

HISTORIC MORNINGSIDE



OCTOBER 3, 2006

Context

Historic Morningside consists of a valuable collection of early 20th century houses and neighborhood commercial buildings. The neighborhood consists largely of a planned community developed by John C. Ryan in the image of his other successful developments, Ryan Place and Elizabeth Boulevard. The three primary styles of architecture found among contributing structures within the district are Tudor Revival, Arts and Crafts, and Minimal Traditional. These styles are manifested within large institutional structures like Morningside Elementary School and in smaller residential forms of cottages and bungalows.

Historic Morningside shall be defined as the area contained within the boundary of the Historic and Cultural Overlay Zoning District as adopted by the City Council on October 3, 2006, and described below.

BEGINNING at the intersection of the northwesterly right-of-way of the International and Great Northern Rail Road, with the centerline of Ramsey Avenue; THENCE: West with said centerline to its intersection with the east curb line of the northbound service road of Interstate Highway I-35W; THENCE: with said curb line, South to its intersection with the centerline of Baker Street; THENCE: East with said centerline to its intersection with the centerline of Mississippi Avenue; THENCE: North with said centerline to its intersection with the centerline of Glen Garden Street; THENCE: East with said centerline to its intersection with said northwesterly right-of-way of the International and Great Northern Rail Road; THENCE: Northeasterly, with said northwesterly right-of-way to the place of beginning.

**This description created in electronic format by Hans Kevin Hansen, Registered Professional Land Surveyor, Number 4786, in July, 2005.

"This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights or interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Historic Morningside District Guidelines



Guidelines

The primary concern of the historic district is to preserve the overall character, identity and presence of the Historic Morningside neighborhood. Buildings, sites and landscapes help create the identity and character of a neighborhood, and therefore, the following actions shall require review by the Historic and Cultural Landmarks Commission and must receive a certificate of appropriateness prior to the issuance of any permits:

1. Demolition or relocation of existing structures found to be original to the site or considered contributing to the overall character of the neighborhood;
2. Construction or relocation of a new primary structure on any site;
3. Construction of an accessory structure or addition to an existing structure visible from the public right of way or which may be considered by the Historic Preservation Officer to significantly alter the character of the structure or site;
4. Alterations to the primary façades of a contributing structure which significantly change the design or materials of the structure or site or which may be considered by the Historic Preservation Officer to significantly alter the character of the structure or site; and
5. Alterations to the secondary or tertiary facades of a contributing structure considered by the Historic Preservation Officer to significantly alter the character of the structure or site.

All other alterations, construction or action which may be taken to the exterior of a site, contributing structure, or non-contributing structure within the district shall be reviewed for their appropriateness to these guidelines and may be approved, denied or referred to the Historic and Cultural Landmarks Commission for further review by the Historic Preservation Officer prior to the issuance of any permits that may be required. Where an application is denied by the Historic Preservation Officer, the applicant may request review of the application by the Historic and Cultural Landmarks Commission.

Historic Morningside District Guidelines

The Historic Morningside District shall use the following guidelines to determine the appropriateness of alterations, construction and demolition of structures and sites within the boundary of the historic district:

LOT CONFIGURATION:

The intent of the historic district is to preserve, as much as possible, the lot configuration, orientation, scale and dimensions of the original plat of the neighborhood. Replatting, which may alter original lot configurations or orientations, is not considered appropriate to the historic context of the neighborhood.

Appropriate

- Preserve the single-family development pattern by constructing only one house on each platted lot.

Not Appropriate

- Subdividing lots into smaller lots to increase density.
- Assembling multiple lots into larger lots to build larger scale buildings.

STREETSCAPE:

In order to preserve the character of Historic Morningside, it is the intent of these guidelines to protect existing original features of the streetscape, such as street furnishings, lights, sidewalks, and street width and the established locations for these features. The introduction of new features shall be accomplished in a manner consistent with the established pattern, scale, style and location.

Appropriate

- Retain and protect original streetscape elements such as the public right of way, streetlamps, sidewalks, and curb cuts.
- Installing new elements which match the style, size and detailing of original streetscape elements and by using similar locations.
- Retain botanical landscaping, i.e., grass, plants, trees and ground covers in the front and street facing side yards.

Not Appropriate

- Removing original elements of the streetscape, altering their dimensions, or introducing new elements that are out of scale, ignore the existing pattern or have an inappropriate design.
- Paving and using rock or gravel to landscape the entire front or street facing side yard.

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DRIVEWAYS AND PARKING:

Historic Morningside was created in the earliest years of automobile use, and therefore the presence of driveways and parking areas should be minimal and shall not overwhelm the architecture of buildings and green space of lawns. It is most appropriate for parking areas to be located in rear yards, behind buildings, and out of view of the public right of way. The paving of historically landscaped areas of the yard for parking is not appropriate.

Appropriate

- Respect the original pattern of the neighborhood by locating driveways parallel to the side yard extending from the front property line to the rear yard on the interior side of the lot or for corner lots, are located in the rear yard extending from the street side property line thru the rear yard.
- Locate parking areas in the side or rear yard on a paved surface.
- Use single-loaded driveways not wider than 12 feet in front of the primary façade. Wider parking areas and hammerheads shall be located in the rear yard.
- Screen commercial parking sites from public view with landscaping.

Not Appropriate

- Circular or semi-circular driveways in the front or side yard.
- Paved parking areas in the front yard.
- Creating more paved space than green space by creating a double-loaded driveway in the front yard.
- Surface parking lots without proper landscaping and screening.

Historic Morningside District Guidelines

ACCESSORY STRUCTURES:

Within the district, the historical definition of an accessory structure should be retained. Garages, sheds and other accessory structures shall be smaller in footprint and overall square footage than the house.

Appropriate

- Locate a detached accessory structure on the rear property line. *Note: this may require that a variance be granted by the Board of Adjustments.*
- Complement the overall form and style of the house by using similar roof form, materials, shape, and design
- Keep details simple, including trim and railings
- Use wood garage doors, though metal garage doors may be approved on a case by case basis

Not Appropriate

- Locating an accessory structure in the front yard, side yard flush with the front of the house, or attached to the side or front of the house.
- Metal, vinyl, or false sidings
- Accessory structures which are taller, wider, or larger than the primary structure

FENCES:

The primary purpose of a fence is to define a boundary or to enclose a site and it is appropriate to construct and use fences in this manner for a historic neighborhood. Fences should be constructed in a material and style consistent with the adjacent buildings.

Appropriate

- Use hedgerows, other landscaping, or kneewalls to define property lines where appropriate to respect the historic pattern of site transparency.
- Where fencing is necessary, the regulations of the A-5 zoning district shall be used for all residential uses.
- Use appropriate materials and design for fences and walls to convey a compatible appearance to the architecture of the house and the streetscape.

Not Appropriate

- For residential uses, exceeding the height and openness requirements for fences in the A-5 zoning district.
- Using chain link or other inappropriate materials.

Historic Morningside District Guidelines

NEW CONSTRUCTION:

New construction within a historic district shall not emulate a historic building, but it should reflect the contributing elements and patterns found within the neighborhood, the streetscape, and the block where it will be located. The intent of these guidelines is not to limit creativity but to encourage compatible design and construction.

Appropriate

- Follow existing patterns of spacing, mass, and orientation for construction and alterations. Respect reoccurring design patterns along the block face and streetscape.
- Use compatible size, shape, and proportion for new porches to preserve the existing patterns within the streetscape.
- Windows and doors should have similar proportions, patterns and transparency to existing historical patterns. Ranking, style and profile of windows should complement existing patterns within the streetscape and neighborhood.
- New construction should use roof form, pitch and overhang depth compatible to the existing patterns within the streetscape and neighborhood.
- Materials shall be consistent with the finish, texture, scale and reflectivity to materials historically used within the streetscape and neighborhood.
- Traditional building materials like wood, brick, stucco and stone are acceptable materials for new construction.
- Using creative, pedestrian friendly design for new commercial buildings is encouraged.
- Orient new commercial buildings to the sidewalk with

Not Appropriate

- Locating new buildings without consideration of the existing patterns within the streetscape.
- Constructing out of scale buildings or additions or locating additions on the front elevation of an existing house.
- Materials which convey an incompatible finish, such as darkly tinted glass in windows, unpainted metal doors, or highly reflective vinyl siding.
- Artificial masonry, EIFS, vinyl, aluminum, and steel sidings with inappropriate visual compatibility.
- Orienting new commercial buildings to the parking lot.
- Using commercial buildings design in a manner that discourages pedestrian activity.

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- easy access for pedestrians.
- Locating parking and drive-thru features for commercial buildings on the rear or interior side of the lot.
- Locate commercial buildings close to the street and sidewalk in an appropriate urban form.

- Using a suburban or auto-oriented model for commercial construction.

REHABILITATION/ REPAIR OF EXISTING STRUCTURES:

The intent of the historic district is to preserve existing historic buildings which contribute to the overall historic identity and character of Historic Morningside. Wherever possible, materials, design, and craftsmanship of original features should be retained, used and maintained in a manner consistent with these guidelines.

Appropriate

- Retain existing features, materials and design elements wherever possible. Replace only those portions that are beyond repair.
- Replace missing or deteriorated features and design elements with like materials or materials that convey the same visual appearance of color, reflectivity, texture and finish.
- When replacing missing features or design elements replicate only those features that are known to have existed on that building or site. Photographs or physical evidence should be used for this determination.
- Where no physical evidence or photographs exist, design of new features or design elements should be simple and compatible to the neighborhood so as not to detract from existing architectural features.
- Clearly differentiate additions to existing structures that while visually compatible, the addition is recognizable as a later modification.
- Locate additions on the rear or interior side of the

Not Appropriate

- Using architectural decoration not original or typical to the architecture and era of a building.
- Using materials of a different dimension or consistency than the original.
- Using salvaged historic decoration because it is old and not because it is architecturally compatible.
- Constructing additions or major alterations to the front or street-facing facades of a contributing structure that alter the design or architectural style.
- Mimicking historical detail that is not consistent with the historic structure.
- Constructing a contemporary wood deck on the front or street-facing side façade.
- Allowing original wood features to deteriorate.
- Replacing original wood porches with concrete or stone.
- Using architectural details of a different style than what is original to the building.
- Enclosing original porches with windows, walls or screens.

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- existing structure and in a way that does not harm or overpower the existing design.
- Locate new patios and decks on the interior side or rear of the existing structure.
- Maintain original porches and entryways to prevent deterioration of historic wood floors, railings, and trim details which may hard to replace.
- Replace wood porch floors, soffits, porch ceilings, and trim with like dimensioned materials of similar visual appearance.
- Maintain the scale and transparency of original porches and entries.
- Retain the original roof form, shape and overhang.
- Replace windows only when they cannot be feasibly refurbished. When replacing windows match the dimension and profile in order to avoid a change to the size of the original opening.
- Replacement doors and windows should be of similar style, profile and dimension as the existing.
- Use storm windows, doors and screens that are painted to match the trim color and have a minimal visual impact.
- Install only functional shutters and only where they are proportional to the window opening and architecturally compatible to the design.
- Constructing an addition that changes the overall roof form of the structure.
- Filling or enlarging original window or door openings.
- Using windows and doors of a style unlike the existing.
- Using unpainted metal storm windows, doors or screens.
- Installing shutters too large or too small for the window opening.
- Installing shutters that are not intended to be functional.

SIGNAGE AND LIGHTING:

Signage for existing or new commercial buildings shall be visually compatible and scaled appropriately for the neighborhood. It is the intent of the historic district to ensure that signage is compatible with the historic character of the neighborhood and the pedestrian scale of the area, but in no way should these guidelines be construed to mandate or restrict the content of proposed signage. Lighting should be used to highlight architecture or to provide personal security without flooding light onto adjacent properties or cause unnecessary light pollution.

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Appropriate

- Scale and locate signs within the context of the building and its use and in such a way as to not diminish or mask significant architectural features.
- Signs should be proportional to the building.
- Integrating the design and location of the sign into the architectural elements of the building.
- Window signage and lighting located within the interior of the building shall not be reviewed.
- Locate signage for multi-story buildings no higher than the first floor.
- Use materials compatible to the building's age and use.

- Exterior lighting used to highlight a building's architectural features.
- Low wattage landscape and entry lighting.

Not Appropriate

- Oversized or undersized signs that mask or detract from the architectural features of the building.
- Covering windows, cornices, or original entryways of the building.
- Off-site and monument signs not integrated into the overall character of the site and building.

- Flashing and animated signs.

- Exterior lighting used to attract attention to the site, such as a strobe or spotlight.
- Flood lights or flashing lights.

DEMOLITION AND RELOCATION:

The intent of the historic district is preserve historic buildings, materials and features. Demolition of a building considered as contributing to the historic character of the district shall be avoided unless a preponderance of evidence can prove that the structure is a threat to the safety of the public or could not reasonably be rehabilitated either structurally or economically. It is not considered reasonable to rehabilitate a structure where the rehabilitation shall leave it devoid of all original materials or features. The relocation of buildings from inside the district to locations outside the district shall be considered in the same manner as demolition for the purposes of considering the appropriateness of the action. Relocation of buildings from outside of the district to a location within the district shall be considered appropriate only when the structure to be moved is architecturally, materially, and dimensionally compatible with the surrounding neighborhood. The demolition and relocation of buildings considered to be non-contributing to the character of the district shall be allowed with the appropriate approvals.

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Appropriate

- Removing or demolishing building or site features that do not contribute to the character, integrity or significance of the building or site.
- Removing later additions that cover, harm, or mask original or significant architectural features.
- Demolishing a building found to be a threat to public safety after the appropriate documentation has been completed.
- Demolishing an accessory structure where the demolition would not adversely affect the primary structure or site.
- Replacing demolished buildings in accordance with the guidelines for new construction within this district.

- Relocating buildings that are seriously threatened in their original location.
- Relocate buildings, into the district, which are compatible to the scale, era, and architecture of the district.
- Relocate buildings in a manner that conveys similar location, orientation and massing as the contributing buildings in the district.
- Rehabilitate relocated buildings in accordance with these guidelines.

Not Appropriate

- Demolishing historically or architecturally significant buildings or site features that contribute to the district.
- Demolishing a building or site feature that would have a detrimental impact on the public interest or adversely impact the visual character of the block or neighborhood.
- Removing features of a building which contribute to its significance that may leave the building devoid of integrity or character and cause a de facto demolition.
- Demolishing or removing structural elements that would lead to structural deficiencies and demolition by neglect.
- Demolishing a building that is of an old, unusual or uncommon design that could not be reproduced without great difficulty or expense.

- Relocating a building within the district that does not convey the appropriate scale, design or visual appearance compatible with other buildings and sites in the district.
- Relocating a building outside the district in a manner that would not ensure its further preservation.
- Relocating a building without ensuring the proper rehabilitation of the structure and reuse of the site.