



**Step
Three**

Step Three:
Additions and Renovations

Introduction:

Ryan Place is fortunate to have such a diverse mix of architectural styles throughout the neighborhood. Each of these styles is equally important, just as each house and the way it has, or will, develop is important. The historic district designation is not meant to freeze the neighborhood in time, but rather to guide the neighborhood 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 neighborhood, are maintained.

Historic and Cultural Landmarks Commission (HCLC) and Administrative Approvals

If the city staff and the Ryan Place neighborhood agree that a particular treatment meets the district standards, 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.

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.

- 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.

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 trees that are completely dead, showing absolutely no sign of leaf growth on any branch during peak growing season. When a tree is removed, the stump should be removed to at least 6 inches below grade level.

Grasses

Grass varieties native and/or appropriate to the North Texas climate are encouraged. In order to reduce water consumption, drought tolerant grasses are encouraged.

Ground Cover

Groundcover varieties native and/or appropriate to the North Texas climate are encouraged.

Other Materials

The use of rock, gravel, stone, or other materials of a similar nature as ground cover in the yard are not encouraged where visible from the public right of way.

Topography

Where changes in the existing ground level are necessitated by installation of foundations or sewage systems, residents are encouraged to grade or plant in a manner that minimal area compatible with its surroundings.

Public visibility of any of the following should be minimized or concealed where the condition is not in character with the Historic District:

- Man-made decorative objects, large or obtrusive personal property, equipment and machinery, such as bulldozers, storage sheds or out-buildings, landscaping features, and modern appurtenances such as antennae and trash receptacles.
- In no circumstance shall above ground pools be visible from the public right-of-way.

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. Building height maximum shall be 25 feet if houses along the block face are less than 25 feet.

Foundation Height

In general, the raised foundation created by pier and beam construction is a distinctive and highly visible architectural feature of the historic district. New foundations shall conform to this character feature height.

Lot Width

The minimum width of a lot shall be an average of the lot widths on the block face.

Lot Coverage Ratio

The maximum lot coverage for the main structure is 50% and 5% coverage for accessory buildings. Zero lot line construction is prohibited for the main structure.

HCLC Guidance

If the established lot coverage is more than 50%, the HCLC can recommend an increase in the minimal lot coverage to the Board of Adjustment.

Front Yard Setbacks

The line of the front yard setback shall be respected in all circumstances. Relocations and new construction of primary buildings (not including a front facing porch) shall have a setback distance within 15% of the average front setback from the street as established by existing buildings on the block and shall not be closer to the street than the minimum setback on the same side of the block face.

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 within 15% of the average distance between existing buildings on the block.

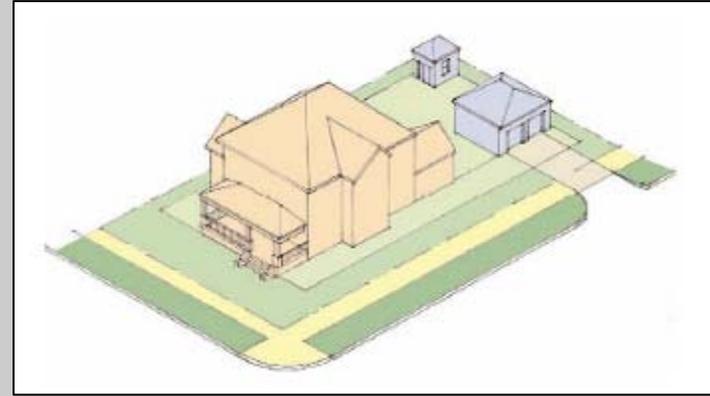
Garages and Accessory Structures

The traditional location of these structures will serve as the basis for locating these structures for purposes of relocation or new construction. The location shall be based on the dominant pattern of each sub-district and architectural style.

Exterior Staircases and Elevators

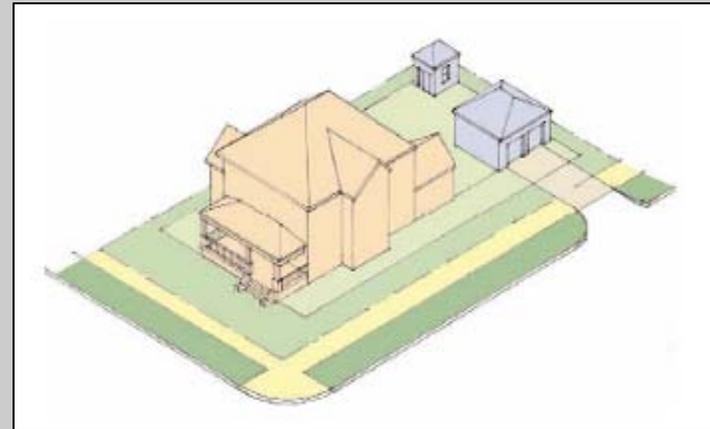
Exterior second and third story staircases and elevators are not permitted.

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.



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*

Step Three

ADDITIONS & RENOVATIONS

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.

- 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.

**Note: Additions should be in-keeping with the architectural style of the main structure. However, in accordance with the Secretary of the Interior's Standards for Rehabilitation, new additions should not present a false sense of history leading one to believe that the addition is an original element. An appropriate feature to differentiate the new addition can range from size, scale, and setback to color or material.*

Parkway Guidelines

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

Street Lights

The existing 5th Avenue street lights are listed in the Tarrant County Historic Resources Survey as contributing architectural elements to the 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.

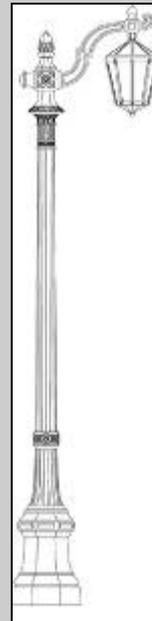
Retaining Borders

Retaining borders should have minimal visual impact.

Architectural accessories

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

History of the 5th Avenue Street Light



The history of the Ryan Place streetlight is unique. The light was originally designed for Euclid Avenue in Cleveland, Ohio in 1887. This light is unique because it was designed by an architect specifically to complement the architecture along Euclid Avenue in the late 1880s. The light was manufactured by Union Metal in Cleveland. Over the years, Union Metal provided 11 different styles of fixtures to Fort Worth accounting for 2,246 poles. Union Metal sent 25 of the Euclid fixtures to Fort Worth.

