

**Elizabeth Boulevard
Historic District**

**Standards
and
Design Guidelines**

Revised and Adopted by the
City of Fort Worth, Texas
August 9, 2007

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Elizabeth Boulevard Historic District Standards and Design Guidelines

Approved by Fort Worth City Council August 12, 1980; Revised and approved by City Council August 9, 2007.

Introduction

These Standards and Design Guidelines have been compiled for the residents and property owners in the Elizabeth Boulevard Historic District (EBHD). 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 these Standards and Design Guidelines will aid current residents and property owners in rehabilitating and maintaining their property. In addition, we hope that anyone interested in buying property in the Elizabeth Boulevard Historic District will find these Standards and Design Guidelines helpful in deciding to become part of our neighborhood.

I. Historic District Boundaries

All of Lots 1 through 4, in Blocks 1 through 6, and Blocks 8 through 14, Ryan Place Addition, according to plat recorded in Volume 310, Page 80, Plat Records, Tarrant County, Texas, a portion of Lot 2-R, Block 7 Ryan Place Addition, according to plat recorded in Volume 388-132, Page 87, Plat Records, Tarrant County, Texas, and portions of the adjacent streets and alleys and being more particularly described as follows:

Beginning at the intersection of the centerline of College Avenue with the north right-of-way of Elizabeth Boulevard;

Thence: with said centerline, SOUTH, 301.25 feet, to its intersection with the projection of the centerline of the east/west alley, included within said Block 8;

Thence: WEST, to and along said centerline, 470 feet, to the centerline of South Adams Street;

Thence: with said centerline, NORTH, 60 feet, to its intersection with the projection of the centerline of the east/west alley, included within said Block 9;

Thence: WEST, to and along said centerline, and to and along the centerline of the east/west alleys, included within said Blocks 10 through 14, and with the projection of said centerline, in said Block 14, 2180 feet, to the centerline of Eight Avenue;

Thence: with said centerline, NORTH, 398.75 feet, to its intersection with the projection of the centerline of the east/west alley, included within said Block 1;

Thence: EAST, to and along said centerline, and to and along the centerline of the east/west alleys, included within said Blocks 2 through 6, and with the projection of said centerline, in said Block 6, 2180 feet, to the centerline of South Adams Street;

Thence: with said centerline, NORTH, 60 feet, to its intersection with the projection of the centerline of the east/west alley, included within said Block 7;

Thence: EAST, to and along said centerline, 235 feet, to its intersection with the most northerly west line of said Lot 2-R;

Thence: with said west line, SOUTH, to its intersection with the original south right-of-way of the east/west alley, included within said Block 7, and being an ell corner of said Lot 2-R;

Thence: with said original south right-of-way, EAST, 200, to its intersection with the original west right-of-way of College Avenue;

Thence: with said original west right-of-way, SOUTH, 210 feet, to said north right-of-way of Elizabeth Boulevard;

Thence: with said north right-of-way, EAST, 35 feet, to the Place of Beginning, and containing some 25.35 acres of land, more or less.

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

Distances per cited plats, bearing base per cited plat of Lot 2-R.

“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.”

II. Purpose of the Standards and Design Guidelines

The purpose of these Standards and Design Guidelines is to protect the structures within the District’s boundaries, perpetuate the landscape design envisioned by John Ryan and George Kessler, and preserve the general ambience of Elizabeth Boulevard as the Silk Stocking Row of the 1920’s. Construction that jeopardizes the historical character of the neighborhood or any encroachment in to the EBHD streetscape is forbidden. These Standards and Design Guidelines shall serve as a guide for the preservation, restoration, and renovation of existing buildings, as well as the construction of new buildings and additions, so as to preserve the historic and architectural identity of the District. The purpose of the design review is not to prohibit additions, new construction and other alterations but to ensure that the overall integrity of the District is preserved. Design review will focus on the parkway, front façades, and side façades on corner lots because these are most important visual elements within the District. These Standards and Design Guidelines shall not apply, and shall not be interpreted as applying, to the interiors of existing building or new construction.

- A.** The land area covered by the Standards and Design Guidelines shall be that area designated as the Elizabeth Boulevard National Register Historic District generally described as the land along Elizabeth Boulevard between 8th Avenue and College Avenue.
- B.** The Elizabeth Boulevard Historic District Standards and Design Guidelines shall establish the acceptable physical characteristics of each structure and site, and any modifications thereto, including layout and location, size, shape, materials, fenestration, and style.
- C.** The Standards and Design Guidelines shall be primarily applicable to the structure and site as visible from the public right of way. The greatest degree of protection shall be applied to the street itself, the parkway, front yards, principal façades, and side elements of properties within 20 feet of the main front building line. These elements of the streetscape shall be regarded as necessary contributors to the District and shall be preserved in their as is found state, or modified within the context of a 1920’s esthetic. Side yards of properties behind the 20-foot consideration shall have more flexibility in landscaping. Back yards and rear façades, especially when screened from view, shall be protected in general integrity and use by the Standards and Design Guidelines, but are exempt from contributing to the 1920’s esthetics of the streetscape. Varying degrees of protection on segments of a structure, however, shall in no way encourage a lack of unity in scale, material, or design.
- D.** The Standards and Design Guidelines are designed to provide as much flexibility as possible while continuing to promote the stated objectives. To achieve maximum adherence to the Standards and Design Guidelines with a minimum of delay or confusion to the District property owners, Committee of EBHD residents shall be available to serve in an advisory role for individual projects in the District. The Elizabeth Boulevard Historic District Standards and Design Guidelines Committee will be referred as the Committee. The Committee shall function as a standing committee of the Ryan Place Improvement Association, but shall be self-administering and answerable only to EBHD residents as a whole. The Committee shall be composed of seven residents, one per block, each position to rotate among the households of the block. Terms shall be

for two years, staggered as a 4 – 3 split with the turn over being in October. The Committee will be available to assist the HCLC at the discretion and instruction of the HCLC.

