

**FAIRMOUNT
SOUTHSIDE**

F

**HISTORIC
DISTRICT**

**guide
to rehabilitation,
restoration
and new construction
(including demolition and removal)**

Introduction

This guide has been compiled for the residents and property owners in Fairmount/Southside Historic District. Preservation, rehabilitation and adaptive reuse of old buildings make sense aesthetically and economically. Rehabilitation is often less expensive than demolition or new construction. We hope this guide will aid current residents and property owners and rehabilitating and maintaining their property. In addition, we hope that anyone interested in buying property in Fairmount/Southside will find this guide helpful in deciding to become part of our neighborhood and join us in Fairmount/Southside where we're...

Preserving the Past and Planning the Future

Acknowledgements

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guide to rehabilitation, restoration and new construction (including demolition and removal)

Fairmount/Southside Historic District
Listed on the National Register of Historic Places
April 1990

City of Fort Worth
Historic and Cultural Landmark Sub district
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A brief history: Fairmount/Southside Historic District

The Fairmount/Southside Historic District is a remarkably intact neighborhood, representative of the early 20th-century streetcar suburb, with a diversity of house forms and related institutional and commercial properties. Fairmount/Southside is situated on the near south side of Fort Worth, approximately two miles south of downtown. Boundaries of the area form a rectangle of about 375 acres (or 0.6 square mile). Fairmount was developed as a middle class residential area between 1890 and 1938, with the largest concentration of houses dating from 1905 to 1920. The predominate building is the single-family residence, with wood frame bungalows being the most common configuration. Variations on the Four Square form are scattered throughout the District. Fairmount/Southside's grandest homes are concentrated in the eastern sections of the Districts and reflect a variety of stylistic influences. In the survey made as part of the nomination for National Register of Historic Places status, there were found to be 1,016 Contributing buildings, one Contributing structure and 425 Non-contributing buildings.

Growth in the district generally reflected proximity to downtown and transportation routes. The streets were established on a grid with elongated blocks running north and south bisected by alleyways. Streetcar lines ran along Magnolia, Fairmount, College and Hemphill streets, defining growth patterns and areas of commercial development.

Although Fairmount/Southside contains parts of 22 subdivisions, the core area has a consistent, unified feeling. While variations in scale do appear, the dominant impression of Fairmount/Southside is of block upon block of small houses, closely spaced, with small front yards, set back from the street. Although alleyways were platted, few are open or in use. Shade trees occur in places throughout the District, but there is no regular pattern of landscaping. In places, the collision of subdivisions creates a jog in the street or a shift in the street axes.

The earliest homes built in Fairmount/Southside reflect Victorian influences dominant in residential architecture throughout the turn of the century. Examples of Victorian architecture occur in the northern section between Henderson Street and Sixth Avenue. The move away from Victorian and Queen Anne toward symmetry in the early 20th century is illustrated by the popularity of the Four Square in Fairmount/Southside. This form allowed for more substantial homes than the modest bungalow, Four Squares generally being two or two and one-half stories.

While Fairmount/Southside contains many large homes, it was predominantly a middle-class neighborhood where the modest bungalow was the most common house form. Some of the early Fairmount/Southside houses, particularly in the northern sector of the District, show the evolution of a bungalow form merged with vestiges of a Queen Anne cottage. After this transitional style came the Arts & Crafts style bungalow with the exposed rafter tails or eave brackets that are this style's main identifying elements.

With the great growth of Fairmount/Southside after 1905, apartment buildings became a significant element in the District. Two of the earliest apartment houses, both of three stories, are reminiscent of the 'triple deckers' common in New England and the Midwest and unusual in this region. The Tudor Revival became a very popular style for apartment construction in Texas during the 1920s.

The District includes many early 20th-century commercial buildings. Commercial buildings are clustered along Magnolia Avenue and Hemphill Street. Pockets survive along former streetcar routes, notably College Avenue and Jefferson Street, at the corner of Fairmount and West Allen Avenues, and on the north and south ends of College Avenue. Most are simple, one or two story Commercial style brick structures with storefront windows. Fairmount/Southside contains quite varied examples of church and school architecture. The styles include Spanish Mission, Jacobean, Classical influenced, and Tudor Gothic.

