

# HOUSTON HISTORIC DISTRICTS **COMMUNITY ENGAGEMENT SUMMARY**

For the Freeland, Norhill, Old 6th Ward, Woodland Heights, and Houston Heights Historic Districts from September 27th to October 27th, 2016



THE CITY OF HOUSTON, TEXAS

**November 21, 2016**



**IN THIS DOCUMENT**

Introduction.....2  
 Explanation of Activities.....4  
 Workshop #1 Results.....8  
 Workshop #1 and Online Survey  
 Activity #2 Results.....22  
 Online Survey #1 Results.....31

**Introduction**

The City of Houston is developing design guidelines tailored to seven Historic Districts to protect their character and preserve the historic resources. These districts are: Houston Heights (E, W, S), Freeland, Norhill, Woodland Heights, and Old 6th Ward. To ensure the project outcome reflects the needs and values of each district, the project includes a series of community workshops and online engagement. In addition, a number of work sessions with key stakeholders and neighborhood groups are being conducted.

More than 90 community members participated in a workshop on September 27, 2016. This featured an informational presentation by design guidelines consultants Winter & Company, followed by more than an hour of interactive exercises for participants. In addition, an online version of the workshop exercises was made available to respond to several issues. Some participants found issues with the material presented as well as with the amount of time needed to respond. To address this, some of the material was revisited for the online survey. In addition, some of the neighborhoods were not well represented at the workshop. The online survey did increase participation in some neighborhoods.



**The Workshop Objectives**

The objectives of the workshop were:

- To introduce draft materials that describe some key characteristics of each historic district
- To gain an understanding of some of the concerns that stakeholders have in the districts
- To test ways in which residents and property owners may comment on the appropriate design of improvements in the districts
- To help frame some questions that will be included in a mailed survey that will be sent to all property owners in selected historic districts in January, 2017

**NOTE:**

The number of responses from the workshop and online survey represent a small percentage of properties in the historic districts. This information is considered to be a preliminary view of community opinions.

---

## The Workshop Agenda

1. **Introductory Presentation**
  - How To Consider Ways To Define District Character
  - Potential Design “Tools” That May Promote Compatible Design
2. **Participant Activities**
  - Activity #1: Identifying Issues
  - Activity #2: Considering Residential Typologies
  - Activity #3: Compatibility of Additions to a Historic Building
  - Activity #4: Compatibility of New Construction
  - Activity #5: Visual Survey
3. **Report Back**
4. **Questions and Answers**

## PARTICIPATING HISTORIC DISTRICTS

- Houston Heights East
- Houston Heights West
- Houston Heights South
- Freeland
- Norhill
- Woodland Heights
- Old 6th Ward

## Online Survey Elements

An online survey offered an alternative way to participate. This was active from October 12th to October 31st, 2016. There were 46 total respondents. Each of the workshop activities was tailored for the internet, but they show similar opinions to those expressed in the hands-on workshop.

## Document Organization

The following sections within this document include:

- An explanation of each activity in the workshop
- A summary of the results from participants in the workshop
- A summary of the results from participants in the online survey



# Explanation of The Workshop Activities

Each activity in the community workshop was intended to develop an understanding of how people experience their neighborhoods and the design topics that are most important to them. Activity #1 focused on issues the public has with the current state of their neighborhood. Activity #2 then aimed to define development patterns, or typologies, that currently exist in each neighborhood. This activity identified key design features within each district and allowed participants to consider the various conditions that exist throughout their historic district. Activities #3 and #4 displayed several models of additions and new construction that tested the effect of development in different contexts within the historic districts. Participants commented on the compatibility of each model. Lastly, in Activity #5, participants commented on photographs of new houses from other communities with their view on appropriate and inappropriate development for their neighborhood.

## Group Activity #1: Identifying Current Issues in the Historic District

**Objective: To identify current issues and/or concerns in your Historic District**

Table groups identified issues related to design in their respective historic districts (for the three Houston Heights Districts, preliminary issues and comments from an earlier workshop were listed on their worksheets as a starting point).

*Table 5*

### ACTIVITY #1

HOUSTON HISTORIC DISTRICTS | ISSUES

---

**Issues Summary:**

**Neighborhood Character** (ex: front setbacks, landscaping and trees, curb & gutter, etc.)  
*See OSWNA Comment sheet*      *Front setbacks, lot sizes, drainage ditches;*

**Site Design** (ex: parking, side yards, storm run-off, etc.)  
*See item #2.b on OSWNA Comment sheet*  
*Garport should not be attached to historic structures*

**Treatment of Historic Buildings** (ex: maintenance, dormer additions, raising buildings, etc.)  
*See item 2.d on OSWNA Comment sheet*      *Removal of more than 50% of the materials in a structure shall be considered demolition by neglect needs to be enforced.*  
*See item #2 on OSWNA Comment sheet*      *as a determination followed by request for new construction windows - historic windows should be maintained*

**Additions to Historic Buildings** (ex: location, size, style, etc.)  
*See item #2.c on OSWNA Comment sheet*  
*Maximum volume for entire structure;*

**New Infill Buildings** (ex: compatibility, mass & scale, privacy, materials, etc.)  
*See item #2.c on OSWNA Comment sheet*

**Review Process** (ex: review time, etc.)  
*move administration approvals back to N.A.H.D., i.e. no administrative approvals.*      *See item #2 on old six 1/2 ward Neighborhood Assoc. list attached.*

**Other** (ex: property maintenance, multi-family developments, affordability, etc.)

**Historic District** *old Six 1/2 Ward*

**Table Number** *5*  
(Please review and cite this material in a group)

Houston, TX: Historic District Design Guidelines Project  
 Working 1: September 27, 2016

### ACTIVITY #1

HOUSTON HISTORIC DISTRICTS | ISSUES

---

**Issues Summary:**

The following issues have been identified through the initial workshops conducted by the City. They're categorized by neighborhood and topic. Note: these aren't official positions of the city nor the consultants.

**Neighborhood Character**

- Loss of green space and tree canopy
- Adding curb and gutter to streets
- Reduction of front yard setbacks
- Loss of historic fabric
- Side walks*

**Site Design**

- Parking in front yards
- Loss of mature trees
- Reduced backyard open space
- Reduced side yard
- Loss of solar access
- Storm run-off
- Proper grading - (Z.H.H.)*

**Treatment of Historic Buildings**

- Raising buildings
- Window replacement
- Dormer additions
- Loss of mature trees
- Energy Efficient*
- Space for HVAC*

**Additions to Historic Buildings**

- Location of additions
- Size of additions
- Height of additions
- Architectural style of additions
- Allow new larger addition to encroach upon lower scale historic building

**New Infill Buildings**

- Architectural style: compatible
- Mass & scale
- Looming side walls
- Materials
- Privacy
- Building height
- Retaining small house on lot & side
- Setbacks compatible*
- Grading of lot*

**Review Process**

- Difficult, time-consuming
- Negates property values
- Clarity, clarity clarity - Need it*
- Cost for approval of minor items should be very low.*

**Other**

- Property maintenance
- Loss of older/more affordable homes
- Use other than single family

*For the older generation their home/property is most of their net worth. Lets not destroy the value of their property by making it impossible to ~~have~~ & build an addition of decent size.*

**Historic District** *(West) East / South* Please Circle One

**Table Number** *20*  
(Please review and cite this material in a group)

Houston, TX: Historic District Design Guidelines Project  
 Working 1: September 27, 2016

# Group Activity #2: Considering Typologies in your Historic District

**Objective:** To consider how different settings within a district may be described, to help when considering the context of a project.

## Activity 2.1:

First, table groups reviewed a Residential Typology Poster that described an area that may be located in their district. After reviewing the poster, each group commented on the descriptions.

**ACTIVITY #2 RESIDENTIAL TYPOLOGIES**

**HIGHLY CONSISTENT SINGLE STORY MASSING CURB & GUTTER**

**GROUP 1.1.A**

**DESCRIPTION:**  
 Typology 1A has a high degree of consistency, in terms of building age and traditional development patterns. It retains a high percentage of buildings that "conform" to a historic district. It has streets with curb and gutter (whereas Type 1B does not).

**Distinguishing Neighborhood Features:**

- Rectilinear street grid
- Street widths range from 25 ft. to 30 ft.
- Parallel on-street parking
- Narrow, rectangular-shaped lots
- No alleys
- 1,000 sq. ft. to 1,195 sq. ft. lots

**Distinguishing Site Features:**

- Uniform front yard setbacks
- Front yards are open and inviting
- Parking is typically in a detached garage, located in the rear of the lot. As a result, garages are visually subordinate to the street (6' to 6' 6" deep)
- Driveways create wider side yard setbacks on one side of each parcel. This results in a sense of a greater separation between buildings.

**Distinguishing Building Features:**

- The majority of houses are one story in height
- Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s.
- Houses are modest in scale. Most range from 1,000 sq. ft. to 1,500 sq. ft.
- New buildings and additions appear to be in scale with historic structures.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

**NEIGHBORHOOD CHARACTERISTICS:**

**SITE CHARACTERISTICS:**

**BUILDING CHARACTERISTICS:**

**KEY:**

- Building Color
- Primary Entrance
- Building Form
- Front Yard
- Street Edge

**STREET PATTERN:** Grid Pattern  
**STREET WIDTH:** 25 ft. - 30 ft.  
**PUBLIC REALM:** Curb and Gutter  
 • Tree lawn between Street and Sidewalk  
**LANDSCAPING:** Medium - Dense  
**CONSISTENCY:** Very Uniform  
**ALLEYWAY:** No

**LOT ORIENTATION:** Primarily North & South  
**LOT DEPTH & WIDTH:** 105' x 60'  
**LOT SIZE:** 5,000 sq. ft. to 6,000 sq. ft.  
**LOT COVERAGE:** 50% - 60%  
**BLOCK END CAR:** 0%  
**SETBACKS:** 10 ft. - 15 ft.  
**PARKING:** Side Drive Leading to Rear Garage

**BUILDING HEIGHT:** 1-Story  
**BUILDING SIZE:** 1,000 sq. ft. - 1,500 sq. ft.  
**FLOOR AREA RATIO:** Majority 0.20 to 0.29  
**BUILDING AGE:** 1920-1940  
**ROOF FORM:** Primarily Gable and Hip  
**PORCH / ENTRY:** 1-Story Porch Connecting to Sidewalk

*Handwritten notes:*  
 Attached garage NOT TYPICAL  
 In addition to the block on the aerial, this block is a good representation of North Hill's typography  
 \* generally we do not feel this block is representative of our neighborhood typography

## Activity 2.2:

Next, table groups reviewed an Aerial Map showing a portion of their District. After reviewing the map, each group then located one (1) block face that best represented each typology provided. (Note: for some districts one or more typologies may be present.)



## NOTE:

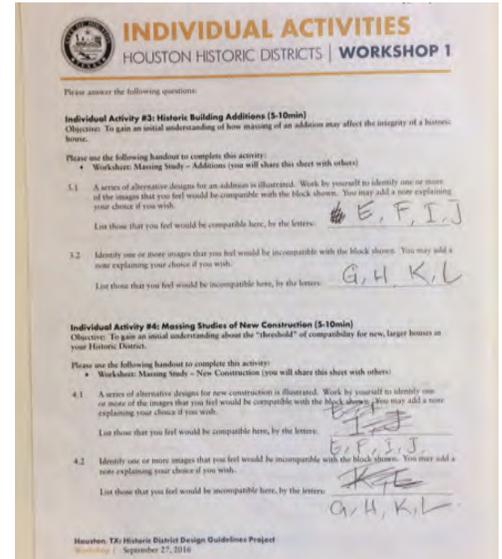
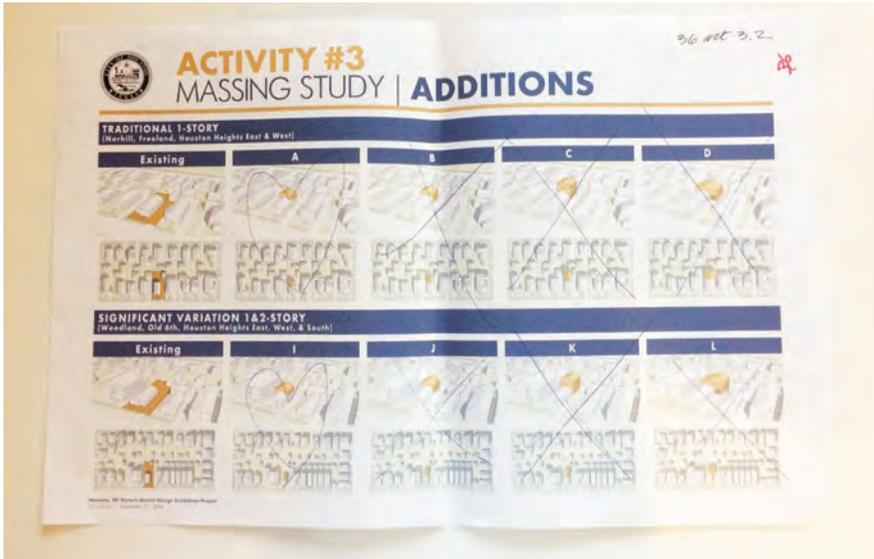
The results of Activity #2 are reported after Workshop Activities #1, #3, #4 and #5.

# Individual Activity #3: Historic Building Additions

**Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house and how it fits with the context**

## Activity 3.1 & 3.2:

First, individuals reviewed a series of alternative designs for an addition to the rear of a historic house. They were then asked to identify one or more images from the list that would be compatible and then those that would be incompatible with the block shown. Space was provided for each attendee to add a note explaining their choice if they wished. In some cases the same model was shown in two different contexts, to gauge how the setting may affect compatibility. (Note that this activity did not test all types of additions, such as those to the side.)

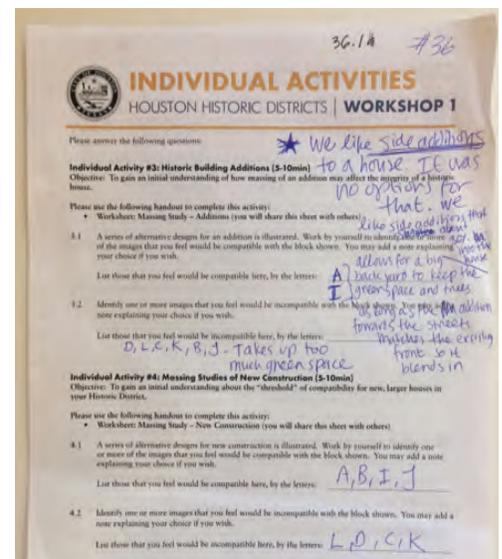


# Individual Activity #4: Massing Studies of New Construction

**Objective: To gain an initial understanding about the "threshold" of compatibility for new, larger houses in each historic district**

## Activity 4.1 & 4.2:

First, individuals were presented with a series of alternative designs for new homes. They then identified images that would be compatible or incompatible with the block shown. Space was provided for each attendee to add a note explaining their choice if they wished. In some cases the same model was shown in two different contexts, to gauge how the setting may affect compatibility.

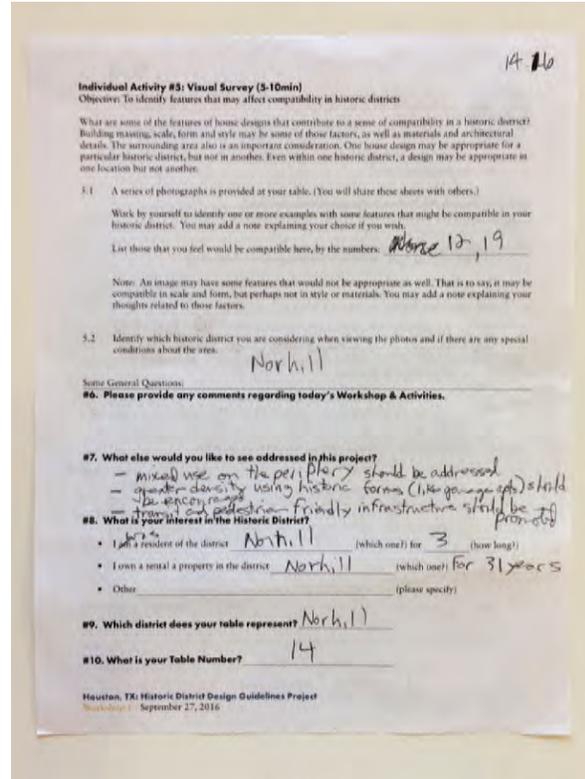


# Individual Activity #5: Visual Survey

**Objective: To identify features of new buildings that may affect compatibility in the historic districts**

## Activity 5.1 & 5.2:

A series of photographs of houses from other communities was provided at each table. Individuals chose examples that felt would be compatible in their historic district. They also noted some that they felt would be incompatible in their district.





**FREELAND 3 WORKSHOP RESPONDENTS**

**Activity #1: Issues Summary**

**Objective: To identify current issues and/or concerns in your historic district**

Noted issues are listed below.

**Neighborhood Character**

- Maintain current setbacks.
- Maintain current lot sizes.

**Treatment of Historic Buildings**

- Maintenance concerns
- Concern over possibility of inappropriate future additions

**Other**

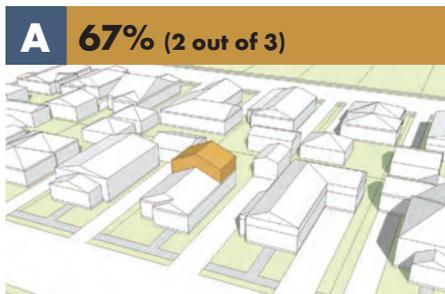
- On-street parking from nearby businesses blocks streets & alleys.

**Activity #3: Historic Building Additions**

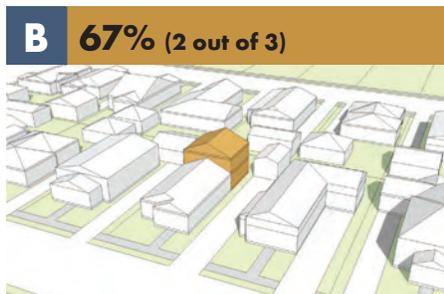
**Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house**

The most noted compatible and incompatible additions models are shown below.