The style of the light was not designed to complement the architecture of Ryan Place, but represents a personal preference. Overtime, however, this light has become synonymous, locally, with the neighborhood and is viewed as an important historic symbol. This light serves as an example that architectural elements are not always true to form.

Architectural Detail Standards

Building Materials

Exterior façade materials shall be drawn from the sub-district's architectural style and shall be compatible with the architectural style of the home. (See sub-district descriptions on page 5.)

Change of Materials

- The existing 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.
- Unpainted masonry surfaces shall not be painted unless the applicant establishes that:
 - (a) painting is the only method by which the masonry may be restored or preserved or,
 - (b) The color or texture of re-placement masonry cannot be matched with that of the existing masonry and the paint color matches that of the existing masonry
- Paint colors should be appropriate to the architectural style and character of existing houses in the district.
- Fluorescent, luminescent, iridescent, prismatic, opalescent, incandescent, metallic or like paint shall not be used to paint the exterior of any structure.

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, 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 additions shall not conceal or destroy existing 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.

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*

Architectural Detail Standards (continued)

Windows, Window Shutters, and Doors

- Original windows, shutters, and doors shall be repaired, reused and/or retained when economically reasonable and shall be replaced only with appropriate documentation and approval.
- Replacement windows may be constructed of modern materials if they are visually compatible with existing historic windows in form, style, scale, color, and texture. In cases where a modern window does not have true separate panes of glass, muntins should remain present on the exterior of the glass pane(s).
- Skylights are permitted only:
 - On rear facing roofs of main structures when not seen from the public right-of-way
 - On the roof of an accessory building located in the rear yard
- Security and ornamental bars are only permitted on an accessory building or on the rear or side facades of a main building
- Window and door openings original to a main structure and visible from the public right-of-way shall be retained as they were historically designed.
- Storm doors and storm windows shall be permitted if they do not damage or conceal significant features and are visually compatible in size, style, and color with the main structure and adjacent structures on the block face. Metal storm doors and storm windows shall have a factory painted finish or shall be painted to match the window color. Aluminum, bronze, or metallic anodized finishes are not permitted.
- Shutters must be typical of the style and period of the building, made of wood, designed to fit the window opening, and appear to be installed in a manner to perform their intended function.
- Exterior second and third story staircases are not permitted.

Note: When removing or replacing exterior features such as doors and windows, especially in areas that are seen from the public right-of-way, consideration should be given to the overall character that those features contribute to the structure. In cases where the removal or replacement of character defining features are not done in a historically sensitive manner, a contributing structure may become non-contributing.

Step Three

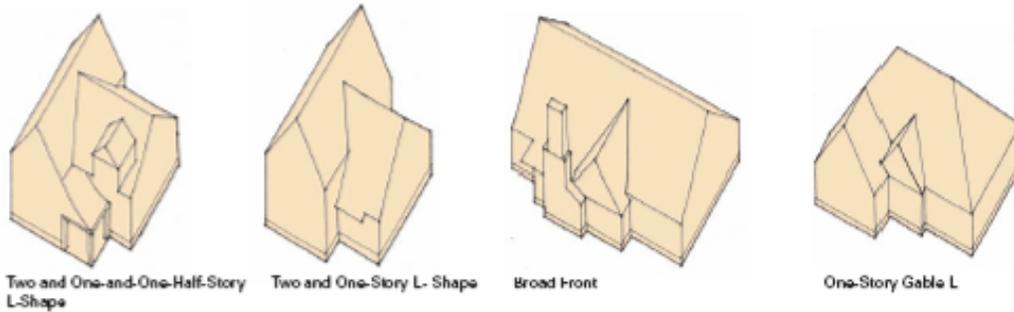
A D D I T I O N S & R E N O V A T I O N S

Sample Massing for Additions



FACADE COMPOSITION DIAGRAMS

Massing



Two and One-and-One-Half-Story L-Shapes

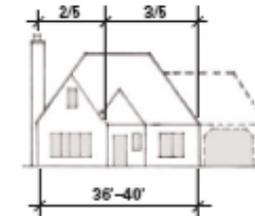
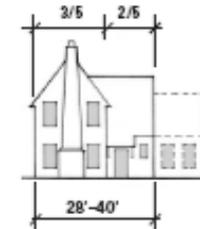
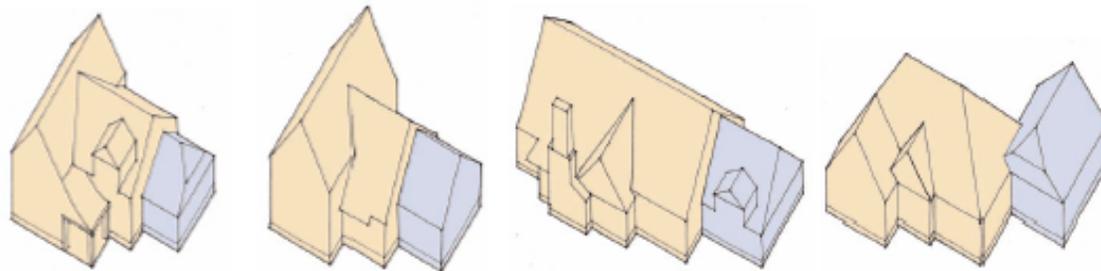
Two and One-Story L-Shape

Broad Front

One-Story Gable L



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.

