Evans & Rosedale Area Design Standards And Guidelines

IV. Building Development Standards

IV-7

E. Massing and Composition

T3-H Historic

The T3-H Historic Neighborhood DEVELOPMENT ZONE is intended primarily for single-family detached homes. New construction in this DEVELOPMENT ZONE must also comply with the Terrell Heights Historic District Design Guidelines, which require development to be compatible in terms of overall form, scale, character, materials, etc. Note that any development in the Historic District that makes any visible alteration to the exterior of the structure or the lot, other than normal maintenance, requires review by the Historic and Cultural Landmarks Commission, and the issuance of a Certificate of Appropriateness prior to the issuance of any permits.

Figure 4.7. View of T3-H development zone down Pulaski.

Project: Fort Worth - Evans & Rosedale Urban Village (2009)

Type: Historic District, Infill, Redevelopment

Key Elements:
- Housing standards and guidelines
- Prototype house plans

Findings:
This urban village plan identified 17 prototypical housing plans for the redevelopment of aging, historic housing in the Evans/Rosedale area of Fort Worth. The plan details typical housing plans and general building standards for redevelopment and new development. These standards and guidelines provide affordable new and infill housing options to create a sustainable pedestrian-oriented urban neighborhood.

- Housing market assessment
- Pre-approved home plans
- Urban design standards

Unique Takeaways:
The plan team and a team of architects developed specific pre-approved housing plans for the redevelopment and reconstruction of the aging housing structures in the neighborhood, as part of the Urban Village Development Program in the City of Fort Worth. The plan report details all of the prototypical housing plans that are pre-approved and ready for construction.

- Coordination with architecture firm to develop housing plans

Implementation Status:
These guidelines were used in discussions that led to changing zoning regulations in and around the Evans & Rosedale Urban Village to a form-based code.