



STANDARDS AND GUIDELINES FOR NEW CONSTRUCTION, ADDITIONS, DEMOLITIONS AND RELOCATION

INTRODUCTION

Fairmount Historic District 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. The most significant events that effects the change of character in a historic district is demolition and new construction. When constructing a new home in the district, it is important to draw upon the context of the 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 and block face, if applicable. This chapter will explore how demolition, the relocations of structures and new construct can affect the historic fabric and character of a neighborhood.

DESIGN PRINCIPLES OF ADDITIONS AND NEW CONSTRUCTION

DEMOLITION

RELOCATION

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.*

DESIGN PRINCIPALS OF ADDITIONS AND NEW CONSTRUCTION

New construction should reflect design concepts of the period in which it is created, while recognizing that a new building or additions must fit within an existing framework of a variety of older structures. New structures and additions should harmonize with older structures, while at the same time remain distinct from the old so that the evolution of the district can be clearly read. Means for differentiating may include materials, form and construction method. Style is discouraged from being the primary indicator of differentiation. To achieve this goal, several aspects of the existing context should be analyzed by the applicant and integrated into their proposal including:

COMPLEMENTARY ROLE OF AN ADDITION

SCALE: HEIGHT AND WIDTH

BUILDING FORM AND MASSING

SETBACKS

SITE CONFIGURATION AND ORIENTATION

ARCHITECTURAL ELEMENTS

RHYTHM OF OPENINGS

MATERIALS

COMPLEMENTARY ROLE

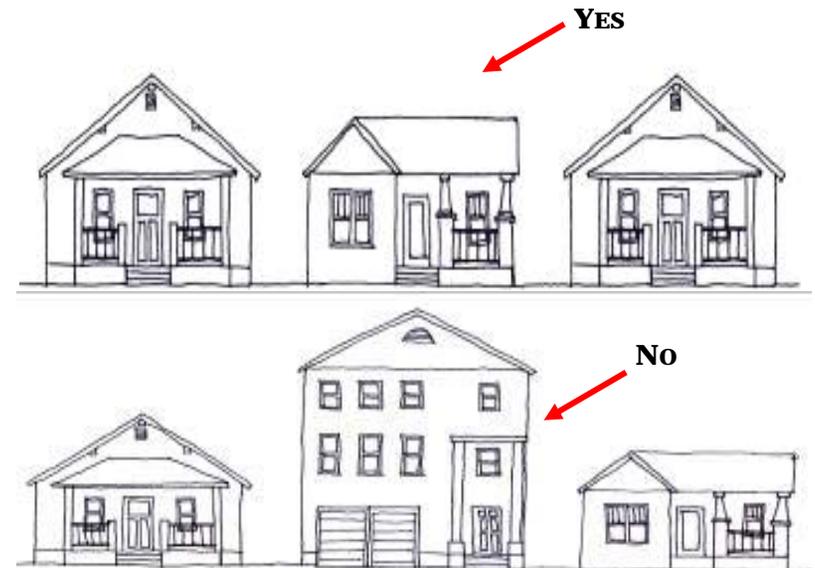
If possible, new additions to an existing historic structure should occur to the rear of the house. This has the least impact on the historic integrity of the home. In some cases, however, a side addition may be necessary based on the programmatic needs of the client. In these cases, the addition shall take a subordinate or complementary 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.

DESIGN TIPS

- Avoid constructing an addition on a primary or character defining elevation. Place the new addition on an inconspicuous side or rear elevation.
- 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.
- 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 additional stories sufficiently back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 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.

SCALE: HEIGHT AND WIDTH

Each historic district and neighborhood has a consistent dominant height throughout the district. Structures located with the residential portion of Fairmount Historic District are typically 1 or 2 stories, while the commercial corridor structures have additional height of up to 4 stories. **The proposed height and width of a new building shall relate to the typical height and width of the neighboring historic structures.**



DESIGN TIPS

- Make the height of the structure consistent with the existing height of adjacent structures.
- Structure should be vertical in orientation.
- Use a minimum 9 foot floor to ceiling height on the first story and 8 feet on the second story of residential structures.