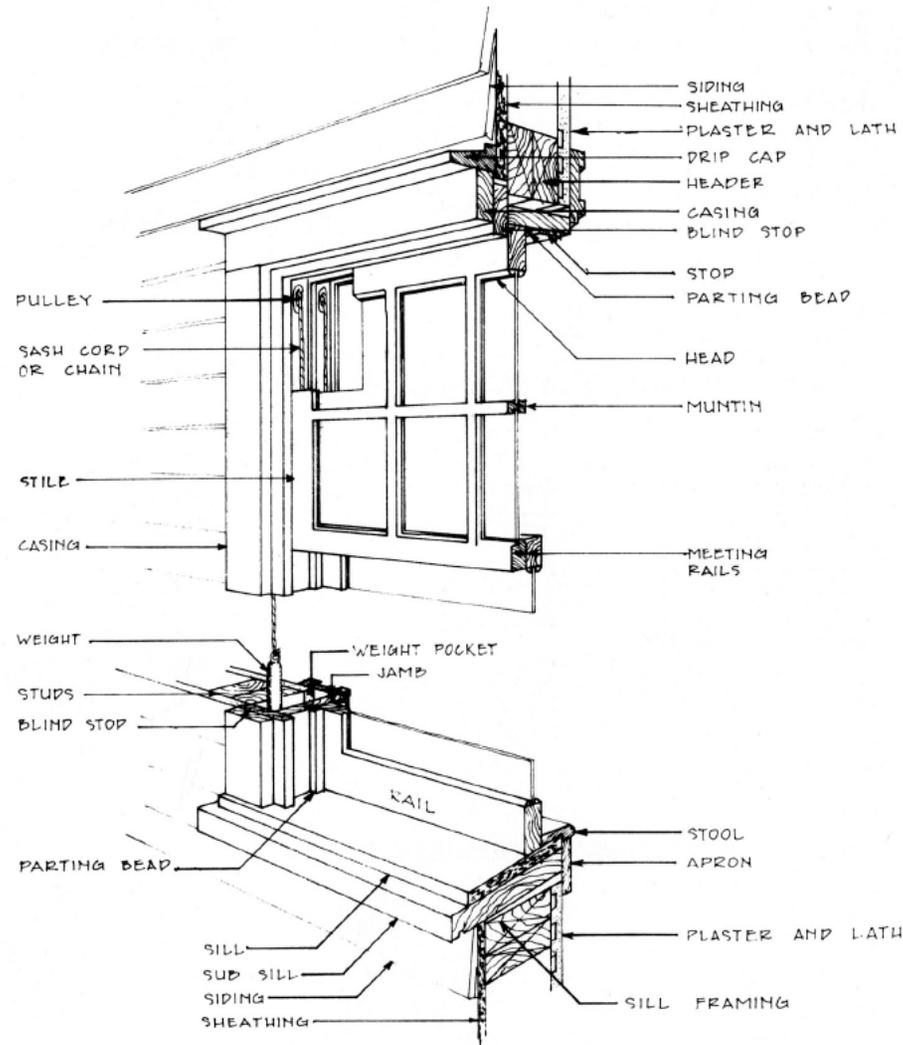
If the addition is ever removed from the structure, the guidance listed above will allow the house to return to its original condition.

Source: *US Parks Service- Interpreting the Secretary 37*

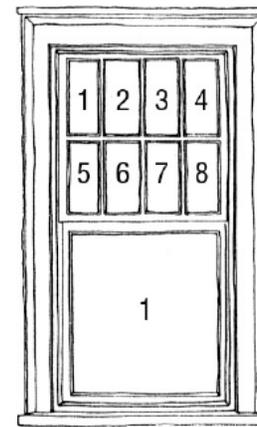


The addition on the left side of this house is appropriate because it takes a subordinate role to the main structure.

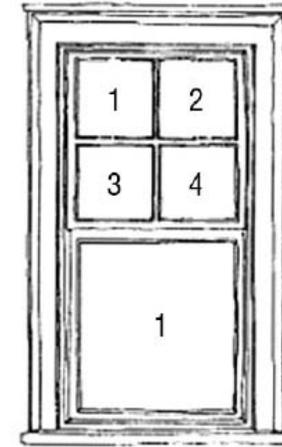
Windows



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.

HCLC review criteria for the consideration of new 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