The process shall be as follows:

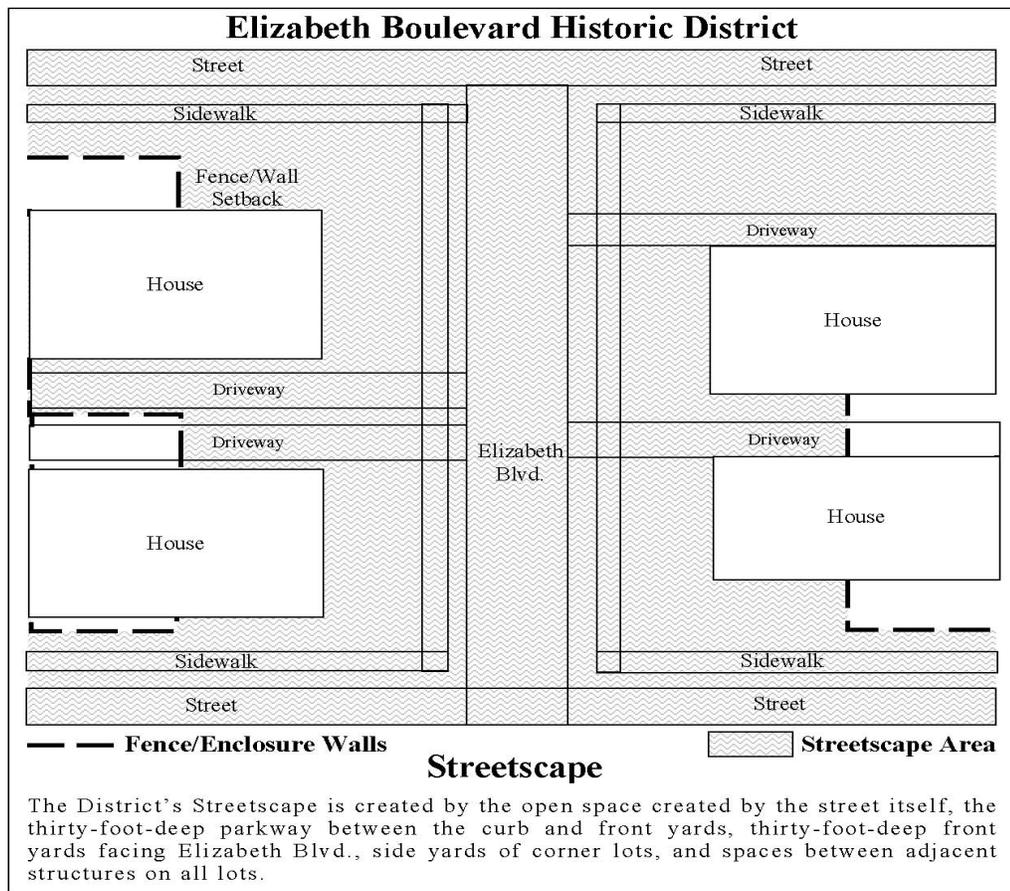
For routine maintenance involving no change, homeowners may proceed without additional COA, though other permits may be required by the city.

For in-kind replacements, changes of paint color, and minor changes in accordance with these Standards and Design Guidelines, such as the addition of storm windows, homeowners may proceed with administrative approval from the City Preservation Office.

For design changes to the property requiring a COA, homeowners should first discuss their changes with the Elizabeth Boulevard Committee before submitting the request to the Preservation Office and/or HCLC. Although homeowners may proceed without a COA, other permits may be required by the City.

III. Definition of Streetscape

For the purposes of this document, the EBHD streetscape shall be defined as the composite open space created by the street itself, the thirty-foot-deep parkway between the curb and front yards, thirty-foot-deep front yards facing Elizabeth Boulevard, side yards of corner lots, and spaces between adjacent structures on all lots.



IV. Development

A. Use Regulations

Because main structures within this Historic District shall have a single family residential use only. In the event the FWISD releases the three (3) schoolyard lots fronting Elizabeth Blvd. for development, those lots shall also be used as single family residential.

B. Restoration

For exterior changes that return the property to a more historically correct condition, an application with documentation, formal or informal, of original condition will be filed and approved by the HCLC prior to undertaking such projects. Returning the property to more historically accurate condition shall take precedence in case of conflict with particular subsequent restrictions.

C. Site Improvements

For site improvements which are not based on historical evidence, detailed plans documenting conformity with existing style, scale, materials, and setbacks shall be submitted to the Committee for review and then to the HCLC for approval. Examples of such improvements include brick driveways and sidewalks, and boundary walls of like material to the existing. Any property improvement that will obstruct the view of the original structure from the street is forbidden. Fences or enclosure walls must adhere to the set-back requirements stated in section XIII, E.