**Compatible:**

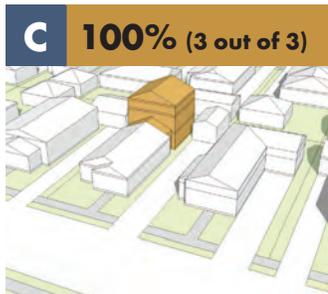


A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible.

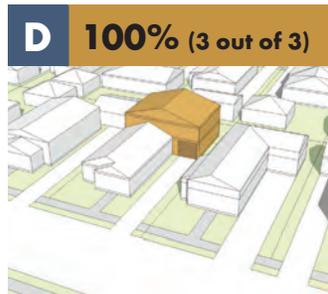


A modest two-story rear addition is clearly considered compatible.

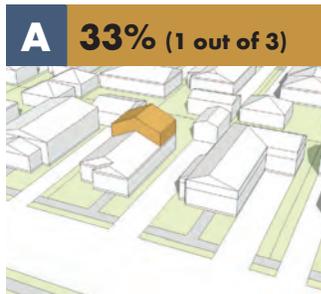
**Incompatible:**



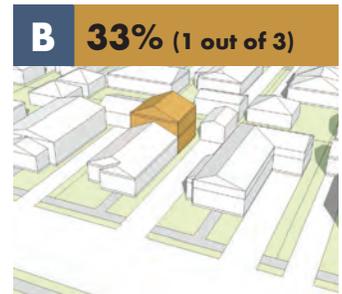
A large two-and-a-half-story rear addition is clearly considered incompatible.



A large two-story rear addition is clearly considered incompatible.



A modest second story roof-top addition, significantly set back on a one-story historic building, is considered incompatible in one case.



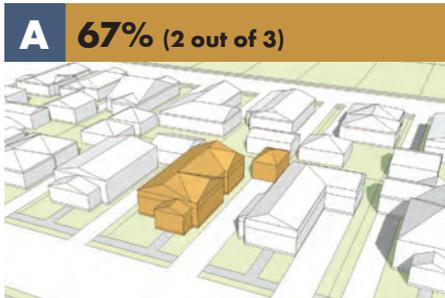
A modest two-story rear addition is considered incompatible in one case.

## Activity #4: New Construction

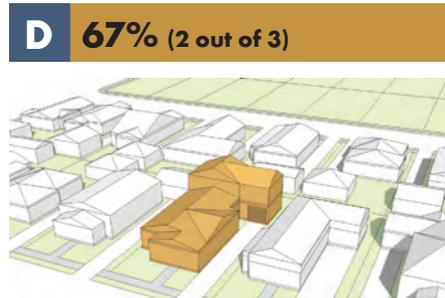
**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible and incompatible new infill models are shown below.

Compatible:

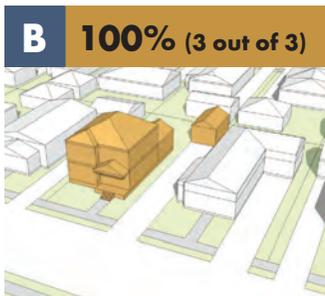


A new one-story building covering a modest portion of the lot is clearly considered compatible.

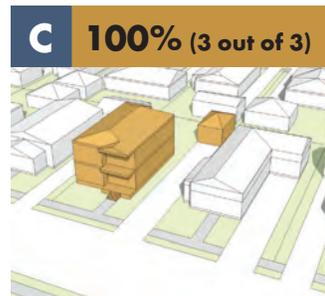


A new building with a one-story mass in front and a two-story mass to the rear is clearly considered compatible.

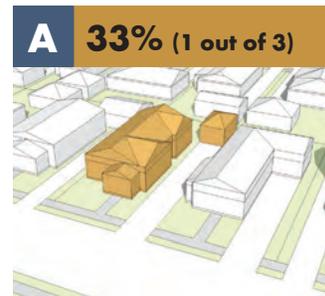
Incompatible:



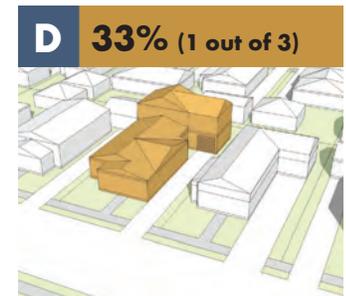
A new two-story building with a one-story porch and a wing that steps down to the rear is clearly considered incompatible.



A new two-story building with a two-story porch and wall offset is clearly considered incompatible.



A new one-story building covering a modest portion of the lot is considered incompatible in one case.



A new building with a one-story building mass in front and a two-story building mass to the rear is considered incompatible in one case.

## Activity #5: Visual Preference Survey

**Objective: To identify features that may affect compatibility of new construction in historic districts**

The following list identifies key features that appear to be compatible with the historic district. These were gleaned from the most popular images selected as shown.

- Front-facing gable roof elements
- One-story element on front elevation
- Wood columns
- Lap siding
- Double-hung windows
- Neutral color palette with white trim
- Landscaped front yards with grass lawns
- Front wall plane offset
- Side wall plane offset



## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

Noted issues are listed below.

#### Neighborhood Character

- Maintain traditional setbacks.
- Consistent bungalow styling
- Wider sidewalks, curb & gutter
- Fence heights, to regulate or not regulate

#### Site Design

- Parking issues
- Drainage issues from new developments
- Lack of sunlight from new construction
- Privacy-effects of new construction

#### Treatment of Historic Buildings

- Raised buildings
- Maintain original doors and windows.
- Allow energy efficient windows.

#### Additions to Historic Buildings

- Street elevation should be maintained; additions to rear of house only .
- Should not attach to garage
- Second story okay in rear.
- Styles should be similar to historic.
- Drainage concerns
- Energy efficient (compatible) windows should be allowed.

#### New Infill Buildings

- Compatible with neighborhood
- Maintain privacy of neighbors.

#### Review Process

- 30 day max.

#### Other

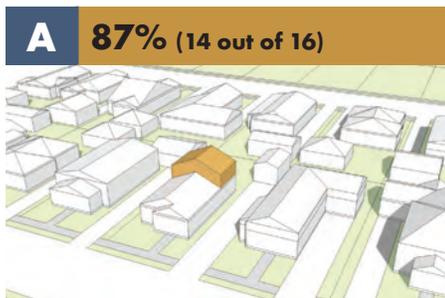
- Financial issues to rehabilitate historic homes, therefore allow more flexibility
- Maintain privacy of neighbors.
- Guidelines should not be too restrictive.

## Activity #3: Historic Building Additions

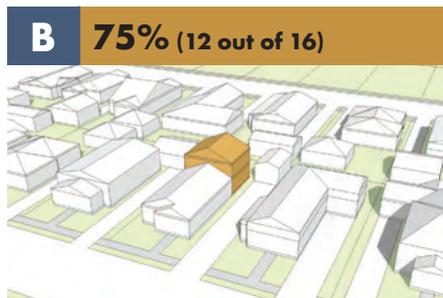
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house.

The most noted compatible and incompatible additions models are shown below.

#### Compatible:

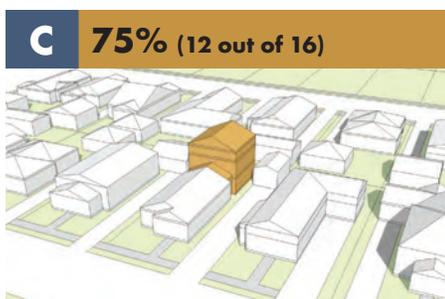


A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible.

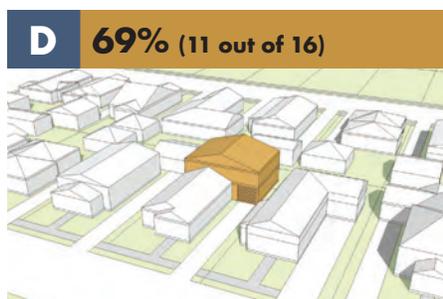


A modest two-story rear addition is clearly considered compatible.

#### Incompatible:



A large two-and-a-half-story rear addition is clearly considered incompatible.



A large two-story rear addition is clearly considered incompatible.

## Activity #4: New Construction

**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible and incompatible new infill models are shown below.

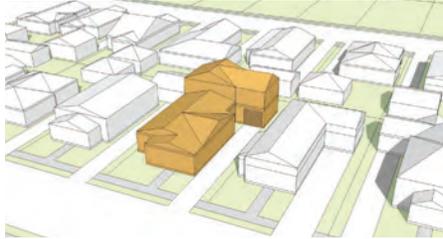
Compatible:

**A 75% (12 out of 16)**



A new one-story building covering a modest portion of the lot is clearly considered compatible.

**D 38% (6 out of 16)**



A new building with a one-story building mass in front and a two-story building mass to the rear is sometimes considered compatible.