Modern intrusions in the Fairmount/Southside Historic District consist primarily of one-story brick duplexes, which are scattered throughout the District. Most of the buildings determined to be Non-contributing are contemporaneous with the historic period of significance in the District but have suffered inappropriate alterations. The most common alterations are the use of inappropriate siding materials, the replacement of original windows with non-wood alternatives, the replacement of porch columns with fabricated metal members and the enclosures of porches.

This information is from the nomination submitted as part of the application process, which resulted in the listing of the Fairmount/Southside Historic District on the National Register of Historic Places.

National Register of Historic Places

Many incentives abound for homeownership in the Fairmount/Southside Historic District. The Secretary of the Interior on the National Register of Historic Places listed Fairmount/Southside in 1990. Congress created the National Register of Historic Places in 1935 under the Historic Sites Act. It is a catalog of properties especially worthy of preservation because of unique characteristics of location, materials, workmanship or association with persons or events significant to our past. National Register designation serves as an authoritative guide to assist federal, state and local governments, as well as private citizens, in planning new development while preserving the most important parts of our heritage. Designation also guarantees a state level review of any federal undertaking. Fairmount/Southside is the largest residential historic district listed in Texas. National Register listing does not place any restrictions on the property owner unless grant assistance or tax incentives are involved. Also, financial advantages are available in the form of federal investment tax credit for income producing buildings, which are listed in the National Register.

Texas Historical Commission

The Texas Historical Commission is the State agency responsible for coordination of preservation activities in Texas. As the statewide preservation agency, it offers services to individuals and organizations regarding National Register nominations, Tax Act certifications, technical assistance and other preservation related inquiries. Structures listed as Contributors in the Fairmount/Southside Historic District may also be eligible for the Recorded Texas Historic Landmark designation. This special status conveys various benefits such as grant programs administered by the Architecture Division of the Texas Historical Commission. Other benefits include access to Historic Preservation grant-in-aid assistance for non-profit organizations and Texas Historic Preservation Grant funding.

Fort Worth Historic and Cultural Landmark Commission

The Fort Worth Historic and Cultural Landmark Commission was created by the City Council on April 21, 1976. The HCLC receives its directives from Comprehensive Zoning Ordinance No. 10444 (November, 1989). The HCLC functions under the mandate of the Certified Local Government program administered by the Texas Historical Commission. The nine members of the Commission are appointed by the City Council. The Development Director, Planning Director and Building Official are non-voting ex officio members. The Commission prepares the citywide Preservation Plan, prepares and/or reviews applications for Historic and Cultural Landmark Sub district zoning changes, prepares and/or reviews Guidelines required by the H&C Sub district and hears and decides upon applications and appeals from the Permit Committee.

Fort Worth Historic and Cultural Landmark Commission – Permit Committee

The duties and responsibilities of the Historic and Cultural Landmark Commission's Permit Committee are spelled out in Ordinance No. 10444. The committee is comprised of five members (three appointed members of HCLC, the Building Official and the Planning Director). The Permit Committee meets twice monthly to review all applications for permits to construct, alter, reconstruct, modify, remove or demolish any structure or site for conformance to the H&C ordinance and the Guidelines written specifically for Fairmount/Southside Historic District. Public works projects, public utility projects above ground and all federally funded, licensed or assisted project are reviewed. The Permit Committee instructs the Building Official to grant or deny the applications according to their findings. Appeal of any decision of the Permit Committee is made to the full Historic and Cultural Landmark Commission. After review by HCLC, further appeal maybe made to the City Council.

Historic District Boundaries

Beginning at the center line of Magnolia Avenue and Hurley Avenue, continue south to the north property line of 1613 Hurley, continue west to the rear alley, thence following the alley behind lots facing west on Hurley to the center line of Jessamine Street, thence east on Jessamine Street to the alley behind lots facing west on Lipscomb Street, thence to the rear property line of 801 Powell Avenue, continue east along the rear property line of 717 Powell Avenue, thence north to the center line of Powell Avenue, thence west of Powell Avenue to the east side of the alley of the east side of Lipscomb Street, thence north to the southwest corner of 2200 Hemphill Street, follow the south property line to the center line of Hemphill Street, thence north along the center line at Hemphill Street across Hawthorne Avenue to the alley between Baltimore Avenue and Arlington Avenue, thence north along the center line of Travis Avenue where it intersects with the alley between Lipscomb and Hemphill Streets, thence to the east following the rear property line of 803 Jefferson Street to the center line of Hemphill Street, thence north to the center line of Allen Street, thence west to the alley between Lipscomb and Hemphill Streets, thence north along the alley to the center line of Myrtle Street, thence continue north along Travis Avenue to the intersection of Morphy Street, thence west to the intersection of the center line of Lipscomb Street, thence north to the intersection of Magnolia Avenue, thence west along the center line of Magnolia Avenue to the intersection of Alston Street, thence north to the rear property line of 950 Magnolia Avenue, thence west to the intersection of College Street to the intersection of Magnolia Avenue, thence west along the center line of Magnolia Avenue to the intersection of Adams Street, thence north to the north property line of 1228 Adams Street, thence west along the north property lines of 1228 Henderson to the intersection of Fifth Avenue, thence south along the center line of Fifth Avenue to the intersection of Magnolia Avenue, thence west along the center line of Magnolia Avenue to the beginning.

Mid South Revitalization and Redevelopment Plan

With the slowing of the decline in the Mid South area, an issue oriented planning process was undertaken to develop a plan to set out goals, objectives, policies and proposals to resolve critical issues in this area and to foster increased renewal. The City of Fort Worth Department of Planning and Growth Management worked with owners and residents to identify significant problems and issues in the area. The plan was not a final product, but rather a resource to be used in solving problems and improving the quality of life in this area. Annual reviews of the plan serve to monitor the effectiveness of its proposals. The City Plan Commission adopted the plan on November 26, 1986 and by the City Council January 27, 1987.

Fairmount Revitalization and Redevelopment Action Plan

The Fairmount Revitalization and Redevelopment Action Plan is an implementation oriented, next step to the Mid South Revitalization and Redevelopment Plan. The Plan, published by the City of Fort Worth in April, 1987, concerns efforts to improve property, develop infill housing, increase code enforcement, encourage home ownership and provide housing assistance to the elderly. Areas of conversation, rehabilitation and stabilization were set out. The plan highlighted two primary land use issues: incompatibility of usage and loss of architectural and historical resources. The creation of the Fairmount/Southside Historic and Cultural Subdistrict was in response to these issues.

Southside Sector Plan

The Southside Sector Comprehensive Plan (1982) was designed to make the private sector aware of the neighborhood's and the City's position concerning the future development and redevelopment of land within the sector; to guide the City in making decisions concerning infrastructure and other capital improvements; to give the Zoning and Plan Commissions and the City Council a basis from which to make zoning and platting decisions; and to avail homeowners of information about how their neighborhood might look in the future. The primary effect of the Sector Plan on the Fairmount/Southside District is seen in the section concerning the Medical District. The sector plan sets Magnolia Avenue as the southern boundary of the Medical District. The Fairmount/Southside Historic District Guidelines reinforce this by limiting the incursion of commercial structures no farther than one-half block into the neighborhood.

H & C Landmark Subdistrict Questions and Answers

What is a Historic and Cultural Landmark Subdistrict?

An H&C Landmark Subdistrict is designed to provide for the protection and preservation of places of historic and cultural importance and significance. Structures and sites in the Historic District carry HC overlay zoning.

Does overlay zoning change the use of a structure or site?

NO. The current use is retained. Most Fairmount/Southside Historic District zoning is single family, duplex or multi-family.

What is the primary reason for the Historic and Cultural Landmark Subdistrict?

The sub district overlay zoning is a tool, which can be used to minimize the damage done to the character of Fairmount/Southside by incompatibility of new construction, inappropriate 'remodeling' of existing structures and other actions, which had resulted in loss of the distinctive visual character of the neighborhood.

What serves to reduce these problems?

The ordinance regulating H&C Landmark Sub districts requires that Guidelines be written to regulate these types of activity. The minimum standards are the Secretary of the Interior's Standards for Rehabilitation. The Historic and Cultural Landmark Commission originally approved the specific Guidelines written for Fairmount/Southside Historic District on November 5, 1990, with revisions approved August 5, 1991.

How are the Guidelines used?

All work requiring a permit from the Department of Development which is done on structures in Fairmount/Southside Historic District is reviewed by the Fort Worth Historic and Cultural Landmark commission's permit committee to insure the plans are in accord with the H&C ordinance and these Guidelines.

Won't this delay my plans to remodel or fix up my home?

NO. The Permit Committee meets twice a month. Presently, the meetings are on the first and fourth Friday each month. The deadline to submit an application for review and be included on the agenda is the Friday before the meeting date. A process is in place, also, for approval of emergency work between regularly schedules meetings.

The previous owners made changes to my house that is not compatible with the Guidelines. Do I have to undo what has already been done?

NO. The Fairmount/Southside Historic District Guidelines are not retroactive. Nothing that is in place before the H&C Landmark Subdistrict was established (October, 1990) will have to be changed.

Partial Tax Exemption for Certain Historically Significant Sites

Section 11.24 of the Texas Property Tax Code provides that the governing body of taxing units may exempt from taxation all or part of the assessed value of certain historically significant sites in order to encourage the preservation of such sites. In September 1988, the City Council approved Ordinance 10172 to allow a partial tax exemption program for historical sites. The ordinance states:

"Any Property which is designated as an historically significant site...and which is substantially renovated and/or restored...shall have an assessed value for ad valorem tax purposes equal to the assessed value of the property for the tax year immediately prior to the renovation, for a period of ten (10) years following completion of the renovation. Only the historic structure and the land reasonably necessary for access to and use of the structure shall be subject to the tax valuation freeze. The valuation freeze shall begin on the first day of the tax year following completion of the renovation project.

To be eligible...the property must:

1. Be zoned "HC" Historic and Cultural Subdistrict; and
2. Be in need of renovation and/or restoration which equals or exceeds thirty percent (30%) of the assessed value of the structure prior to renovation (The 30% requirement is determined by the value of permits issued by the City's Building Official.); and
3. Not have been granted a previous tax exemption under this ordinance."

This program is not retroactive and only work completed after the application is made will count toward the 30%. Complete information concerning the application process is available from the City of Fort Worth Planning and Growth Management.

The Secretary of the Interior's Standards for Rehabilitation

Work on historic structures which is undertaken by an owner who wishes to benefit from Federal, state or local tax incentives or grants is evaluated under the guidelines set out in The Secretary of the Interior regulations. The Secretary's Standards along with applicable City of Fort Worth development codes are the basis for the Fairmount/Southside Historic District Guidelines for Rehabilitation, Restoration and New Construction. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The first eight Standards apply to all treatments undertaken on historic properties listed on the National Register. Numbers nine and ten are standards specific to rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. This historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historical significance in their own right (are now over 50 years old) shall be retained and preserved.
5. Distinctive stylistic features, finished and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive features, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity o the property and its environment.
10. New additions and adjacent or related new construction shall 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.

FAIRMOUNT/SOUTHSIDE H&C LANDMARK SUBDISTRICT DESIGN GUIDELINES

Approved by Fort Worth Historic and Cultural Landmark Commission November 05, 1990; Revised and approved August 05, 1991

I. PURPOSE

- (A) The Fairmount/Southside H&C Landmark Sub district Design Guidelines for residential and commercial areas shall establish the acceptable physical characteristics of each building or structure and site, and any modifications thereto, including layout and location of site, size, shape, materials, fenestration and interiors where applicable.
- (B) The Guidelines shall be applicable to the structure and site as visible from the public right of way.
- (C) The Guidelines shall direct the future use and development of the District, discouraging alterations and modifications that detract from the historical significance of the District.
- (D) The Guidelines shall preserve and protect places of historic and cultural importance as well as the overall visual characteristics of the District.
- (E) The Guidelines shall encourage proper land-use transitioning and adequate buffering between commercial and residential areas and discourage commercial expansion and encroachment into established residential areas.
- (F) As required by Fort Worth City Ordinance covering the creation of a Historic and Cultural Landmark Sub district, these Guidelines shall be published for the use of property owners in the Historic District. The published version shall contain an explanation of the process required for implementation of these Guidelines in this District (e.g., definitions of such things as routine maintenance, terminology used in the Guidelines, applications for permits and review by the Historic and Cultural Landmark Commission).
- (G) The Guidelines are designed to provide as much flexibility as possible while continuing to promote that stated objectives. To achieve maximum adherence to the Guidelines with a minimum of delay or confusion to District property owners, a committee of Fairmount/Southside Historic District residents' hall be available to serve in an advisory role for individual projects in the District. The committee shall be established as a standing committee of the Fairmount Association. The committee will be available to assist the Landmark Commission at the discretion and instruction of the Commission.
- (H) The land area covered by the Guidelines shall be that area designated as the Fairmount/Southside National Register Historic District (roughly defined as bounded on the north by Magnolia Avenue, on the south by Jessamine Street, on the east by Hemphill Street and on the west by Eighth Avenue).

II. DEVELOPMENT STANDARDS

- (A) The development standards in the Fort Worth Development Code as applicable to the Fairmount/Southside H&C District shall apply to all properties within the District.
- (B) All ordinances and guidelines shall be followed, including:
 - (1) Fairmount/Southside H&C Landmark Sub district Design Guidelines;
 - (2) Secretary of the Interior, Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;
 - (3) City of Fort Worth Ordinances.In the event of a conflict or in the absence of a specific directive in these Guidelines, the most restrictive of the provisions shall control.

III. RESIDENTIAL GUIDELINES CRITERIA

New construction and additions, including the construction of any free-standing building or structure on any lot, or new construction which utilizes existing party walls, or any addition to existing residential buildings or structures, shall be accomplished as outlined in these Guidelines. In general, the scale, mass, volume, period and style of any new construction or addition shall be compatible with the existing building or structure and other buildings or structures in the District of similar period and style.

(A) Height:

- (1) All new buildings and additions shall be constructed to a height and number of story's which are consistent and compatible with the heights and number of story's of existing buildings or structures within the same block face and the facing block face.

height

(B) Building Setback and Orientation:

- (1) The required setback from the front and side yard property lines shall be a distance equal to the setback of the main building on the next adjacent lots within the block face.
- (2) 'It is the intent of these Guidelines that all new additions, alterations, in fill and new infill construction recognize and maintain the established setbacks within the block face, thereby being visually compatible with the surrounding buildings or structures and maintaining the established rhythm and setback spacing.
- (3) 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.
- (4) It is the intent of these Guidelines that consideration be given to the historic precedence for previous site configuration. In as much as out buildings such as garages and storage buildings are historically set upon the lot line in this District, these Guidelines shall consider this configuration to be proper for new additions, alterations, infill and new infill construction.

setback and orientation

zero lot line

(C) Building Facades and Materials:

- (2) Exterior building façade materials are wood and masonry. All wood and masonry materials and their use must be compatible to the style and period of the building or structure and adjacent buildings or structures.
- (3) The existing building façade materials on a building shall be respected and shall not be changed or concealed by the introduction of a different material.
- (4) When the existing façade materials have been introduced to the building at a later date 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.
- (5) Exterior building columns must be of a style and materials typical of the period and style of the building.
- (6) All new chimneys shall be of a style, proportion and materials compatible with the period and style of the building and adjacent structures. Any new construction or additions shall not conceal or destroy existing chimneys.
- (7) 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, alterations and new construction, shall be compatible with other structures on the block face.

wood & masonry exteriors

Columns

Chimneys

Decorative elements

- Doors
And
Windows**
- (7) The overall relationship as the size, width, height and number of doors and windows on the exterior building facades shall be visually compatible with the adjacent structures and with other structures typical of the style and period.
 - (8) All windows and doors must be typical of the style and period of the structure. Such element shall be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with adjacent structures.
- Storm doors
and
Storm
windows**
- (9) Storm doors and storm windows shall be permitted so long as they do not damage or conceal significant features and are visually compatible in size, style and color with the structure and adjacent structures. Metal storm doors and storm windows shall have a factory painted finish or shall be painted to match the window color. Aluminum or bronze anodized finishes are not permitted.
 - (10) Metal and corrugated or slatted plastic awnings are not permitted. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any significant architectural details on the structure.
- Awnings**
- (D) Roof Form:
- Roof form**
- (1) Roof shape, form and design shall be typical of the style and period of the architecture of such buildings within the District.
 - (2) The permitted roof overhang for a new structure shall be equal to the typical overhang of a structure of similar style and period. 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 overhang**
- (3) 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 story's.
- Eaves or soffit
Heights
Roof materials**
- (4) Roof materials and colors must be visually compatible and complement the style and period of the structure.
 - (5) The degree and direction of roof slope and pitch must be consistent with the style and period of the structure and compatible with existing adjacent roof forms.
- (E) Front Yards:
- Roof slope and
pitch**
- (1) The front yard shall be defined as yard across the full width of a lot extending from the front line of the main building to the front street line of the lot.
 - (2) The use of the front yard shall be reserved for landscaping with the purpose o beautifying in a botanical manner the structures on the lot.
- Front yard**
- (3) The only paving allowed in the front yard shall be:
 - (a) A paved walkway from the front line of the lot to the front entry of the structure or, on a corner lot, from the exterior lot sideline to a side entry of the structure. In all cases, the walkway shall not be wider than the width of the entry steps and in no instance shall the walkway be wider than ten (10) feet.
 - (b) A paved walkway shall be allowed from the driveway to the front and/or side entry walkway. Such walkway shall be a maximum of three (3) feet in width.
 - (c) In no instance shall the front yard of any lot be paved or graveled except for a single driveway or walkways.
 - (d) There shall be no front yard area designated as a vehicle parking area or paved as such.
- Paving in
Front yard**

(F) Side Yards:

- (1) The side yard shall be defined as a yard between the building and the sideline of the lot extending from the front yard to the required rear yard.
- (2) The use of the side yard shall be reserved for landscaping with the sole purpose being to beautify in a botanical manner the structures on the lot.
- (3) In no instance shall the parking of vehicles on the side yard be allowed, other than on the allowable paved driveway areas as outlined in Section I.

**Parking in
Front yard**

Side yard

(G) Rear Yards:

- (1) The rear yard shall be defined as a yard extending across the full width of the lot and measured between the rear line of the lot and rear line of the main building.
- (2) Garages, storage buildings and out buildings shall be allowed in the rear yard to the extent permitted by Fort Worth City Zoning Ordinances. These structures should reflect the character of the existing residence structure and adjacent structures and shall be compatible in terms of scale, height, size, roof shape, materials and detailing.
- (3) The scale, height, size, roof shape, materials, detailing and location of such out buildings shall be sensitive to the character, site and environment of the adjacent structure when the rear yard is on a corner lot visible from public rights-of-way (not including alleys).

**Parking in
Side yard**

Rear yard

**Garages, storage
Buildings and out
Buildings**

(H) Fences:

- (1) A fence in the front yard must meet all applicable city codes (such as: no higher than four feet from grade). A fence under six feet in height does not require a building permit and therefore shall not be subject to review by the HCLC permit committee. A fence, which, by reasons of height or other construction methods, requires a building permit, shall be review by the HCLC permit committee. Any fence, which requires review by the HCLC permit committee, must be architecturally compatible in terms of height, materials, color, texture and design with the style and period of the main structure on the lot and adjacent lots.
- (2) A fence in the rear or side yard(s) shall follow the above criteria.

Fences

(I) Driveways:

- (1) The purpose of the driveway shall be to create a paved surface for the movement of vehicles to their designated parking areas. 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 cochere.
- (2) The driveway shall be no wider than one car width or ten (10) feet maximum.
- (3) The driveway shall extend along the side of the residence or structure, through the porte cochere if applicable, to the garage or out building or to the rear yard.
- (4) No circular driveway through the front or side yards shall be allowed.

Driveways

Circular driveways

- Driveway Location**
- (5) No Driveway shall be permitted to extend within the main sidelines of a residential structure; thus, it may only extend outside and parallel to the main sidelines of the structure and continue on around or behind the building.
- (6) On a corner lot, the driveway may extend from the side street to the garage provided that the garage is oriented toward the side street. All other width and approach regulations shall apply to driveways on corner lots.
- Driveway on Corner lot**
- (7) Ribbon driveways are permitted, but only if the paved ribbons are at least on (1) foot wide but no greater than two (2) feet wide each.
- (8) Any new driveway constructed through a front yard must be spaced a minimum of one (1) foot from an existing driveway on the adjacent lot.
- Paving materials**
- (J) Paving Materials:
- (1) The paving of driveway and sidewalks shall be of natural concrete, brick, cut stone, pavers, natural rock or asphalt.
- (2) All new sidewalks and driveways shall be constructed to be compatible in texture, color, style and size with the main structure and existing paving on adjacent lots.
- Security lighting**
- (K) Lighting:
- (1) Placement of outdoor security lights shall be such that no light shall spill over across the adjacent property line.
- Paint and color**
- (L) Paint and Color:
- (1) Brick, stone or other naturally unpainted materials are not to be painted unless the material has been painted before.
- (2) Florescent and metallic colors are not permitted on the exterior of any structure within this District. Paint does not require a building permit and therefore painting with any color other than metallic or florescent is not subject to prior review by the HCLC permit committee. The committee is available to give guidance to any Fairmount/Southside Historic District resident. Appropriate colors are those, which are complimentary to the style and period of the structure, as well as the overall character and colors of adjacent structures.
- Painting brick**
- Signage**
- (M) Signage:
- (1) An un-illuminated sign with the address or name of the occupant of the residence may be either attached or detached and shall not measure more than one square foot.
- (2) Signs shall not obscure significant architectural features of a building or structure. The material, shape, color, design and lettering style of all signs shall be compatible with the style and period and period of the structure and District as a whole.

IV. COMMERCIAL GUIDELINES CRITERIA

New commercial construction and additions, including the construction of any freestanding structure on any lot, or new construction, which utilizes existing party walls, or any addition to existing commercial structures, shall be accomplished as outlined in these Guidelines. In general, the scale, mass, volume, period and style of any new construction or addition shall be compatible with the existing structure and other structures in the District of similar period and style.

**Storm doors and
Storm windows**

(7) The overall relationship as to the size, width, height and number of doors and windows on the exterior building facades shall be visually compatible with the adjacent structures and with other structures typical of the style and period.

(8) All windows and doors must be typical of the style and period of the structure. Such elements shall be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with adjacent structures.

Awnings

(9) Storm doors and storm windows shall be permitted so long as they do not damage or conceal significant features and are visually compatible in size, style and color with the structure and adjacent structures. Metal storm doors and storm windows shall have a factory painted finish or shall be painted to match the window color. Aluminum or bronze anodized finishes are not permitted.

Roof form

(10) Metal and corrugated or slatted plastic awnings are not permitted. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any architecturally significant details on the structure. No awning shall extend closer than two feet to the face of the curb line or more than two-thirds the distance from the face of the structure to the nearest curb or property line. No awning shall be lower than eight feet above the sidewalk.

Roof overhang

**Eaves or soffit
Heights**

(D) Roof Criteria:

Roof materials

(1) Roof shape, form and design shall be typical of the style and period of the architecture of such buildings within the District.

(2) The permitted roof overhang for a new structure shall be equal to the typical overhang of a structure of similar style and period. A roof replacement, addition or alteration to an existing structure shall have an overhang equal to the overhang of the existing roof.

Roof slope and pitch

(3) 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, or closest block face containing buildings of a similar period and style and having the same number of stories.

**Mechanical
Equipment**

(4) Roof materials and colors must be visually compatible and compliment the style and period of the structure.

(5) The degree and direction of roof slope and pitch must be consistent with the style and period of the structure and compatible with existing adjacent roof forms.

**Screening of
Parking areas**

(6) All mechanical equipment placed on the roof shall be located so as not to be visible from the street.

(E) Screening of Parking Areas:

**Lighting yards
And parking areas**

(1) All parking lots for more than five vehicles having frontage on a public street shall be screened from the neither street by an evergreen hedge not lower than three feet nor higher than four feet tall. If a hedge is not desired, then an earth berm or masonry wall or combination thereof may be substituted for the hedge.

(2) No hedges or walls shall be closer than four feet to an entrance or exit serving the parking lot to permit safer vision of traffic as vehicles enter and leave.

(F) Lighting of Yards and Parking Areas:

(1) These Guidelines regulate the spillover of light and glare on operators of motor vehicles, pedestrians and land uses in proximity to the light source. Both the nuisance and hazard aspects of glare are regulated.