V. Standards and Design Guidelines for Houses

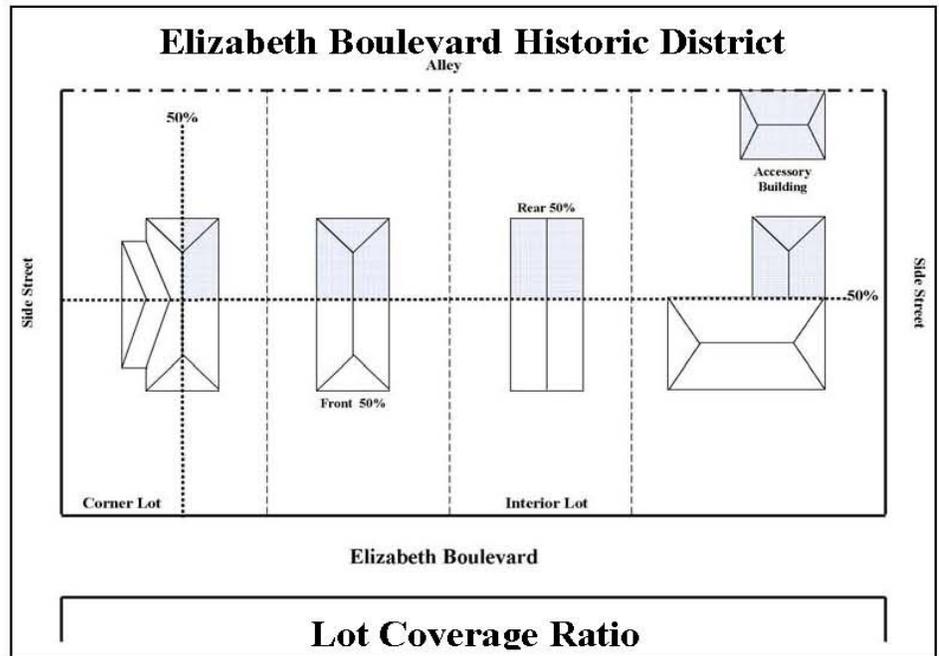
Remodeling, new construction and additions, including the construction of any free-standing building or structure on any lot, or new construction which utilizes existing party walls, or any addition to existing residential buildings or structures, shall be accomplished as outlined in these Standards and Design Guidelines. In general, the scale, mass, volume, 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 and Area Regulations

Standards

Height – No building or structure shall exceed thirty-five (35) feet in height to gutter line except in accordance with the applicable City of Fort Worth zoning requirements for single-family development.

1. Width of Lot – The minimum width of a lot shall be sixty (60) feet, provided that where a lot of record and in separate ownership at the time of the passage of this ordinance, has less width than herein required, the regulations shall not prohibit the erection of a one family dwelling.
2. Lot Area Per Family – In this single family residential district, every building hereafter erected, reconstructed, altered or enlarged shall provide a lot area not less than eighty-four hundred (8,400) square feet per family.
3. Lot Coverage Ratio – Maximum 20% coverage for main structure and 5% coverage for accessory buildings. Zero lot line construction is prohibited for the main structure.



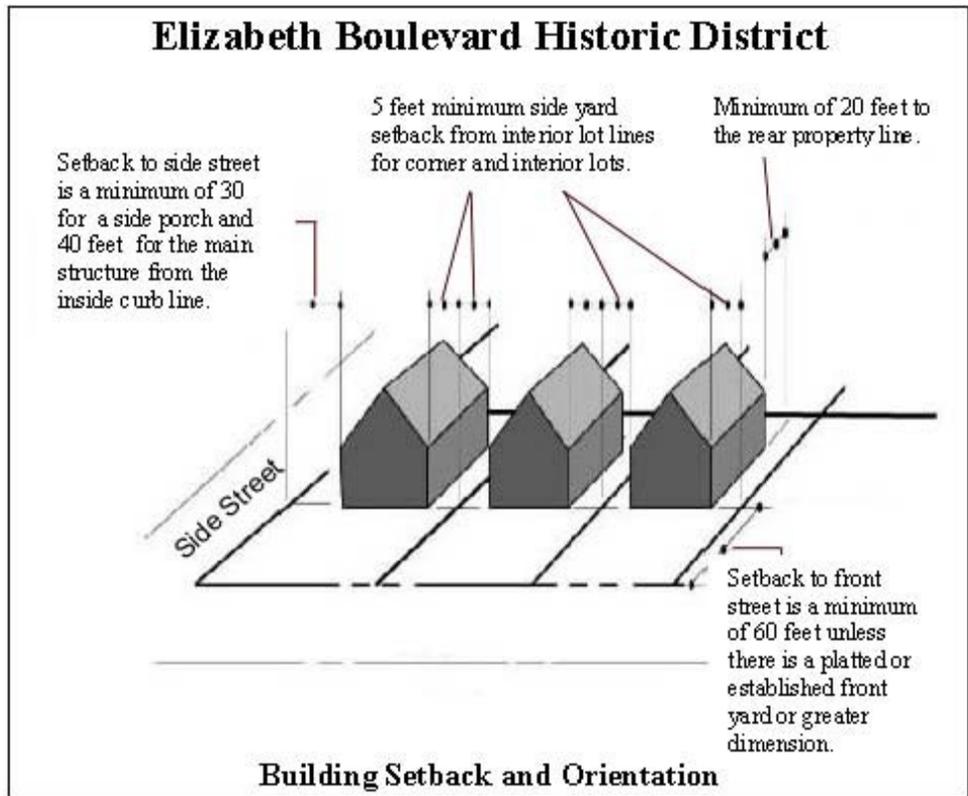
B. Building Setback and Orientation

Standard

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.

Guidelines

1. It is the intent of these Standards and Design Guidelines that all new additions, alterations, infill 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.
2. 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.
3. It is the intent of these Standards and Design Guidelines that consideration is given to the historic precedence for previous site configuration. Inasmuch as out buildings such as garage and storage buildings are historically set upon the lot line in this District, these Standards and Design Guidelines shall consider this configuration to be proper for new additions, alterations, infill and new infill construction.



C. Painting

Standards

1. Unpainted masonry surfaces shall not be painted
2. Fluorescent, luminescent, iridescent, prismatic, opalescent, incandescent, metallic or like paint shall not be used to paint the exterior of any structure.

Guideline

Paint colors should be appropriate to the emulated historical style and character of the house and should be in keeping with the character of the District. See Section XVI Appendices, A for historic color palette suggestions.

D. Building Façades and Materials

Standards

1. Exterior building façade materials shall be stucco or brick. All materials and their use must be compatible to the style and period of the building or structure and adjacent buildings or structures. In the case of 1112 and 1215 Elizabeth Boulevard, which were always exempted from the masonry requirements the original wood façades may be maintained or replaced with like kind materials.
2. 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.

Guidelines

1. 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.
2. Exterior building columns must be of a style and materials typical of the period and style of the building.
3. 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.
4. Materials, structural and decorative elements and 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 structure on the block face.
5. During restoration, or for new construction, aluminum or vinyl siding, fiberboard, artificial stone, artificial brick veneer and other similar materials shall be forbidden on the exterior. Use of composite materials is forbidden.

E. Porches, Decks and Patios

Standard

Restoration of existing porches on front or side of main structures should follow original materials, design and size.

Guidelines

1. All newly constructed porches, decks or patios visible from Elizabeth Blvd. shall contribute to the period ambience of the district in materials and design.
2. All newly constructed porches, decks or patios of modern materials and design shall be on side or rear and setback from the front line and screened so as not to be visible from the street.

F. Windows/Doors

Standards

1. Original windows and doors shall be repaired, reused and/or retained when possible and shall be replaced only with documentation and approval.
2. Replacement windows shall be of the same type as the original – sash to sash, casement to casement, multi-pane to multi-pane, leaded glass to leaded glass, stain glass to stain glass.

Guidelines

1. Windows are important to the visual identity of the District. The patterns of and the rhythm and ratio of walls to windows and doors shall be compatible with period design within the District.
2. All replacement windows and doors shall be compatible with the character of the primary building and be the same size as those being replaced so they will match the openings and fit securely. The original openings shall not be eliminated or altered in size.

3. The size and proportion (ratio of width to height) of window and door openings of the primary building shall be similar to and compatible with those of existing buildings in the District.
4. New dormers or roof features should be located at the rear.
5. 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.
6. Metal, corrugated, or slatted plastic awnings are not permitted; however, period style cloth awnings are permitted. The shape, size and color of awnings shall be compatible with structure and not conceal or damage any significant architectural details on the structure.
7. Security or ornamental bars shall not be allowed on any windows or doors that are visible from Elizabeth Blvd.
8. Non-original shutters may be added if in keeping with the architectural style of the house. If shutters are original to the house they are to be replaced with like kind in style and material. Hurricane style shutters could be used as a form of security.

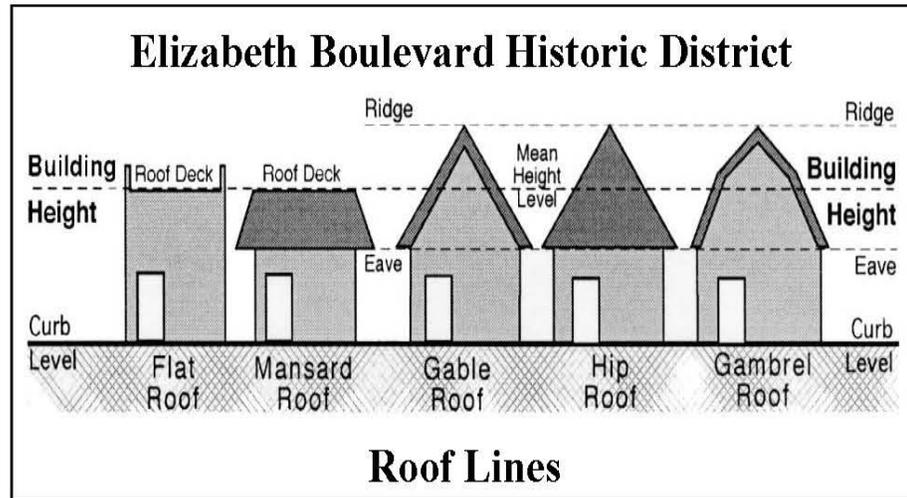
G. Roofs

The existing roofline and the architectural features that give the roof its essential character shall be preserved. Roof shape, form and design shall be typical of the style and period of the architecture of such buildings within the District. 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.

Guidelines

1. Original fireplace chimneys and other elements that contribute to the style and character of the primary building shall be retained.
2. Existing roofing materials shall be replaced with the same type of roofing materials (for example, tile to tile).
3. Any change in roofing materials (for example, tile to composition) shall be reviewed by the HCLC.
4. Roof materials and colors must be visually compatible and complement the style and period of the structure, or in the case of new construction of the District. Metal, except in instances of historic replica styles (as for instance in cases of “clay tile” roofing composed of metal) shall not be allowed.
5. 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 stories. 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.

6. Attic space can 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. Skylights shall be positioned not to be visible from the street.



VI. Additions to Existing Buildings

Standard

All exterior repairs, renovations, and additions shall follow Standards and Design Guidelines as detailed in Design Criteria for Houses (Section V) and New Construction (Section VII).

VII. New Construction

In addition to above Section V, Standards and Design Guidelines for Houses, the following standards and design guidelines shall apply to all new construction in the District.

All new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with the heights and number of stories of existing buildings or structures within the same block face and the facing block face. These Standards and Design Guidelines will prevail where more restrictive than City's Comprehensive Zoning Ordinance.

A. Design

Standard

New main structures shall be two story (excluding basement and attic) comparable to and compatible with existing buildings on the block and in the District.

Guidelines

1. In cases that involve the loss of an existing single-story, architecturally significant custom home the structure may be replaced with like kind adhering in such cases to the style and historic period of the original building.
2. New construction shall not detract from the character or appearance of the block or the District and shall be oriented toward Elizabeth Boulevard.
3. Compatibility shall include details of building size, house to lot ratio (footprint), style, and general architectural style.
4. Second stories shall not be added to single-story houses.