BUILDING FORM AND MASSING

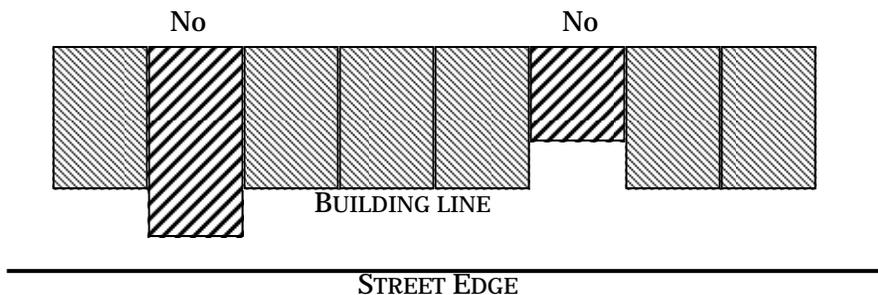
Massing may be defined as the three-dimensional geometric composition, or envelope of a building. Massing is the combination of the building footprint, height and width. **The massing of a building shall be consistent with that of the neighboring structures.**

DESIGN TIPS

- Make the roof line consistent with adjacent rooflines by not exceeding rooflines or stepping back from a prevailing roof or cornice line
- Consider aligning foundation heights, floor to ceiling heights and cornice lines with the adjacent structures on the immediate block.

SETBACKS

Setback refers to the distance a building is located from a property line. Front setbacks are very important to the character of a historic district. To maintain the character of a district is important that new buildings maintain a similar setback to the historic structures on the block. Consistent spacing between buildings helps to establish an overall rhythm along a particular street.

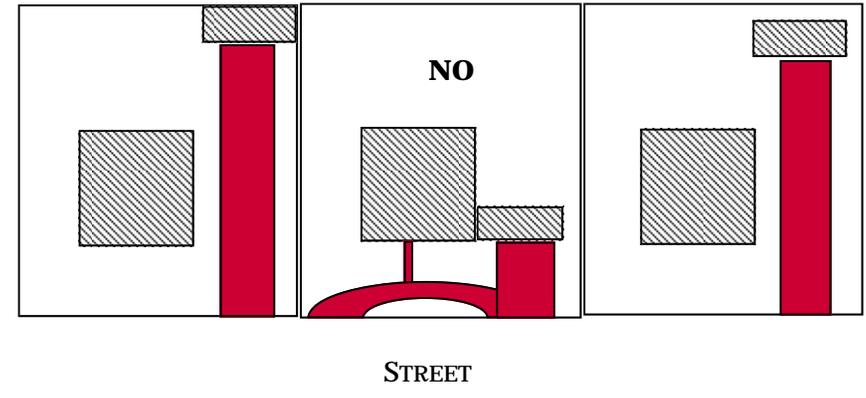


DESIGN TIP

- Align porch and front facing walls of structure with adjacent historic structures or use the average setback of structures on the block.

SITE CONFIGURATION AND ORIENTATION

The site configuration and 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.



ARCHITECTURAL FEATURES

Architectural elements such as balconies, roofs, porches, chimneys, dormers, parapets, and other parts of a building that contribute to its overall shape and silhouette. The choice and arrangement of elements of a proposed building should reflect those of older buildings in the neighborhood. A building should not draw unnecessary attention to itself by failing to relate to neighboring styles; however, neither should it necessarily copy the neighboring styles. The objective is to complement the context of the neighborhood.

DESIGN TIPS

- When a front porch is incorporated into the design of a structure **the porch shall be a minimum of eight (8) feet deep.**
- Roof shapes should be similar to those on the block face. Roof material should be asphalt shingles.
- The overhangs and eave should be similar to that of the block face.

