

Guidelines for the Garden of Eden Carson Street Historic District

Purpose and Adoption of Guidelines

The purpose of these guidelines is to discourage demolition of the District's historic buildings and cultural landmarks and to serve as a guide for rehabilitation of existing buildings, construction of new buildings and additions and relocation of buildings so as to preserve the historic and cultural character and the visual identity of the District. The purpose of design review is not to prohibit additions, new construction and other alterations, but to ensure that the overall integrity of the District is preserved. These guidelines shall not be interpreted as applying to the interiors of the following: existing buildings, new construction, additions and relocations.

Upon adoption of the historic overlay by the District, these guidelines shall likewise be adopted.

Upon adoption, all existing buildings in the District will be adopted as they exist and remain subject to all applicable ordinances of the City of Fort Worth. In addition, these guidelines and the Secretary of the Interior's Standards for Rehabilitation shall apply to an existing building in the District at such time as change in materials, design, configuration or outward appearance, visible from a public right-of-way is proposed or made.

Upon adoption, these guidelines, all applicable ordinances of the City of Fort Worth and the Secretary of the Interior's Standards for Rehabilitation shall apply to all new construction, additions, relocations and demolition both residential and commercial in the District.

Rehabilitation of and Additions to Existing Buildings

The following guidelines shall apply to work done on any existing building in the District.

Additions

Additions shall not overpower the existing building

Additions shall be located at the rear or side of the existing building in order to minimize the visual impact of an addition

Additions shall be compatible in character with the existing building.

Driveways/Parking

With the exception of driveways, the paving or graveling of front yard areas to allow for parking shall not be allowed

No vehicular parking shall be allowed in front yards except for driveways that run from the street to the garage, carport, or rear of the primary building.

Fences

Fences shall be allowed in front yards and shall be reviewed by the Landmarks Commission
All fences requiring a variance shall be reviewed by the Landmarks Commission
Fences in the side and back yards that do not require a variance do not need to be review by the Landmarks Commission

Landscaping

Landscaping shall be botanical in nature, no all-rock or all gravel or a combination thereof) front yards shall be permitted

Agricultural gardening shall be permitted in the back and side yards to maintain the integrity of the period that the District is preserving

Materials

The two primary building materials used in the District are masonry and wood (includes brick, stone concrete, tile, mortar and stucco)

Original materials shall be maintained, retained, repaired or reused when possible. If at all possible, original materials shall be replaced with same or similar materials that convey the same visual presence

Painting

Fluorescent, iridescent, prismatic, opalescent, incandescent, metallic, or like pain shall not be used to pain the exterior of any building in the District

Patios and Decks

Patios and decks can be constructed in areas where they are shielded from the public right-of-way

Porches

Porches and entrances that can be seen from a public right-of-way shall not be changed in a manner that would adversely change the overall character or visual appearance of the primary building.

Roofs

Existing roofing materials shall be replaced with the same type of roofing materials Attic space can be ventilated to prevent condensation

Windows/Doors

All replacement windows and doors shall be compatible with the character of the primary building

Metal, wood and energy efficient windows shall be painted to match existing décor

New Construction Guidelines

Design

New construction shall be comparable to and compatible with existing buildings

New construction shall be of the appropriate style and period of existing buildings on the block in the District

New construction shall not detract from the character or appearance of the block or the District

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

Materials

The two primary building materials, for new construction shall be masonry and wood

Painting

Fluorescent, luminescent, iridescent, prismatic, opalescent, incandescent, metallic, or like paint shall not be used to paint the exterior of any new construction

Roofs

Roof design, materials and textures shall be consistent with existing buildings in the District

Roofing materials shall be visually compatible with those used on other buildings in the District

Windows/Doors

Windows and doors shall be typical of the style and period of the new construction and compatible with existing buildings on the block

Metal, storm and energy efficient shall be painted to match existing décor

Commercial Construction and Rehabilitation of Existing Buildings

Any new commercial building shall be screened from adjacent residential properties by the use of fences in conjunction with trees, shrubs and/or other plants of height and type appropriate to reduce the visual impact of such commercial buildings or adjacent residential buildings and existing residential buildings on the block

Mechanical Equipment and Service Areas

Loading and service entrances and trash containers shall be located at the rear of buildings whenever possible

Mechanical, electrical and plumbing systems shall be concealed from view from the public right-of-way. If this is impossible to do, then its visual impact shall be minimized to the greatest extent

Rooftop equipment shall be located where it cannot be seen

Parking

Historic buildings shall not be demolished to provide areas for parking

The design of the parking area shall ensure that a driver's vision of vehicular and pedestrian traffic at the entrance and exit to the parking area is not diminished or obscured

Adequate lighting to provide security in the evenings shall be provided

Lighting

Exterior lighting shall highlight building elements, signs, or other distinctive features

Flashing, pulsating and similar lighting shall not be permitted

Signs

Flashing and animated signs and signs with moving parts shall not be permitted

Monument signs shall be permitted and shall be appropriately sized in relation to placement on the lot and in proportion to the building

Demolition

The demolition of a building which contributes historically, culturally or architecturally to the character of the District shall be avoided

Demolition of an existing building shall be permitted if such demolition has been ordered by the appropriate department of the City of Fort Worth for reasons public health and safety

Relocation

A building may be moved from one site to another site within the District if the building is seriously threatened at its original location or by the integrity and structural soundness