

Linden Avenue Historic District

Linden Avenue, Sixth & Eleventh Blocks

[4000s]

Linden Avenue's sixth and eleventh blocks stand within the Queensborough Addition to the City of Fort Worth, part of the larger Arlington Heights neighborhood. This pair of facing block is bound on the east by Belle Street and on the west by Clover Lane. There are three primary styles of architecture found within the district; Arts and Crafts, Tudor or European Revival, and Minimal Traditional.

This document addresses preservation and protection of the block's architectural and aesthetic integrity, and provides direction regarding future use of properties within its boundaries. With these guidelines, the Linden project could link with neighboring blocks to form a larger historic and cultural landmark district or districts.

CONTEXT:

The Queensborough Addition was first platted in 1907 and bordered the Texas & Pacific Railroad yards. During the late 1920s and 1930s it developed into a community of railroad and industrial workers. The 4000 block of Linden Avenue is an excellent example of how architectural styles transitioned during the 1930s. The architectural examples show how the Great Depression caused a compromised style and a departure from decorative detailing. The block provides different example of Eclectic style structures.

The oldest structures, constructed in the mid to late 1920s, are all high style Arts and Crafts structures featuring low sloping roofs, wide overhanging eaves with exposed rafter tails and ceiling beams, porte cocheres, ribbon windows and tapered box columns. As the block developed in the late 1920s and early 1930s, European period revival structures become popular; most notable are the Tudor style structure with steep roof pitches, multi front facing gables, arched entries, and prominent multi-shaft chimneys.

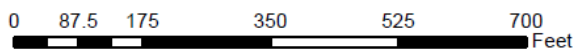
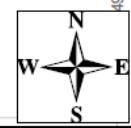
In 1933 George L. Mathis, a brakeman for the Texas & Pacific Railroad hired John W. Padgett to construct a residence at 4017 Linden Avenue. The residence remained in the Mathis family until 1982. The one story structure is clad in textured yellow brick. It has a steep pitch, hipped roof with hipped dormers typical of French Eclectic style structures. The structure also has a prominent, double stack chimney. These chimneys were common on most Eclectic style structures.

In the mid to late 1930s the economic crisis and a looming World War caused a departure from decorative detailing. The steep roof pitches and façade detailing of the

European revival structures gave way to a low roof pitch and simplified form and detailing. The wide overhanging eaves of the Arts and Crafts movement were replaced with enclosed box eaves or little to no overhangs at all. There was also the introduction of new types of building materials such as aluminum windows and asbestos siding and shingles. The earliest of these modern structures was the Minimal Traditional, a predecessor to the Ranch style structure. 4021 Linden Avenue, c. 1938, is a prime example of Minimal Traditional style architecture and includes the use of new material, such aluminum windows and asbestos siding, and has an attached garage.

All of the existing residences in the historic district are contributing structures.

Linden Local Historic District



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Planning and Development - EA - 03-02-12

PURPOSE OF THESE GUIDELINES:

The primary concern of the historic district is to preserve the overall character, identity, and presence of this block of Linden Avenue. Buildings, sites, and landscapes help create the identity and character of a neighborhood; 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:

- Demolition or relocation of existing structures found to be original to the site or considered contributing to the overall character of the block;
- Construction or relocation of a new primary structure on any site;
- 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;
- Construction of an exterior staircase;
- Alterations to the primary, secondary or tertiary facades of a contributing structure which significantly changes the design or materials of the new structure or site or which may be considered by the Historic Preservation Officer to significantly alter the character of the structure or site.

All other alterations, constructions, or actions which may be taken to the exterior of a site, contributing structure, or non-contributing structure within the block 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.

DESIGN GUIDELINES:

The Linden Avenue Historic 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. In the event that these guidelines do not clearly address a request for alterations, construction and demolition, the Secretary of the Interior's Standards for Rehabilitation will be used.

Driveways and Parking

The block was created in the early 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 the 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.

- With the exception of driveways, the paving or graveling of front-yard areas to allow for parking shall not be allowed.
- Driveways should be single-loaded and not wider than 12 feet in front of the primary façade. Wider parking areas and hammerheads shall be located in the rear yard.
- Circular or semi-circular driveways in the front or side yard shall not be allowed.

Lighting

- Historic exterior or entry lighting shall be maintained and preserved.
- Low wattage landscape and entry lighting shall be permitted. The addition of new entry lighting must be appropriate to the style of the residence.
- Flood lights, bright, flashing, pulsating and similar lighting that affect adjacent properties shall not be permitted.

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. All fences shall strictly comply with the applicable ordinances of the City of Fort Worth.

- Fences in front yards shall be permitted and shall be reviewed by the Landmarks Commission.
- Fences shall be architecturally compatible with the style and period of the primary building and adjacent buildings.
- Fences in the back and side yards that do not require a variance or a permit do not need to be reviewed.
- All fences requiring a variance or permit shall be reviewed.

Materials

Original materials shall be maintained, retained, repaired and/or reused when possible. When necessary, original materials shall be replaced with same or similar materials that convey the same visual appearance as the original.