ORNAMENTATION AND DETAILS

Ornamentation or embellishment, at times independent of construction, although elements of construction may be decorative. These include cornices, lintels, arches, balustrades, chimneys, shutters, columns, and other common details. When used, details should create a unifying effect on a building and should be compatible with the context of the neighborhood.

DESIGN TIPS

- Recess mount new windows (see Section 4: Openings for detail).
- Use simplified detailing as not to imitate historic ornamentation. Detailing should be inspired by historic structures rather than mimic historic detailing.
- Align all header heights.
- Use at least 4" trim for windows, doors and corner boards on residential structures.



ABOVE: The photo depicts a structure that uses traditional materials, simplified detailing and has a traditional opening pattern.

MATERIALS

The building envelop material contributes to the exterior character and appearance of a building. Appropriate materials include those which are predominant in a district. However, materials need not be identical to those in a district if they are complementary. Inappropriate materials include those which unsuccessfully pretend to be something they are not, such as plastic "bricks" and aluminum or vinyl "weatherboards." All are imitations which fail to produce the texture, proportions and colors of the real materials.

DESIGN TIPS

- Use brick, stucco, or wood drop, wood false bevel, or wood lap siding as the primary building envelope material.
- When using cement fiber board use the smooth finish; properly sanded and painted wood does not have visually visible grain.
- Use wood windows and doors on residential structures.

RHYTHM OF OPENINGS

Doors and windows comprise roughly 30% of the surface area of walls on historic structures. Openings are spaced in an orderly fashion with each room having at least one opening. The header of the openings align. Maintaining a consistent opening pattern creates a continuity of wall surface thus allowing for a harmonious pedestrian experience.



ABOVE: The structure's opening pattern is not consistent with the neighborhood. Blank walls should be avoided.

DESIGN TIPS

- Avoid blank walls. Incorporate at least one window per room or every 10-15 feet on side elevations and align header heights.
- Incorporate window and doors openings with a similar proportion of window space as typically found on the block face.

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.

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.



ABOVE AND BELOW: This structure was moved to this location and does not fit on lot with adequate side setbacks.



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.
4. 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.

STANDARDS

1. The height and overall scale of new construction and additions shall be consistent with that of adjacent structures. In residential areas, the height and scale of new construction should generally not exceed that of adjacent structures by more than one story. In commercial areas, a greater variation in height may be appropriate with appropriate transitions. Step downs in building height, wall plane offsets and other variations in building massing should be utilized to provide transition when height of new construction exceeds adjacent structures by more than a half story.
2. Roof pitch, form and orientations shall be consistent with those predominantly found on the block face.
3. The orientation of the front façade shall be consistent with the predominant orientations of historic structures found on the block face.
4. The orientation of primary building entrances, porches and landings shall be consistent with those found on the block face.
5. Where used front porches shall be a minimum of 8 feet deep.
6. Setbacks shall be the average of the historic structures on the block face.
7. The site configuration and orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on adjacent lots within the block face.
8. Blank walls on residential structures and street elevations of commercial structures are prohibited.
9. Window and door openings shall use similar proportion of wall to window space as typically found in the district.
10. Building envelope, roof, windows and door materials shall complement the type, texture and detail, including dimensions, of materials traditionally found in the district.
11. Vinyl siding, plastic, and EIFIS are prohibited for use of building envelope materials.

12. Metal roofs and metal sheeting used as the primary building envelope material on primary residential structures are prohibited.
13. Additions shall not be constructed on a primary or character defining elevation.
14. Additional stories shall be set back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
15. The size, scale, massing, and proportions of the new addition shall be compatible with the historic building.
16. Additions shall be differentiated but compatible, 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.
17. Demolition of a structure shall be prohibited if a structure is of architectural or historical interest, the building contributes to the character of the historic district.
18. Relocation of a structure within the district may be allowed provided that the building is seriously threatened in its original location and the integrity and structural soundness of the building is maintained.
19. A relocated building shall be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location.
20. 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.

ADDITIONAL RESOURCES

- NPS Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns.