

# OLD TOWN DEVELOPMENT SUMMARY

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## *Residential Design Guidelines*

### **GOAL STATEMENT**

The residential component of the Old Town Design District should develop in a manner that is inviting to pedestrians while retaining the feel of older neighborhoods. Development should include a mix of building types, including older structures and newer structures constructed in an architectural style that contributes to a sense of visual continuity and strengthening the residential experience. Where appropriate, a combination of uses is encouraged, including single family, townhouses and multi-family.

### **KEY PRINCIPLES**

(a) *Building Setbacks.* A wide variety of building setbacks can be seen throughout the Old Town Design District. Much of this variety is due to the influence of the automobile and need to provide on-site parking and development in a post-zoning ordinance era. This parking typically has been provided in front of the building for consumer convenience. However, this trend has caused an erosion of the edge of buildings located along a sidewalk like that seen historically. Therefore, it is strongly encouraged that new developments should build on this original tradition of building placement and locate parking in the side and rear when feasible. That being stated, it is a vital interest to the City of Lewisville to preserve the mature tree canopy within the area as much as possible and locate buildings in a manner that preserves the natural character of the area.

(b) *Building Materials.* Building materials of structures should contribute to the visual continuity of the area. They should appear

similar to those seen traditionally to establish a sense of visual continuity.

(c) *Architectural Character.* The Old Town Center is made up of architectural styles from the early 1900's. The neighborhoods of the Design District represent a number of different architectural styles and reflect the time periods in which they were constructed.

(d) *Pedestrian Environment.* The Design District should provide a controlled, organized automobile system that provides a safe pedestrian environment. Development should include direct, well marked linkages from the sidewalk to a well defined front door entry. Streets, sidewalks and landscaping should define the road edge and encourage walking, sitting and other pedestrian activities.

### **DESIGN ELEMENTS**

This section presents design guidelines for individual building elements that are influential to the overall character of Old Town residential buildings. When the elements are appropriately used in combination with one-another buildings will reflect an appropriate "look and feel" that is consistent with Old Town. Within each element are individual goals and design guidelines statements upon which the City will base its decisions as to the appropriateness of any new or remodeled structure.

The architectural style of all new and rehabilitated residential buildings in the Old Town Design District should be designed to be consistent and compatible with that of the traditional residential styles of the area.

Buildings that are designed to reflect a traditional style of Old Town should utilize an architectural style that gives the appearance of belonging in Old Town. While it is important that buildings be compatible with the surrounding structures, it is not necessary that they exactly imitate older building styles. Buildings that are designed to reflect a traditional residential style should incorporate an individual style and not blend various styles found in the area. The property owner is encouraged to use the one of the styles listed below, or an appropriate variation, in designing the overall character of their building.

- New interpretations of traditional building styles are encouraged.
- A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the building to be seen as a product of its own time and yet be compatible with its historic neighbors.
- Buildings that are similar in scale and overall character to those seen historically are strongly encouraged.
- Infill should be a balance of new and old in design.
- This applies to architectural details as well as the overall design of a building.

### **Queen Anne Victorian Style Residential - Circa 1880-1910**

Decorative detailing is one of the main characteristics of this architectural style. Houses typically have irregular shaped, hipped roofs often with steep pitches. Typically the buildings are asymmetrical in shape with one dominant front-facing gable. Extensive detailing is utilized to avoid a smooth-wall appearance. Detailing can take multiple forms such as patterned shingles; "gingerbread" type spindlework; and cutaway bay windows and towers. Porches are partial or full-width and often extend along one sidewall. Spindlework is also used extensively on porches and friezes.

### Characteristics

- Steeply pitched, hipped roofs of irregular shape
- Dominant front-facing gable
- Irregular shapes utilizing cutaway bay window and towers
- Extensive detailing to avoid a smooth-walled appearance
- Asymmetrical faced with partial or full-width porch
- Extensive use of spindlework on porches and friezes



### **Folk Victorian Style Residential - Circa 1870-1910**

This style is defined by the presence of Victorian decorative detailing on simple folk house forms and are typically much less elaborate than the Victorian styles that they mimicked. The primary areas for the detailing are the porch and cornice line. There are a number of subtypes but the most common one in Old Town is the asymmetrical gable front with wing and covered porch. Porch supports are commonly either turned spindles or square posts with beveled corners.



### Characteristics

- Simple folk house form
- Gable front with wing
- Single story with covered porch
- Spindle work porch detailing

## **Prairie Style Residential - Circa 1900-1920**

This style is sometimes referred to as the Prairie Box or American Foursquare. It has a simple square or rectangular plan, low pitched hipped roof and symmetrical façade. One story wings, porches or carports are common and subordinate to the principal two story mass. The entrance is often a conspicuous focal point of the façade. Hipped dormers are common as are full-width front porches. Characteristic horizontal decorative elements often consist of contrasting caps on porch or balcony railings as well as piers and chimneys. Other elements include contrasting wood trim between stories and horizontal siding.

### Characteristics

- Low-pitched roof usually hipped.
- Widely overhanging eaves
- Two stores with one story wings or porches
- Eaves, cornices, and façade detailing with horizontal lines
- Massive, square porch supports
- Hipped dormers

## **Craftsman Style Residential - Circa 1905-1930**

This particular style originated in California and is often referred to as a bungalow, especially in the single story version. Front gabled porches and house are most common. Porches may be either full or partial width and may be covered by either the main roof or a separate, extended roof. Single story is the most common but one and one half are not uncommon.



Columns for porch roofs are typically shorter, square upper columns resting upon more massive piers.



### Characteristics

- Low-pitched, gabled roof (occasionally hipped).
- Wide, unenclosed eave overhang
- Roof rafters usually exposed
- Decorative beams or braces commonly added under gables
- Full or partial width covered porches
- Tapered square porch columns

**The use of traditional building materials found in the area should be continued.**

Brick and stone—used for building walls, chimneys, porch supports and foundations—were the primary materials used. Wood siding



also occurred on residential-type structures with painted, horizontal clapboard being the most popular. In each case, the distinct characteristics of the building material, including the scale of the material unit, its texture and finish, contribute to the historic character of a building.

The best way to preserve or rehabilitate older building materials is through well-planned maintenance. Wood surfaces, for example, should be protected with a good application of paint. In some cases, historic building materials may be deteriorated. When deterioration occurs, repairing the material rather than replacing it is preferred. Frequently, damaged materials can be patched or consolidated using special bonding agents. In other situations, however, some portion of the material may be beyond repair and may be replaced. The new material should match the original in appearance. Rather than replace original materials, some property owners may consider covering them. Aluminum and vinyl siding are examples of materials that are often discussed and are not allowed.

- Materials shall appear to be similar to those used traditionally.
- Brick, cast stone and horizontal lap siding were the traditional materials of residential style buildings. When horizontal siding is required a modern material such as hardi-plank may be utilized to achieve the desired look while providing a material that is more durable and requires less maintenance.
- A simple material finish is encouraged for a large expanse of wall plane.
- A matte, or non-reflective, finish is preferred.
- Polished stone should be avoided as a primary material.

The appropriate use of color can be used to embellish building façade elements and enhance the attractive details of commercial buildings and should not disguise or overpower them. Colors should compliment neighboring buildings and reflect a traditional color palette. Extremely bright, fluorescent or neon colors shall not be permitted as the primary color on the facades of buildings in the Old Town Design District. Only colors similar to or comparable to the palette adopted by the National Trust for Historic Preservation will be allowed.

**Include architectural elements similar to those seen traditionally (i.e., recessed entries, transom windows, cornices, vertically oriented upper-story windows, awnings).**

## **Roofs**

The character of the roof is a major feature for most historic structures. When repeated along the street,



the repetition of similar roof forms contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently in residential areas while flat roofs appear on older commercial buildings in Lewisville. Although the function of a roof is to protect a structure from the elements, it also contributes to the overall character of the building. The Old Town Design District has seen the construction of various roof forms.

- In residential areas, most roof forms are pitched, such as gabled and hipped.
- Avoid altering the angle of an older roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
- Retain and repair roof detailing.
- Often repairing a basically sound roof can be much less expensive than a complete replacement. If a new roof is necessary, try to match the color, material, and pattern of the old as closely as possible.
- Water from downspouts should drain away from the building properly.
- If this is not possible, a downspout should empty onto a metal or concrete splash block that slopes downward and

away from the building.

## **Porches**

Many residential styles and building types developed with the porch as a prime feature of the front facade. A porch protects an entrance from rain and



provides shade in the summer. It also provides a sense of scale to the building and provides a space for residents to sit and congregate. A porch provides stylistic details to the house, and in some cases is an integral part of an architectural style. Because of their historical importance and prominence as character-defining features, porches should be preserved and they should receive sensitive treatment during exterior rehabilitation. Porches vary as much as architectural styles. They differ in height, scale, location, materials and articulation. Some are simple one-story structures, while others may be complex with elaborate details and finishes. These elements often correspond to the architectural style of the house and therefore the building's design character should be considered before any major rehabilitation work is begun.

- Maintain the existing location, shape, details, and columns of the porch.
- Missing or deteriorated decorative elements should be replaced with new wood, milled to match existing elements. Match the original proportions and spacing of balusters when replacing missing ones.
- Unless used historically, wrought iron porch posts and columns are inappropriate.
- Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is inappropriate. When a porch is enclosed or screened, it shall be done with a clear transparent material. This material should be placed behind porch columns.