Incompatible:

**C 81% (13 out of 16)**



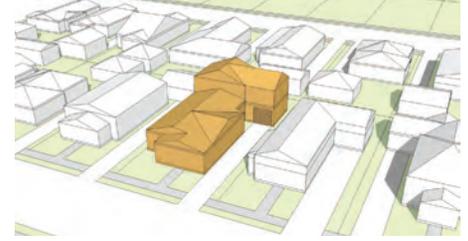
A new two-story building with a two-story porch and wall offset is clearly considered incompatible.

**B 75% (12 out of 16)**



A new two-story building with a one-story porch and a wing that steps down to the rear is clearly considered incompatible.

**D 62% (10 out of 16)**



A new building with a one-story building mass in front and a two-story building mass to the rear is clearly considered incompatible.

## Activity #5: Visual Preference Survey

**Objective: To identify features that may affect compatibility of new construction in historic districts**

The following list identifies key features that appear to be compatible with the historic district. These were gleaned from the most popular images selected as shown.

- Covered front porches
- Front-facing gable or hipped roof elements
- One-story element on front elevation
- Wood columns
- Rear garages
- Side access driveways
- Lap siding
- Double-hung windows
- Neutral color palette with white trim
- Landscaped front yards with grass lawns
- Addition is set back from front wall.
- Side wall plane offset
- Modest two story side wall length

**#12 100% (16 out of 16)**



**#10 25% (4 out of 16)**



**#19 25% (4 out of 16)**



# OLD 6TH WARD 8 WORKSHOP RESPONDENTS

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

Noted issues are listed below.

#### Neighborhood Character

- Maintain historic windows & doors; new versions similar to precedent
- Setbacks are uniform.
- Lot sizes are uniform .
- Drainage ditches should be preserved.
- Scale of homes should be consistent .

- Limit raising of buildings
- Demolition concerns

#### Additions to Historic Buildings

- Limit increase in FAR

#### Site Design

- Carports should not be attached to historic homes.
- Specific minimum requirement for windows on front elevation
- Lot coverage is consistent and should be maintained
- Drainage issues (surrounding properties are higher)

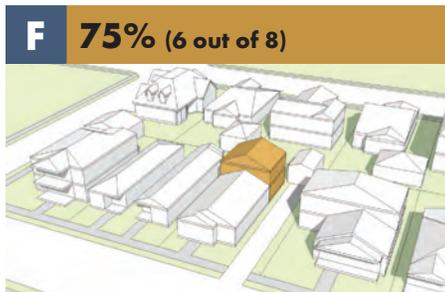
#### Treatment of Historic Buildings

## Activity #3: Historic Building Additions

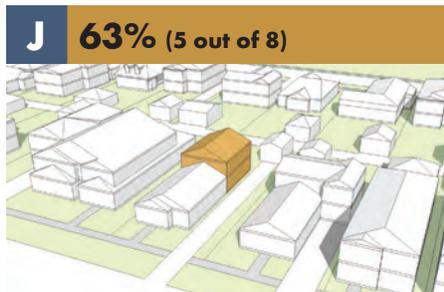
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

The most noted compatible and incompatible additions models are shown below.

#### Compatible:

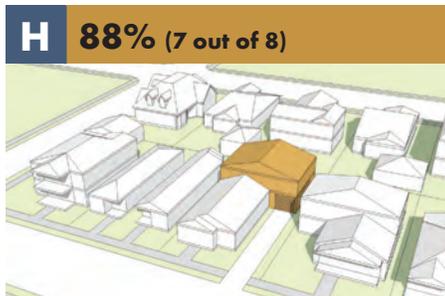


A modest two-story rear addition is clearly considered compatible.

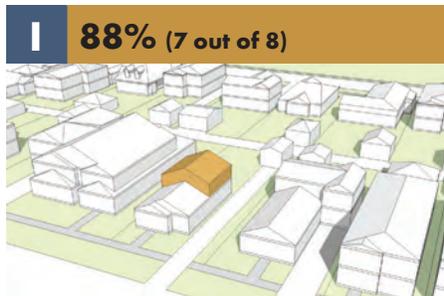


A modest two-story rear addition is clearly considered compatible.

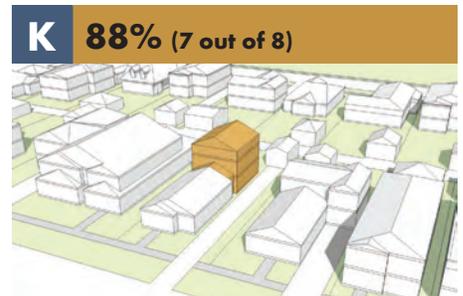
#### Incompatible:



A large two-story rear addition is clearly considered incompatible.



A second story roof-top addition set back somewhat on a one-story historic building is clearly considered incompatible.