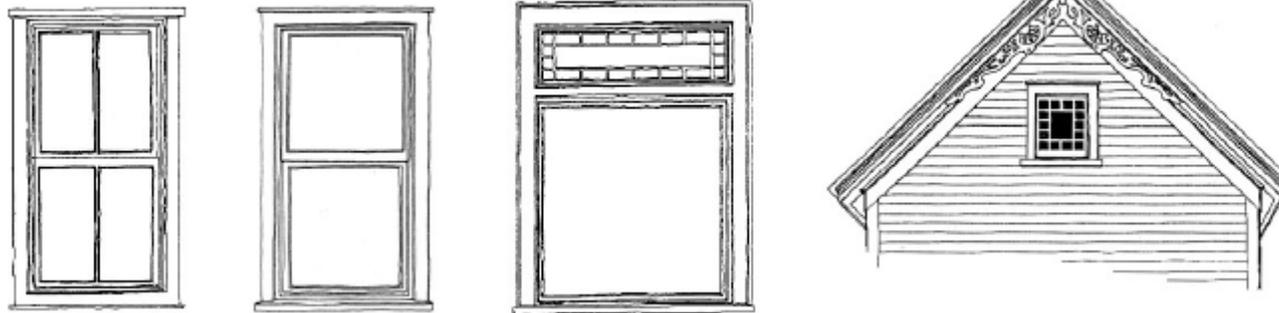
Source: City of Greensboro, NC

Draft

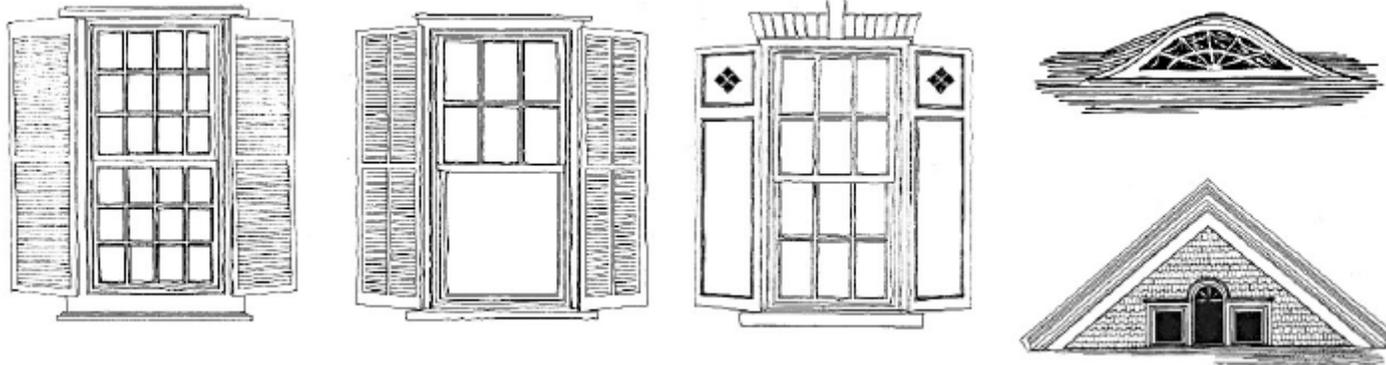
Step
Three

ADDITIONS
&
RENOVATIONS

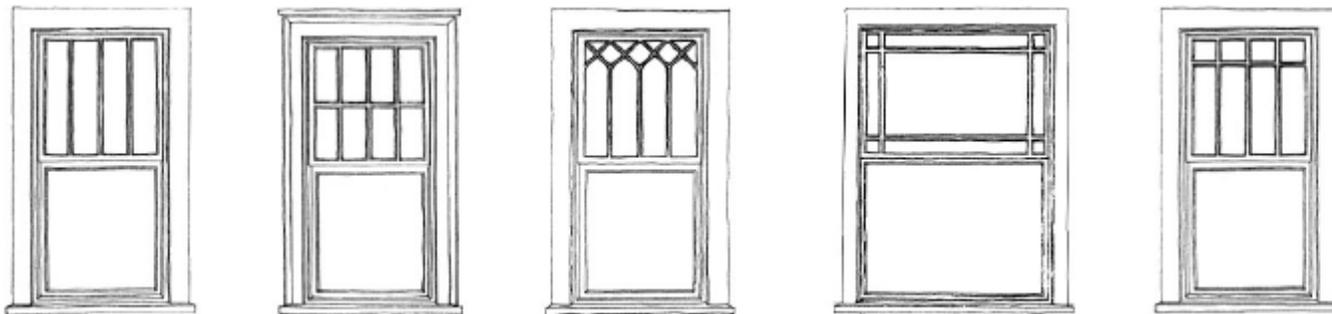
Representative Examples of Windows in Residential Architecture



Late Victorian/Queen Anne



Revivals / Neoclassical



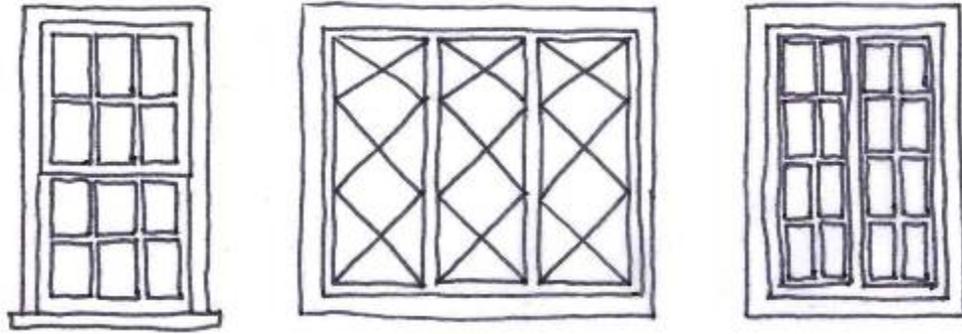
Prairie/ Craftsman & Bungalow

Source: *City of Greensboro, NC*

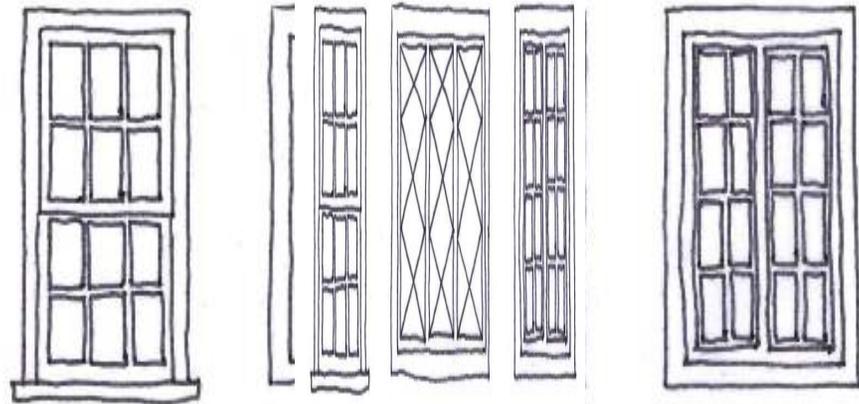
Step
Three

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

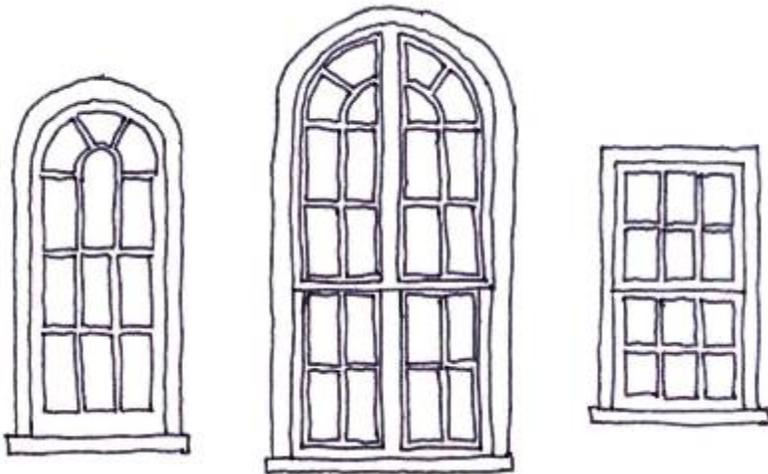
Representative examples of Windows in Residential Architecture



