



# STANDARDS AND GUIDELINES FOR ACCESSORY STRUCTURES

## INTRODUCTION

Accessory structures are an important component of a residential and commercial site. They contribute significantly to the overall property, setting historic context and are part of the historic fabric of the neighborhood. They contribute to our understanding of a neighborhood's history and character and to the overall organization and use of a site. The most common types of accessory structures are sheds, garages, garage apartments or carriage houses. Garages or carriage houses are the most typical accessory structures found in the Fairmount Historic District.

Accessory structures can be considered contributing if:

- Constructed at the same time as the main structure and/ or shares distinctive characteristics with other structures on the site.
- Constructed prior to or after the main structure was constructed on the site but had a significant function.
- Representative of an important architectural style or construction method.
- Associated with an important event or person related to the property.

## DEMOLITION

In the case of demolition, accessory structures that contribute to the historic character of a site and neighborhood, shall follow the Criteria for Demolition.

**REMINDER:** *All exterior work requiring a building permit requires a Certificate of Appropriateness and must conform with all of City of Fort Worth ordinances. It is helpful when using these guidelines to be familiar with your architectural style.*

## HISTORIC GARAGES

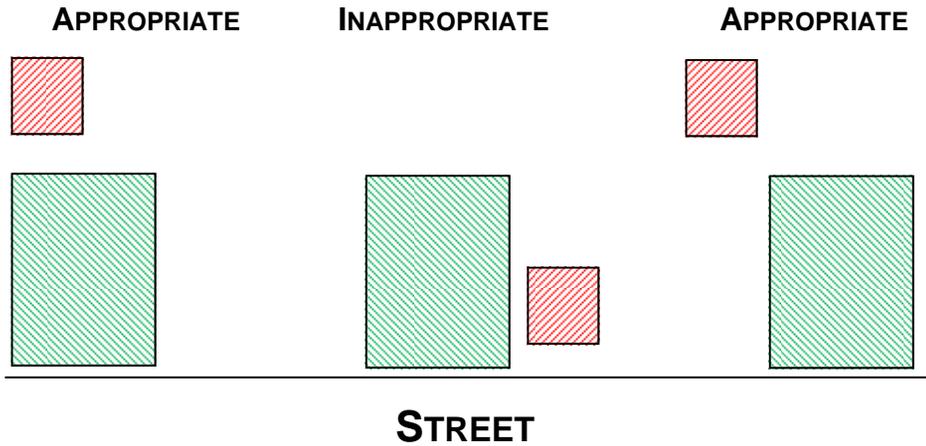
Shelter for the automobile became an increasingly important consideration after 1900 and by the 1910s garages were standard. Garages were almost always detached from the main structure due to common fear of exploding gasoline. At the time gasoline was kept in the garage as gas stations had yet to be invented. As a result of this fear, it wasn't uncommon for garages built prior to 1920 to be built of brick, concrete block, hollow clay tile or pressed tin rather than wood; even if the house was wood framed and had wood siding. Many garages were built with a side, rear or second floor apartment. Often the garage with an apartment was built first and occupied by the home owner until the main structure was built. On rare occasion, detached garages were attached to the main house by a pergola or a roofed breeze way. Garages were not integrated into the main structure until the 1950's. After 1920 it became more common to see garages built in the same style as the main structure. These similarities can include the building form, materials and simplified detailing; however, it wasn't uncommon for it to have a different type of cladding or roof material or roof

shape than the main house.



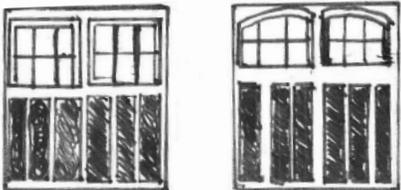
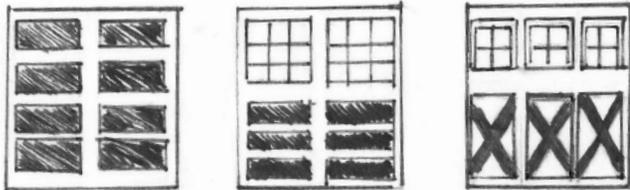
## CONSTRUCTION OF A NEW ACCESSORY STRUCTURE

Like additions, accessory structures should be subordinate to and visually compatible with the main structure on the site. Accessory structures should match in form and materials; and, have simplified detailing. In the construction of a new garages only single car openings are appropriate.

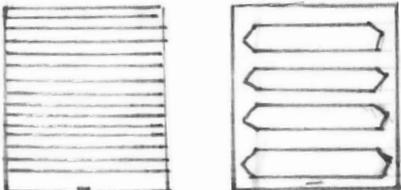


ABOVE: Accessory structures are typically located to the rear of the main structure.

### APPROPRIATE GARAGE DOORS



### INAPPROPRIATE GARAGE DOORS



## ACCESSORY STRUCTURE STANDARDS

(Required)

1. Contributing accessory structures shall be maintained.
2. Original garage doors shall be repaired and retained.
3. When necessary replacement garage doors shall be compatible with the garage design. Metal roll-up doors are acceptable; however, historic garage doors are typically wood with recessed panels, and therefore a wood replacement door should be considered.
4. New accessory structures shall be designed to complement the period and style of the main structure and shall meet all other design guidelines.
5. New accessory structures shall be located at the rear of the property or zero lot line when appropriate.
6. Garages shall not be attached to the main structure.
7. Garages shall not exceed two bays unless replacing an existing three bay garage.
8. Pre-manufactured or metal carports and outbuildings, sheds (over 150 square feet) are prohibited.

## ACCESSORY STRUCTURE GUIDELINES

(Recommended not required)

1. Garages on corner lots should have the driveway approach from the side street, and should be located no more than one car length from the sidewalk.

## ADDITIONAL RESOURCES

- Bungalow Details: Exterior by Jane Powell and Linda Svendsen
- NPS Preservation Brief #20: The Preservation of Historic Barns