- Replacement windows and doors shall be compatible with the character of the primary structure and be the same size as those being replaced so they will match the openings and fit securely.
- The addition of other exterior features, such as attic vents, skirting, siding, etc. shall be compatible with the character of the primary structure.

Painting

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

Roofs

In general, the roof pitch of historic buildings is an important architectural feature. When designing and building new construction, the character of roof types and pitches on existing buildings on the block shall be respected.

- The existing roof line and the architectural features that give the roof its essential character shall be preserved.
- Roof design, materials, textures, and orientation shall be consistent with existing buildings on the block.
- Roofing materials shall be visually compatible with those used on other buildings on the block.
- Fireplace chimneys, skylights, and other elements that contribute to the style or character of the primary building shall be retained.
- Any change in roofing materials (for example, tile to composition) shall be reviewed by the Landmarks Commission.
- Attic space may be ventilated to prevent condensation. Attic fans or turbines shall be positioned on a side or rear roof away from the main façade of the primary building.
- Solar panels that are not visible from the public right-of-way may be approved by staff. Solar panels on the front façade of a structure and/or that may be visible from the public right-of-way may not be appropriate. Requests for solar panels in these locations will be reviewed on a case by case basis and must be approved by the Landmarks Commission.

Rhythm of Setback

Setback is defined generally as the area between the front wall of the primary building and the property line at the street. An overall Rhythm is established along a street if the primary buildings have similar setbacks. That line shall be respected. All setbacks shall be consistent with the patterns prevailing amongst contributing structures.

- Relocations and new construction of primary buildings shall have the same setback as the front setback distance from the street established by the existing buildings on the block.

Rhythm of Side-Yard Distances

Consistent side-yard distances between buildings help to establish an overall rhythm along a street. This pattern shall likewise be respected on all relocations, additions, and new construction, and shall be the same as that between existing contributing buildings on the block.

Site Orientation of Other Structures

The site orientation for garages and storage buildings on the block has historically been at the rear and to the side of the property at the lot lines. This configuration shall continue to be appropriate for such buildings in the block.

Height and Width

Height and width also create scale. Relocations, additions, and new construction shall respect the average height and width of existing contributing buildings on the block and adjacent blocks.

Porches, Entrances, Patios, and Decks

- Porches and entrances that can be seen from a public right of way shall not be made larger or smaller, removed, covered up, or changed in a manner that would adversely change the overall character or visual appearance of the primary structure.
- Patios and decks shall not be constructed on the main façade of the primary building.
- Patios and decks may be constructed in areas where they are not visible, or shielded from view, from the public right of way, but they shall not obscure or require the removal of significant architectural features from the building.

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.

- Detached accessory structures shall be located on the rear property line. *Note: this may require a variance be granted by the Board of Adjustments.*
- Accessory structures shall not be taller, wider, or larger than the primary structure.

Rehabilitation / Repair / Additions of/to Existing Structures

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

- Missing or deteriorated features and design elements shall be replaced with like materials or materials that convey the same visual appearance of color, reflectivity, texture and finish.
- Design of new features or design elements should be simple and compatible to the neighborhood so as not to detract from existing architectural features.
- Additions shall be located on the rear or interior side of the existing structure in a way that does not harm or overpower the existing design.
- Additions shall not overpower the existing building.

New Construction

New construction within an historic district need not emulate an historic building, but it should reflect the contributing elements and patterns found within the block and appropriate to the mid-20th-century design of the block. New construction shall be compatible [in pattern and style] to existing contributing structures on the block.

Since the first house on the block was built in 1923, the block has been single-family residential. The intent of these guidelines is not to limit creativity, but to encourage compatible design and construction. The overall appearance of new construction shall be that of a single-family-style dwelling.

Appropriate new construction shall:

- Follow existing contributing patterns of spacing, mass, and orientation for construction and alterations;
- Use compatible size, shape, pattern, and proportion for windows, doors, porches, and garages;
- Use roof form, pitch, and overhang depth compatible to the prevailing patterns of existing contributing structures within the streetscape and block; and
- Use materials consistent with the finish, texture, scale, and reflectivity to materials used within the block.

Design of new construction

- New construction shall be compatible with existing buildings, if any, on the construction site and existing contributing structures on the block.
- New construction shall be of the appropriate style and period of existing contributing structures on the block.
- New construction shall not detract from the character or appearance of the block and shall respect the site orientation of existing buildings on the block.
- New construction shall orient its façade in the same direction as existing buildings on the block.

Materials for new construction

- Materials shall be consistent with the finish, texture, scale and reflectivity to materials historically used within the streetscape and block.
- Traditional building materials like wood, brick, stucco and stone are acceptable materials for new construction.

Demolition and Relocation

When a building is demolished, it is gone forever. The purpose of historic zoning is to protect historic properties. The intent of the historic district is to preserve historic buildings, materials, and features. The demolition of a building that contributes historically and/or architecturally to the character of the block shall be avoided.

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.

Criteria for relocation

- The relocation of buildings from inside the district to localities 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 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 contributing structures of the surrounding district.
- The demolition and relocation of buildings considered to be non-contributing to the character of the district shall be allowed with the appropriate approvals.