Tudor



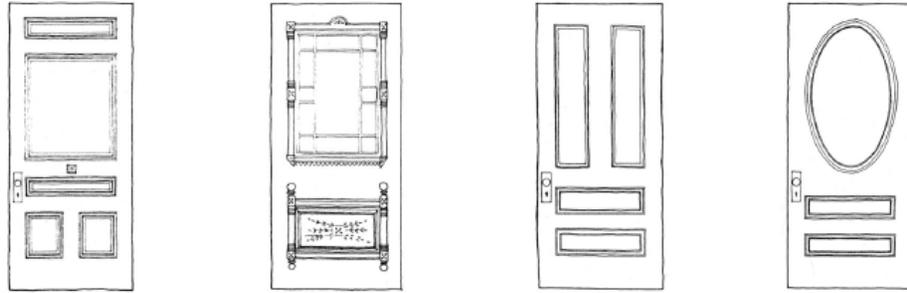
Italian Renaissance



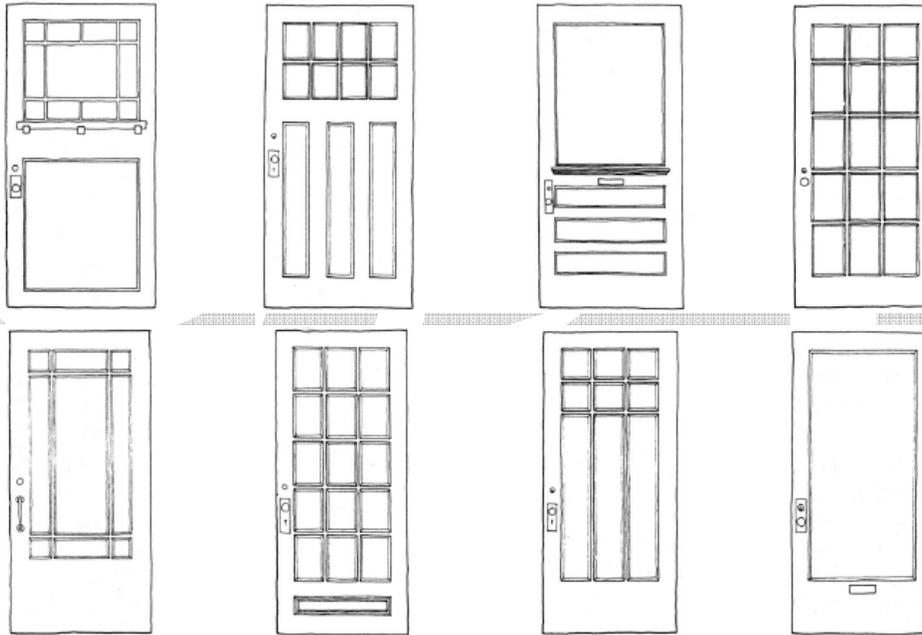
Spanish Eclectic

Source: *City of Greensboro, NC*

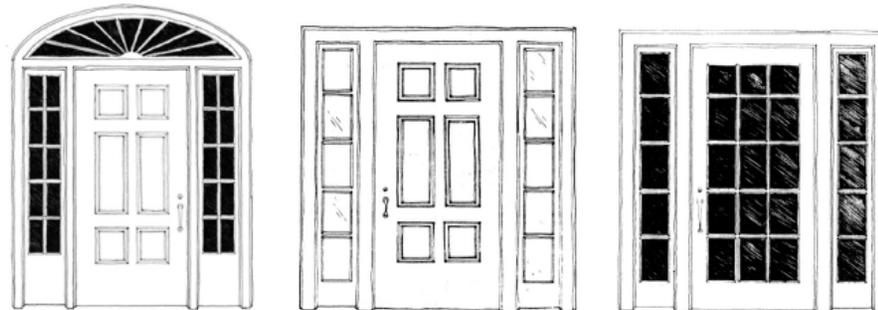
Representative Examples of Historically Appropriate Doors



Late Victorian/Queen



Prairie/Craftsman & Bungalow

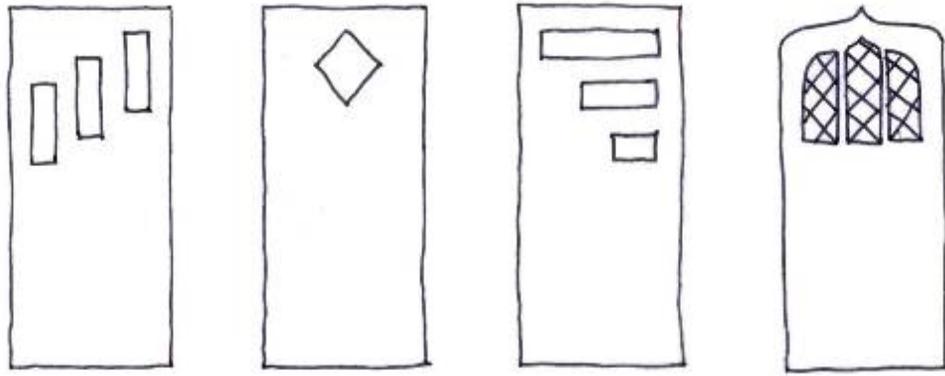


Revivals/Neoclassical

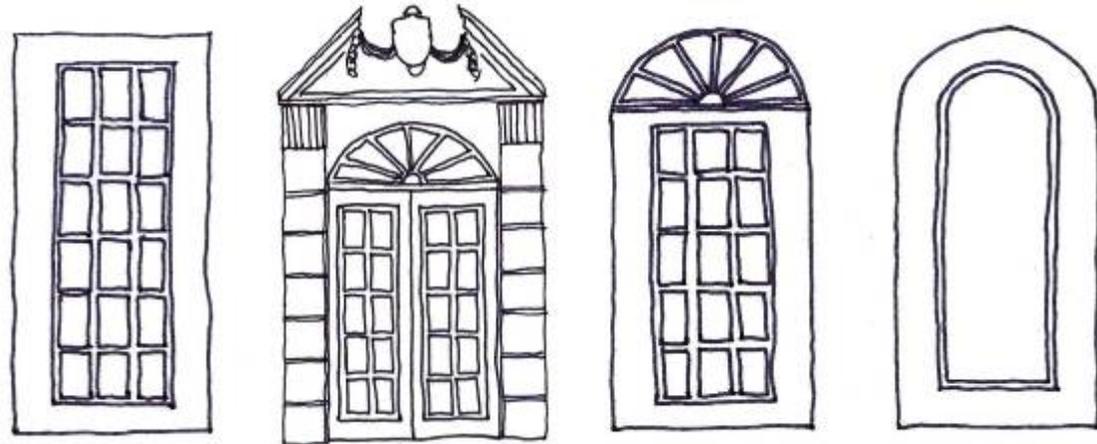
Step Three

ADDITIONS & RENOVATIONS

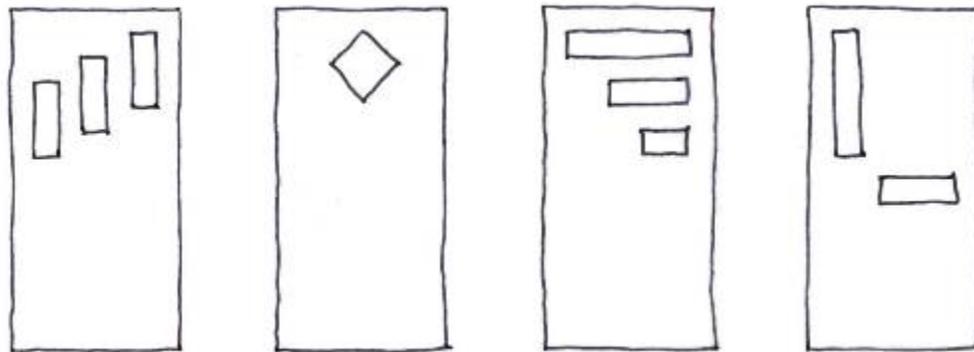
Representative Examples of Historically Appropriate Doors