A. Foundation Height

Guideline

In general, the raised foundation created by pier and beam construction is a distinctive and highly visible architectural feature of the District. New construction shall conform to this character of the District by following a raised foundation design.

VIII. Garage, Guest/Servants Quarters, Accessory Building, Carports

Standard

The rear line of the garage shall be constructed on the rear property line. The main front line of the garage shall extend no more than twenty feet in front of the rear property line. The main exterior side line of the garage may sit on the main exterior side line of the lot, except on corner lots, in which case the main exterior line of the garage (next to the side street) shall not be less than twenty-five (25) feet from the outside line of the lot.

Garage Demolition and Reconstruction – Detached garages and/or servants quarters were original to all contributing properties on Elizabeth Boulevard. Where structural concerns prompt the demolition of such a structure, it should be replaced in-kind, or, in the case of a two-story residence with a one-story garage, replaced with the standard two-story servants quarters that echo the architectural of the property's main structure on a reduced scale.

Guidelines

A. Accessory Building

Shall follow the same Standards and Design Guidelines as in Section VIII, A for Garage, Guest/Servants Quarters.

B. Carports

Detached carports are not allowed in the District.

IX. Relocation Criteria

The following Standards and Design Guidelines shall apply to the relocation of buildings within the District and into the District from a location outside the boundaries of the District:

A building may be moved from one site to another site within the District under the following conditions:

Guidelines

- A. The building is seriously threatened at its original location;
- B. The integrity and structural soundness of the building will be maintained;
- C. The building will be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location;
- D. The removal of the building from its original site will not create a detrimental view or loss of integrity of such block;
- E. Any proposed replacement on the original site will result in a more positive visual effect on such block.

Any relocated building in the District shall be rehabilitated (i.e., repaired and/or remodeled) in accordance with the applicable sections of these Standards and Design Guidelines so as to retain the original character and architectural details, design and materials of the building.

All applicable Standards and Design Guidelines, including site orientation of the block at the new location, shall apply to such relocation and rehabilitation.

X. Demolition of Structures

Standard

Demolition of a contributing structure or any part thereof in this District shall be allowed only if it can be shown that the building is structurally unsound and not feasible to repair said structure. Demolition of a non-contributing structure for the purpose of constructing an architecturally appropriate replacement shall be permitted.

XI. Parkway Regulations

The purpose of the parkway shall be just that: a park by the wayside of the street whose sole purpose shall be to beautify the street and residences with vegetation and forestry in a planned manner.

Standards

A. Dimensions

The dimensions of the parkway between the property line and the curb line shall be maintained as in existence Jan. 1, 1977. Alterations to the historical dimensions and alignment of the Boulevard shall be discouraged.

B. Tree Location

All future planting of trees shall be in alignment with the older surviving trees that are now standing in the parkway, specifically four (4) feet behind curb line.

C. Vegetation Types

Vegetation on the parkway shall be limited to trees, grass, and green ground cover.

1. **Trees** – The species of trees that shall be allowed on the parkway shall be Elm or other city approved tree, pending the onset of blight or destructive diseases, or environmental hazards that would prevent the survival of said species. In such

event, species of trees will be recommended by experts from areas such as the City's Parks Department, nurseryman, landscape architects and Forestry Departments of city, state or federal government agencies. The final decision shall be left to the Park Department. At the Park Department's recommendation, only one species of trees would then be planted in the parkway. In any event, broad spreading trees that would ultimately shade the street are recommended.

2. **Grasses** – The allowable grasses that shall be grown on the parkway shall be strains appropriate to the North Texas region. The desired grass surface shall present a smooth, green, carpeted effect.
3. **Ground Cover** – The allowable groundcover that shall be grown on the parkway shall be strains appropriate to the North Texas region. They shall be maintained at a height not to exceed four inches. The desired surface shall present a smooth, green carpeted effect.

D. Structures in Parkway

Standards

There shall be no structures on the parkway such as fixed or portable telephone booths, bus patron shelters, or benches, statuary. The only allowable structures shall be:

1. **Stone Gates** – On Elizabeth Boulevard at its intersection with Eighth Avenue and at its intersection with College Avenue.
2. **Street Lights** – the existing 5th Avenue style street lights shall be the only allowed and shall be maintained by the city.
3. **Sidewalks** – There shall be allowed sidewalks in the parkway parallel to Elizabeth Boulevard, and on corner lots parallel to cross streets. Replacement of existing sidewalks shall be concrete and shall be of the same width as existing sidewalks.
4. **Retaining Borders** – Retaining borders shall have minimal visual impact.
5. **Architectural accessories** – Accessories in the parkway, original to the property, shall be allowed.

XII. Paved Areas

A. Driveway

The driveway is the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building, or porte-cochère. The purpose of the driveway shall be to allow a paved surface for the movement of vehicles to their designated parking areas.

Standards

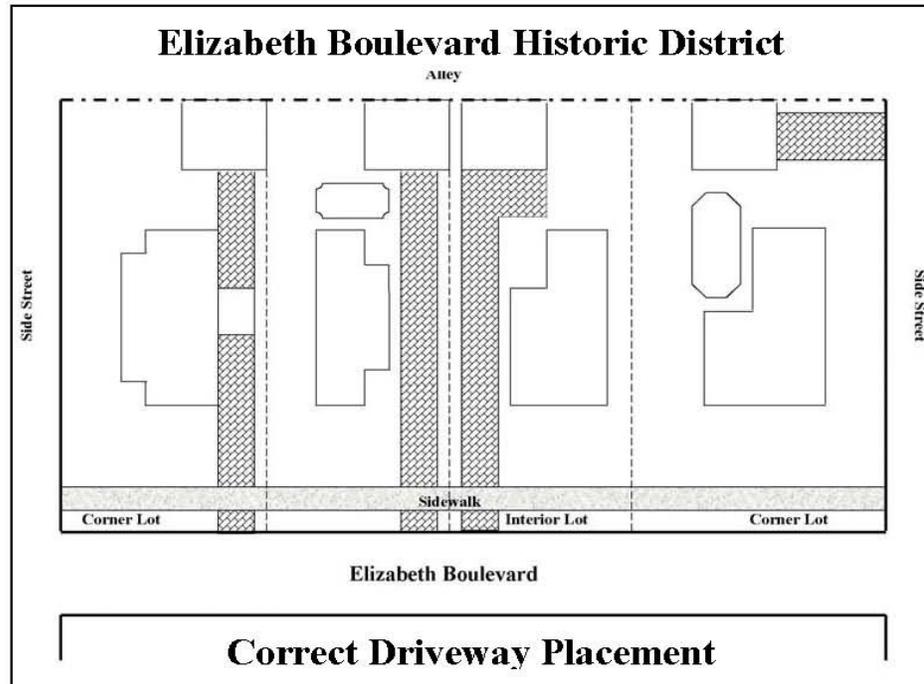
Width of Driveway – No driveway shall exceed one car width or ten (10) feet maximum.

Guidelines

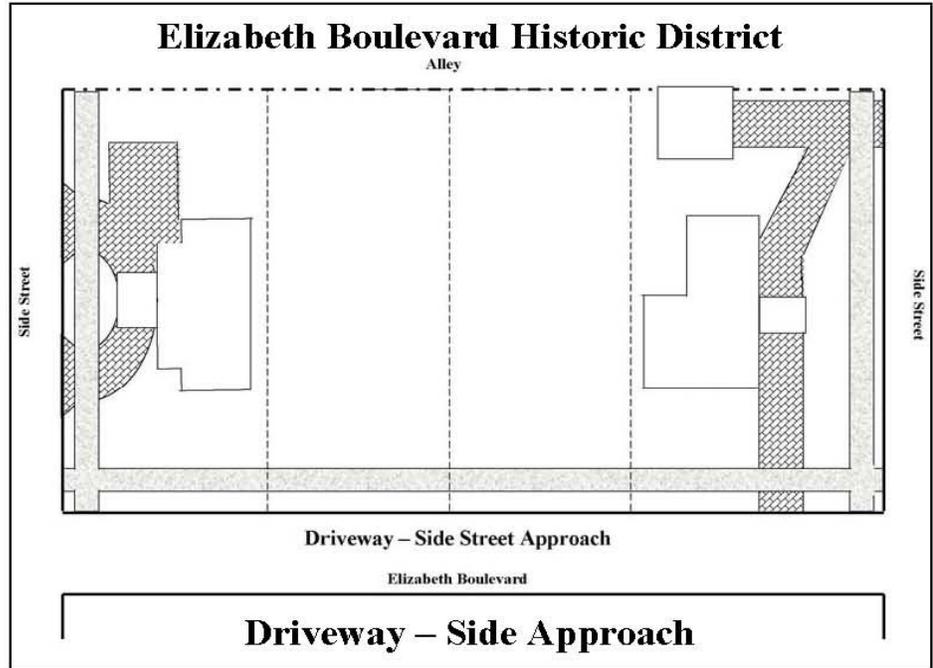
1. **Driveway Location – Front Approach** – All front approach driveways shall be set to the outside of the main side line of residential structure (porte-cochère is outside of main side line). The driveway shall extend along the side of the residence structure, through the porte-cochère, if applicable, to the garage or accessory building, or to the rear line of the

lot. No driveway shall extend across the front yard within the main side lines of the residential structure. The driveway may, however, extend from the front property line, outside of and parallel to the main side line of the residential structure and thus continue around or behind the main real line of the residential structure.

2. **Driveway Location – Corner Lots** – There shall be no frontal drive allowed between the side street and the main exterior side line of the residence except where a porte-cochère adjoins the residential structure. Allowable front approach drives through main outside line porte-cochère, inside line porte-cochère, or merely parallel to main inside line of residential structure may connect to driveways extending from side of residence. All other width and approach limitations shall apply.



3. **Driveway Location – Side Yard Approach** – Driveways may be constructed from side street only on corner lot residences or where residence is constructed on adjacent interior lot or part of corner lot under single ownership. The drive approach and driveway must be behind the main rear residential line except when passing through a porte-cochère on the exterior main side line of residential structure when main outside structure is within 30 feet of side street. The side entry driveway may extend from side street and thence continue behind main rear line of the residential structure and connect to a driveway extending from the front drive approach in a manner herein described.
5. **Circular Driveway** – No circular driveway shall be allowed through the front yard. No circular driveway shall be allowed in the side yard unless it was in the original design.



B. Paving

Guidelines

Paving of driveways shall be of brick, stone, or concrete.

1. **Brick** – Brick shall be construed to be of paving characteristic suitable for normal residential driveway usage.
2. **Stone** – Stone shall be construed to be natural such as marble, granite, sandstone or of sufficient load bearing characteristic suitable for normal residential driveway usage. Synthetic or simulated stone or aggregate of common pre-cast materials may also be used if they give the visual impression of stone.
3. **Concrete** – Natural colored concrete of floated, brushed, troweled, exposed or washed finish may be utilized. NO painting of concrete surfaces with paint is allowable.
4. **Retaining Walls** – Retaining walls shall be constructed of brick, stone and/or concrete.