<ul style="list-style-type: none"> (2) No flickering or flashing lights shall be permitted. (3) Light sources shall not be located in the buffer yard except on pedestrian walkways. No light shall spill across the property line of an adjacent property used for residential purposes. 	<p>Flickering and Flashing lights</p>
<p>(G) Paint and Color:</p> <ul style="list-style-type: none"> (2) Brick, stone or other naturally unpainted materials are not to be painted useless unless the material has been previously painted. (3) Florescent and metallic colors are not permitted on the exterior of any structure within this District. Paint does not require a building permit and therefore painting with any color other than metallic or florescent is not subject to prior review by the HCLC permit committee. The committee is available to give guidance to any Fairmount/Southside Historic District resident. Appropriate colors are those, which are complimentary to the style and period of the structure, as well as the overall character and colors of adjacent structures. 	<p>Paint and color</p>
<p>(H) Signage:</p> <ul style="list-style-type: none"> (1) Signs shall not obscure significant architectural features of a structure. The material, shape, color, design and lettering style of all signs shall be compatible with the style and period of the structure and District as a whole. (2) No signs other than those identifying the property where they are installed or identifying the business conducted therein shall be permitted. All lighting elements such as wires, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view. (3) In a building of more than two floors, no sign shall b permitted above the second floor. (4) Size shall be in proportion to the architecture and scale of the building. Horizontal signs shall not exceed ten percent (10%) of the total front on all floors of the building. (5) Location <ul style="list-style-type: none"> (a)Horizontal signs shall be located in the area defined by the first floor cornice and the vertical supports. A horizontal sign shall not cover tops of first floor windows. Horizontal signs shall not project more than 12 inches from the surface of the building. (b)Attached signs shall be placed below the cornice line of the first floor no higher than the bottom of the second story windows, or not less than eleven feet above the grade level. An awning or canopy shall be subjected to the same requirements as an attached sign. An awning or canopy and an attached sign combined shall not exceed the total area permitted for a wall sign. (c)Projecting signs shall not extend higher than the bottom of the second story windows or not less than eleven feet above grade level. Projecting signs shall not extend more than two feet beyond the building surface. (6) Lighted signs must receive approval from the Landmark Commission Permit Committee on a case-by-case basis. (7) Roof top signs shall not be permitted. Banners shall be permitted for two weeks. (8) Flashing, flickering or moving signs shall not be permitted. (9) Temporary signs shall be permitted for no longer than 30 days. (10) Display window signs shall not occupy more than 20 percent of the window area. This window area in includes signs which are placed within three feet of the window and which are visible from the outside. (11) Signs on a residential structure, which has been converted, to commercial use shall be smaller than those for commercial properties and shall be free standing where possible. The Landmark Commission on a case-by-case basis must approve detached signs. 	<p>Signage</p> <p>Size of signs</p> <p>Horizontal signs</p> <p>Attached signs</p> <p>Projecting signs</p> <p>Lighted signs Banners</p> <p>Temporary signs</p> <p>Display windows Signs on residential Structure converted To commercial</p>

V. RELOCATION CRITERIA

- Relocation** (A) Relocation of structures shall be defined as moving a structure in the District from one site to another, or moving a structure from outside the District into the District, or moving a structure outside of the District boundaries.
- Rebuilding** (B) Relocated structures shall be result in compliance with these Guidelines to retain and maintain the original architectural details, materials, design and character.
- (C) A structure may be relocated into the District if it possesses similar architectural character in terms of period, style, height, scale, material and texture with existing structures on the block face.
- Moving into The District** (D) A structure may be moved from one site to another in the District if:
- (1) The integrity of location and setting of the building in its original location has been lost or is seriously threatened; and
- (2) The new location will be similar in setting and sitting; and
- (3) The structure will be compatible with the buildings adjacent to the new location in style, height, scale, materials and setback; and
- (4) The relocation of the building will not result in a negative visual impact on the site and surrounding structures from which it will be removed.
- Moving within The District**

VI. DEMOLITION CRITERIA

Demolition

The removal through demolition of a structure, which contributes historically or architecturally to the District, shall be prohibited.

- Replacement** (A) Demolition of a structure will not be allowed if:
- (1) A structure is of architectural or historical interest and value or its removal would be detrimental to the public interest; or
- (2) A structure is of old or unusual or uncommon design and materials and it could not be reproduced without great difficulty and expense; or
- (3) If its proposed replacement would not make a positive visual contribution to the District, would disrupt the character of the District or would be visually incompatible.
- Demolition of Non-contributor** (B) Demolition of a structure would 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 effect on the District; or
- (2) A structure does not contribute to the historical or architectural character and importance of the District (such as a non-contributing structure), and its removal will result in a positive, appropriate visual effect on the District.

Contributing Structures in the Fairmount/Southside Historic District

A contributing building, site, structure or object adds to the historical architectural qualities, historical associations or archaeological values for which a property or district is significant and possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or (b) it independently meets the National Register criteria.

A noncontributing building, site, structure, or object does not add to the historical architectural qualities, historical associations, or archaeological values for which a property or district is significant because (a) it was not present during the period of significance, or (b) due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or (c) it does not independently meet the National Register criteria.

This list of contributing structures was compiled as part of the nomination for National Register of Historic Places. Since that time, circumstances may be occurred which have changed the status of a Contributor or Non-contributor. This list is given as a reference only. For information, contact the Historic Issues Committee of the Fairmount Association or the City of Fort Worth Planning and Growth Management Services.