Tudor Revival



Italian Renaissance



Minimal Traditional/Ranch

Step Three

ADDITIONS & RENOVATIONS

The Evolution of a House Over Time



1790



1825-1850



1890



1930



1938



Present day

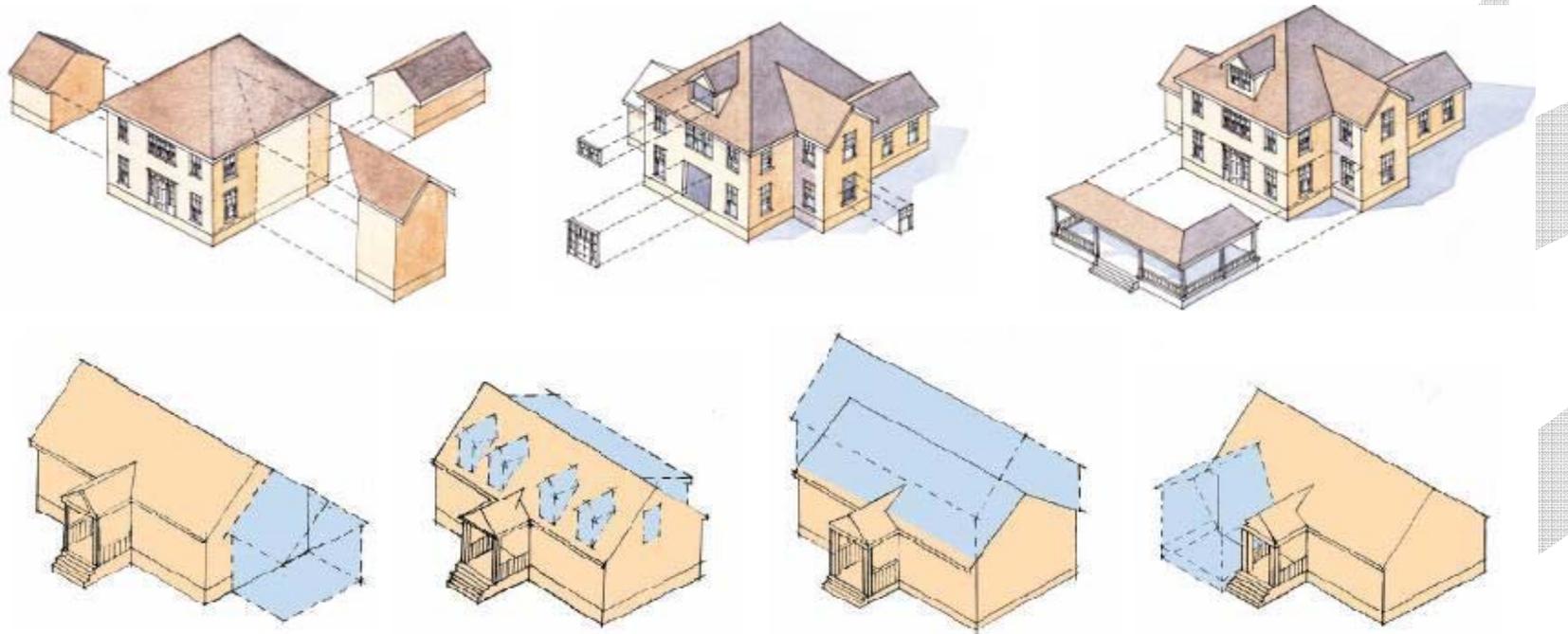
Source: *US Parks Service-Secretary of the Interior*

Draft

Step
Three

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

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—Interpreting the Secretary 14*

Draft

Step
Three

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

40

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.

- 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.
- 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 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.

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 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 except conduit on a building added in an inconspicuous manner.
5. Visible wiring and conduit shall be painted to blend with structure. Every effort should be made to enclose wiring within the building to conceal it from the public right-of-way.

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

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. Street parking by residents is highly discouraged.

Regulations

Width of Driveway

No driveway shall exceed one car width or twelve (12) feet maximum from the back sidewalk line to the rear line of the main structure.

Driveway Location – Front Approach (see page 29 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 perpendicular to the side street, e.g. a side approach driveway (see page 29 for images)

All other above listed width and approach limitations shall apply.

Driveway Location and Width



Inappropriate

This structure is a minimal traditional house. The original attached garage has been converted to additional living space. The driveway was inappropriately enlarged across the main line of the house to accommodate multiple vehicles.



Appropriate

This house is in the Tudor Revival style. 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.

Step Three

ADDITIONS & RENOVATIONS

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 the 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.

Use of Alleyway

Under no circumstance shall an alleyway connect to, or be substituted for a driveway.

Paving

Paving of driveways shall be of brick, stone, concrete, or concrete pavers.

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.

Prohibited Materials

Asphalt or washed gravel finish concrete, shall be prohibited.

Retaining Walls

Retaining walls shall be constructed of brick, stone, or concrete faced with 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:

Sidewalk Location – 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.

Sidewalk Location – 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.

Sidewalk Location – 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 concrete 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. Crushed materials are not allowed.

Fences, Walls, and Enclosures

Guidelines

1. In all cases, fencing and walls should be visually compatible with the environment of the existing house to which they relate.
2. The top edge of a fence should be level and along a line that is parallel to grade.
3. All fences should be constructed and maintained in a vertical position.

Standards

1. Fences in front yards shall be prohibited.
2. 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.
3. A non-transparent fence should be set back from the front line of the house at least $\frac{1}{4}$ of the depth of the structure.
4. The side of a fence facing a public street should be the finished side (i.e. the side that does not reveal structural elements).
5. If a metal fence is painted or colored, the color should be black, dark green, or dark brown.
6. 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.
7. A fence should run either parallel or perpendicular to a building wall or lot line.
8. The setback for side yard fences on corner lot should respect the setback of homes on adjacent streets.
9. A fence in a corner side yard should be set back a minimum of two feet from a public sidewalk.
10. 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.
11. Fences in the back and side yards visible from the public right-of-way that do not require a variance do not need to be reviewed by the HCLC *if* they are constructed in a manner consistent with these guidelines.
12. Fences, walls, and enclosures shall not be permitted in front of the main structure's primary façade.

Reconstruction Standards

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

- Reconstruction will be 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. If such resources must be disturbed, mitigation measures will be undertaken.
- 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.

Note: Where allowed by the district guidelines, modern materials may be substituted for historic materials that are beyond repair when the replacements match in form, style, scale, texture, and color.

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)

Step Three

ADDITIONS & RENOVATIONS

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.

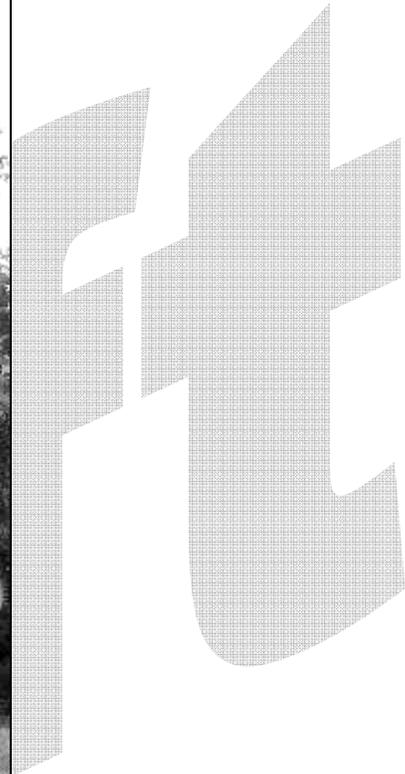
4. Code-related changes. Sometimes referred to as life and safety codes, building codes often require changes to historic buildings. Many cities in earthquake zones, for example, have laws requiring that overhanging masonry parapets and cornices or freestanding urns or finials be securely re-anchored 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 Three

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



**Step
Four**

Step 4
New Construction

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 and, more specifically, in the sub-district, if applicable. The following items shall be used to guide the massing of new construction:

- Setbacks: front, side, and rear
- Height: based on 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:

- Find the sub-district location of your lot on the area map (page 5, column A)

Step Two:

- Identify the architectural styles in your sub-district and the contextual setting of your lot (page 5, column B)

Step Three:

- Follow the standards for new construction

HCLC and Administrative Approvals

Note:

If staff and the Ryan Place Historic District Standards & Guidelines Committee 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 Ryan Place Historic District Standards & Guidelines Committee 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 newly constructed house is a good example of massing and siting 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 Ryan Place Historic District.

Step Four

NEW CONSTRUCTION

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 and sub-district. In addition, the variety of architectural typologies shall be maintained on the block face.
4. New construction shall not detract from the character or appearance of the block or the sub-district and shall respect the site orientation of existing buildings on the block.
5. New construction shall orient its front 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 sub-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 sub-district.
8. Masonry that appears similar in character to that of historic houses within the sub-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 sub-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.
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.

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 allowed 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 façade



rear façade

Step Four

NEW CONSTRUCTION

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. When a tree is removed, the stump should be removed to at least 6 inches below grade level.

Grasses

Grass varieties native and/or appropriate to the North Texas climate are encouraged. In order to reduce water consumption, drought tolerant grasses are encouraged.

Ground Cover

Ground cover varieties native and/or appropriate to the North Texas climate are encouraged.

Other Materials

The use of rock, gravel, stone, or other materials of a similar nature as ground cover in the front yard are prohibited.

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. In the case of corner lots, the elevation of the side yards shall be maintained at the same level as adjoining lots. The terracing of front yards established prior to January 1, 2008, 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:

- Man-made decorative objects, large or obtrusive personal property, equipment and machinery, such as bulldozers, storage sheds or outbuildings, landscaping features, and modern appurtenances such as above ground pools, antennae and trash receptacles.
- Above ground pools visible from the public the right-of-way

Parkway Guidelines

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

Street Lights

The existing 5th Avenue style street lights are listed in the Tarrant County Historic Resources Survey as contributing architectural elements to the neighborhood.

Sidewalks

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

Retaining Borders

Retaining borders shall have minimal visual impact.

Architectural Ornamentation

Ornamentation near the street not associated with the primary structure, but original to the property, shall be allowed, for example, driveway entry features, urns, and/or other like items.

Trees

Maintain mature street trees.

Step Four

NEW CONSTRUCTION

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. Building height maximum shall be 25 feet if houses along the block face are less than 25 feet.

Foundation Height

In general, the raised foundation created by pier and beam construction is a distinctive and highly visible architectural feature of the historic district. New foundations shall conform to this character feature.

Lot Width

The minimum width of a lot shall be an average of the lot widths on the block face.

Lot Coverage Ratio

The maximum lot coverage for the main structure is 50% and 5% coverage for accessory buildings. Zero lot line construction is prohibited for the 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 a setback distance within 15% of the average front setback from the street as established by existing buildings on the block.

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 within 15% of the average distance between existing buildings on the block.

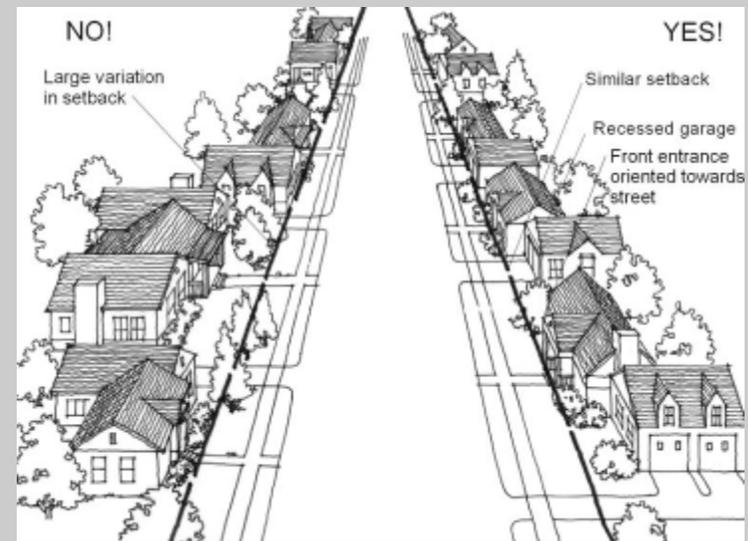
Garages and Accessory Structures

The traditional location of garages and accessory structures in the district will serve as the basis for their relocation or new construction. Further, a garage shall only be permitted to the rear of the main structure.