XIII. Yards

A. Front Yard

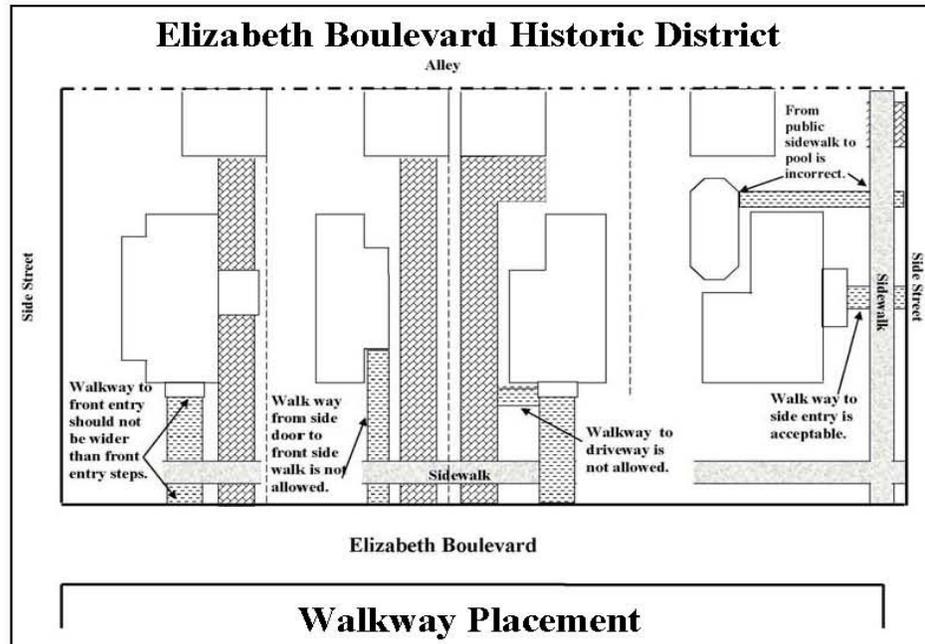
Standard

The use of the front yard shall be reserved for grass, trees. Groundcover, shrubs and border flowers whose sole purpose is to beautify in a botanical manner Elizabeth Boulevard and its buildings. Berms consistent with the original landscaping concept shall be maintained. No all-rock or all-gravel (or combination thereof) shall be permitted.

B. Paving

Standards

1. **Paving** – The only paving allowed in the front yard shall be:
2. **Walkway – Front** – A paved walk area from front line of lot to front entry steps to the residence. The walkway shall be no wider than the front entry steps, and under no instance shall the front walkway exceed ten (10) feet in width. All sidewalks shall be constructed to be compatible in texture, color, style and size with existing paving in the District. Sidewalks shall be paved with natural concrete. No other walkways are allowed in the front yard.



Guidelines

1. **Walkway – Side** – A paved walk area from exterior lot side line (on corner lots) to side entry steps to a residence is allowable. The side entry walkway shall be no wider than four (4) feet.
2. **Retaining Walls** – All retaining walls shall be of brick, stone, or concrete materials and shall follow the grade of the yard. No retaining wall shall be built upon or across the front yard or front property line.
3. **Paving Material** – The paving materials for walkways in the front yard (and side yards) shall be compatible in texture, color, style and size with existing paving in the District. Walkways shall be paved with natural concrete. Crushed materials are not allowed.

C. Terracing

Standard

The elevation of the front yard shall be maintained at the same level as adjoining lots. In the case of corner lots, the elevation of the side yards shall be maintained at the same level as adjoining lots. The terracing of the front yard as established by current

use as of January 1, 1977, and evidenced by photographs of same, shall be maintained.

D. Parking Area

Standard

There shall be no front yard area designated as vehicle parking area.

E. Vegetation

Standard

Vegetation on the front yard area shall be limited to grasses, shrubbery, ground cover, trees, and border flowers.

F. Side Yard

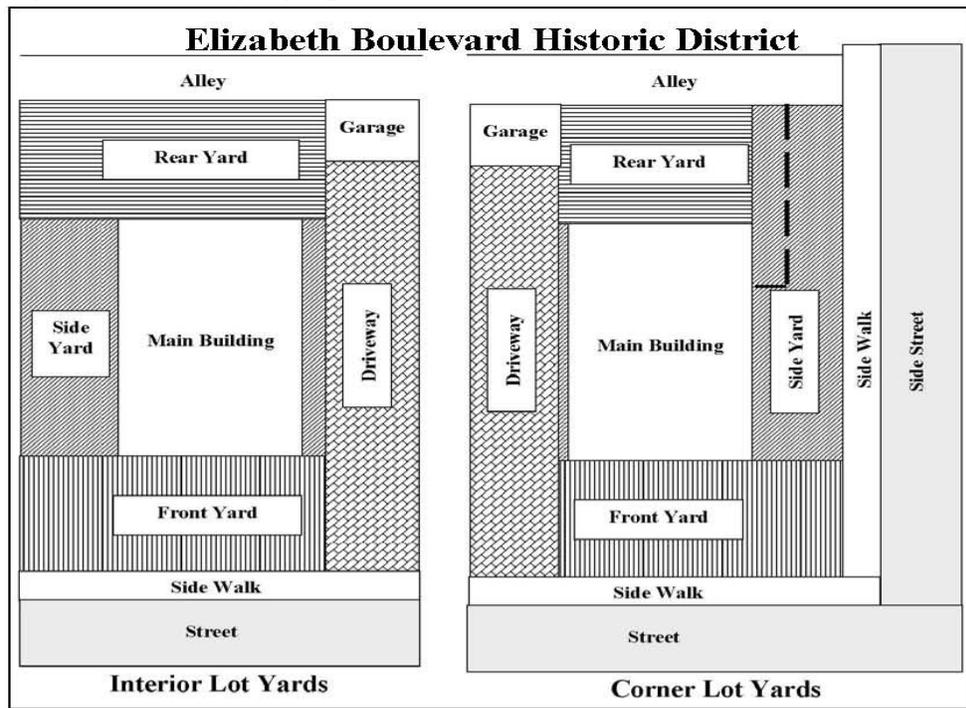
Standard

The side yard shall be reserved for grass, trees, shrubbery, ground cover, and border flowers. Side berms consistent with the original landscaping shall be maintained. No all-rock or all-gravel (or a combination thereof) shall be permitted. No parking of vehicles shall be permitted other than on paved driveway areas.