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.

Note: For new construction in sub-districts A and B, site orientation may be altered to be in-keeping with adjacent properties in sub-districts C or D with HCLC approval.

Step
Four

N
E
W
C
O
N
S
T
R
U
C
T
I
O
N

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, 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 except conduit on a building added in an inconspicuous manner.
5. Visible wiring and conduit shall be painted to blend with structure. Every effort should be made to enclose wiring within the building to conceal it from the public right-of-way.

Fences, Walls, and Enclosures

Guidelines

1. In all cases, fencing and walls should be visually compatible with the environment of the existing house to which they relate.
2. The top edge of a fence should be level and along a line that is parallel to grade.
3. All fences should be constructed and maintained in a vertical position.

Standards

1. Fences in front yards shall be prohibited.
2. 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.
3. A non-transparent fence should be set back from the front line of the house at least $\frac{1}{4}$ of the depth of the structure.
4. The side of a fence facing a public street should be the finished side (i.e. the side that does not reveal structural elements).
5. If a metal fence is painted or colored, the color should be black, dark green, or dark brown.
6. 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.
7. A fence should run either parallel or perpendicular to a building wall or lot line.
8. The setback for side yard fences on corner lot should respect the setback of homes on adjacent streets.
9. A fence in a corner side yard should be set back a minimum of two feet from a public sidewalk.
10. 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.
11. Fences in the back and side yards visible from the public right-of-way that do not require a variance do not need to be reviewed by the HCLC *if* they are constructed in a manner consistent with these guidelines.
12. Fences, walls, and enclosures shall not be permitted in front of the main structure's primary façade.

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 sub-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 sub-district.

- *Fans and Turbines*

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.

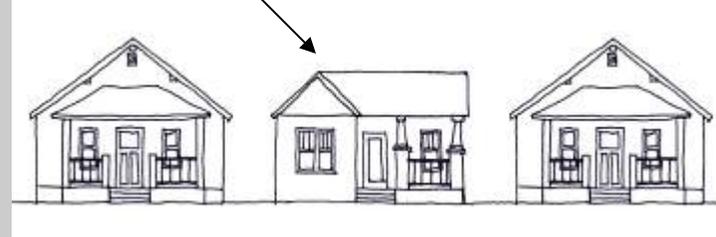
- *Solar Panels*

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, then 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

Step
Four

N
E
W
C
O
N
S
T
R
U
C
T
I
O
N

53

Standards for Architectural Details

Building Materials

Exterior façade materials shall be drawn from the proposed architectural typology and sub-district's architectural style.

- Paint colors should be appropriate to the architectural style and character of existing houses in the district.
- Fluorescent, luminescent, iridescent, prismatic, opalescent, incandescent, metallic or like paint shall not be used to paint the exterior of any structure.

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 or side porch shall be required if it is the dominant pattern in the sub-district. The porch shall contribute to the dominant pattern of the sub-district.

Windows and Doors

- The pattern, rhythm, and ratio of walls to windows and doors shall be compatible with the period dominant style within the sub-district.
- Windows shall be appropriate to the architectural style of the structure within its sub-district. In cases where a modern window does not have true separate panes of glass, muntins should remain present on the exterior of the glass pane(s).
- Skylights are permitted only:
 - On rear facing roofs of main structures when not seen from the public right-of-way
 - On the roof of an accessory building located in the rear yard
- Security and ornamental bars are only permitted on an accessory building or on the rear or side facades of a main building
- Storm doors and storm windows shall be permitted if they do not damage or conceal significant features and are visually compatible in size, style, and color with the main structure and adjacent structures on the block face. Metal storm doors and storm windows shall have a factory painted finish or shall be painted to match the window color. Aluminum, bronze, or metallic anodized finishes are not permitted.

Shutters

Shutters must be typical of the style and period of the building, made of wood, designed to fit the window opening, and appear to be installed in a manner to perform their intended function.

Exterior Staircases (primary structures)

Exterior second and third story staircases are not permitted.



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



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

Step
Four

N
E
W
C
O
N
S
T
R
U
C
T
I
O
N

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

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 highly discouraged.

Regulations

Width of Driveway

No driveway shall exceed one car width or twelve (12) feet maximum from the back sidewalk line to the rear line of the main structure.

Driveway Location – Front Approach (see page 29 for examples)

All front approach driveways shall be located parallel to the 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 perpendicular to the side street, , e.g. a side approach driveway (see page 29 for images)

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 Ryan Place neighborhood.

Street Lights

The existing 5th Avenue street lights are listed in the Tarrant County Historic Resources Survey as contributing architectural elements to the 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 the 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.

Use of Alleyway

Under no circumstance shall an alleyway connect to, or be substituted for a driveway.

Paving

Paving of driveways shall be of brick, stone, concrete, or concrete pavers.

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.

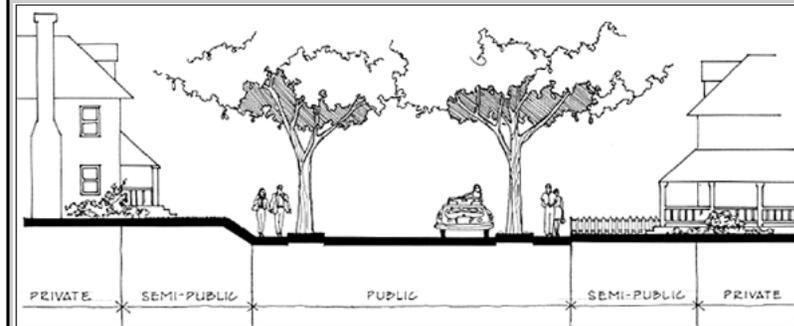
Prohibited Materials

Asphalt or washed gravel finish concrete, shall be prohibited.

Retaining Walls

Retaining walls shall be constructed of brick, stone, or concrete faced with 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.

Step Four

NEW CONSTRUCTION

Sidewalk Location, Retaining Walls, and Material Standards

Paving

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

Sidewalk Location – 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.

Sidewalk Location – 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.

Sidewalk Location – 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. Crushed materials are not allowed.



The sidewalk, above, and the driveway, below, on these Historic Ryan Place structures are good examples of paving solutions that are compatible with the Ryan Place Historic District guidelines.



Step
Four

N
E
W
C
O
N
S
T
R
U
C
T
I
O
N

57

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 ridge line) 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.