G. Rear Yard

Guideline

The use of the rear yard shall be reserved for garage, parking areas, recreation, and other accessory uses as allowed by city regulation, code and ordinances.



H. Fences/Walls/Courtyards/Enclosures

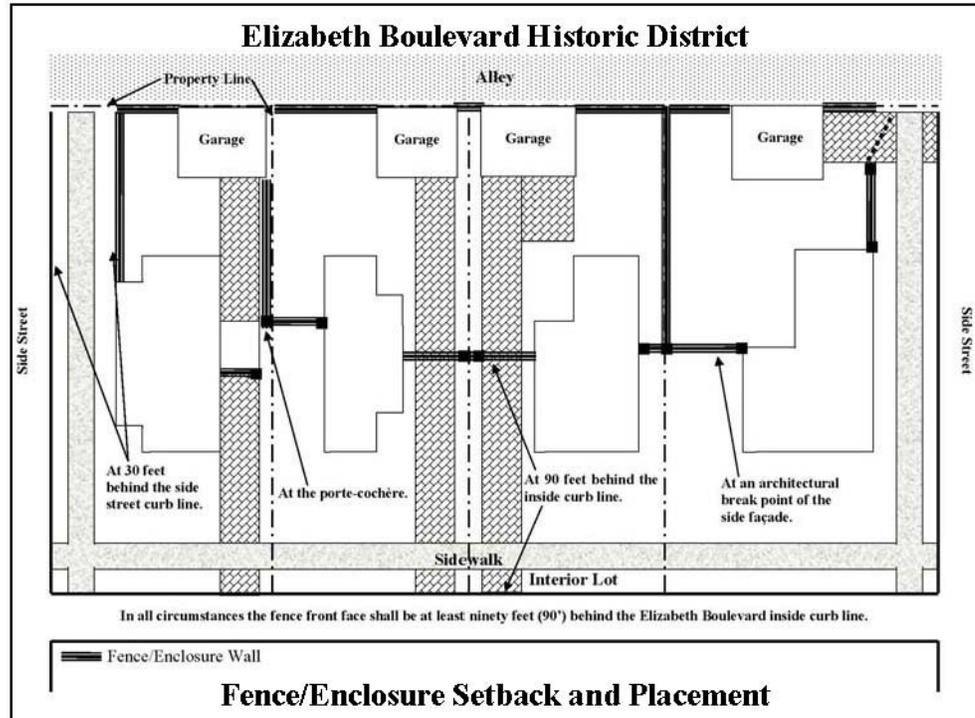
Fences and/or walls or any form of a dividing structure may be installed for privacy or security of residents or architectural decoration of the property, but in limited locations. The fence/wall/courtyard/enclosure should not interfere with the feel of unobstructed space of the streetscape, either in height or position.

Standards

1. **Location** – The location of all enclosures shall be placed in compliance with the following:
 - a. **Front Enclosure** – There shall not be allowed any enclosure in the area defined as front yard.
 - b. **Rear Enclosure** – Any rear enclosure will be constructed on the rear property line.
 - c. **Side Enclosure** – Enclosures shall not be allowed in the area defined as side yard where the side façade of the structure constitutes a primary façade intended to be exposed (e.g. side terraces, open side porches, elaborate fenestration). Where the side façade is secondary, or partially primary and partially secondary, it may be partially enclosed, the exact placement being a logical visual breakpoint at least 90 feet behind the front curb – leaving approximately half of the structure exposed -- and at least 25 feet from the side curb at the top of the side berm.
2. **Side Face Corner Lots** - The side fence on the outside line of corner lots shall be constructed not closer to the side street than the upper break point on the side terracing. In the absence of terracing the side fence face shall be at least 8 (eight) feet from the inside line of the side street sidewalk.

Guidelines

1. **Fence Material** - Fences shall be constructed from iron, brick, stone, concrete, or wood.
2. **Surface** – The exterior fence flat surface, if painted, shall be compatible with the color of the main structure and be of one solid color.



I. Adjoining Lots

Standard

For adjoining lots or parts of adjoining lots all property improvements shall be subjected to the same Standards and Design Guidelines as for the main structure and accessory buildings in Section V. thru VIII. All fences, courtyard walls, and enclosures shall be subjected to the same Standards and Design Guidelines as in Section D above.

XIV. Mechanical and Exterior Accessories Devices

Guidelines

A. Ground Accessories

Ground accessories, including but not limited to, compressors, condensation lines, venting, solar devices, antennae, and satellite dishes shall be placed at the side or rear of the building. Devices at the side of the building shall be screened from view by means of shrubbery, fences or enclosures walls, which are subject to set-back Standards and Design Guidelines in Section XIII, H.

B. Roof Mounted Accessories

Roof mounted accessories including but not limited to compressors, air turbines, solar devices, antennae, and satellite dishes shall be placed so that they are inconspicuous from the public right-of-way. In no case shall the installation damage or obscure character-defining features.

C. Lighting

1. Lighting may be used to highlight features of the house or property;

2. Security and permanent landscaping lighting fixtures shall be white; and
3. Strobe, flashing, or neon lights shall not be allowed in any permanent lighting fixtures.

D. Elevators and Stairways

Exterior elevators and stairways to second floor of a structure shall be inconspicuous from the public right of way and be enclosed by furrings or additional structure compatible with the style/design of said residential structure.