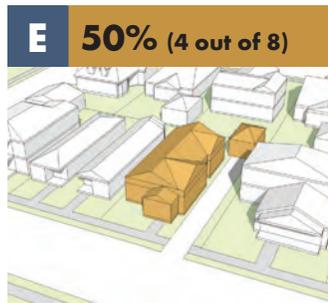
A large two-and-a-half-story rear addition is clearly considered incompatible.

## Activity #4: New Construction

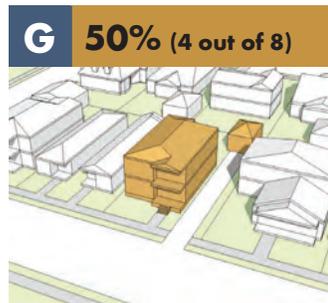
**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible and incompatible new infill models are shown below.

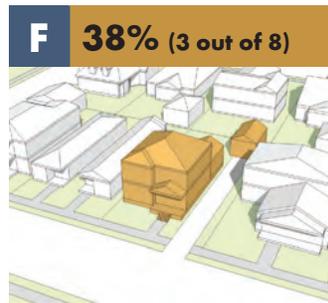
Compatible:



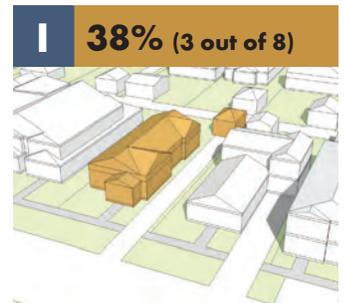
A new one-story building covering a modest portion of the lot is generally considered compatible.



A new two-story building with a two-story porch and wall offset is generally considered compatible.

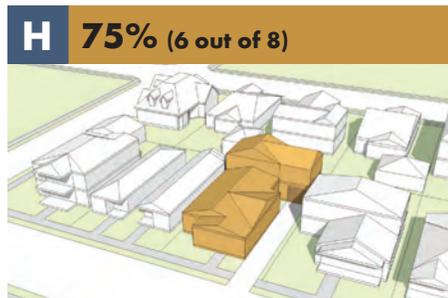


A new two-story building with a one-story porch and a wing that steps down to the rear is sometimes considered compatible.

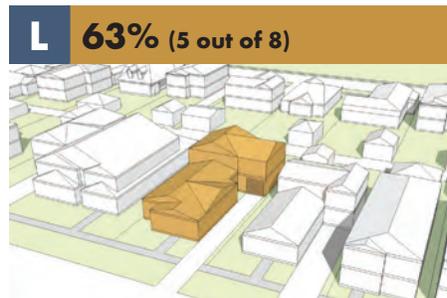


A new one-story building covering a modest portion of the lot is sometimes considered compatible.

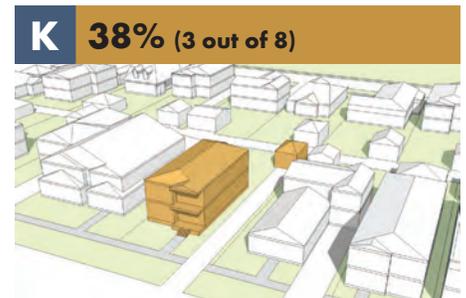
Incompatible:



A new building with a one-story building mass in front and a two-story building mass to the rear is clearly considered incompatible.



A new building with a one-story building mass in front and a two-story building mass to the rear is clearly considered incompatible.



A new two-story building with a two-story porch and wall offset is sometimes considered incompatible.

## Activity #5: Visual Preference Survey

**Objective: To identify features that may affect compatibility of new construction in historic districts**

The following list identifies key features that appear to be compatible with the historic district. These were gleaned from the most popular images selected as shown.

- Covered front porches supported by wood columns
- Front-facing gable or hipped roof elements
- One-story element on front elevation
- Rear garages
- Side access driveways
- Lap siding
- Double-hung windows
- Neutral color palette with white trim
- Landscaped front yards with grass lawns
- Front wall plane offset
- Side wall plane offset
- Modest two-story side wall length



# WOODLAND HEIGHTS 8 WORKSHOP RESPONDENTS

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

Noted issues are listed below.

#### Neighborhood Character

- Sidewalks and curbs need repair.
- No guidelines on landscaping/fences
- Loss of green space in front lots

#### Site Design

- Diversity is important.
- Too many buildings don't follow historic standards.
- Drainage issues

#### Treatment of Historic Buildings

- Demolition process should be less restrictive.
- Allow energy efficient windows.

#### Additions to Historic Buildings

- Are too big and result in flooding and loss of neighborhood character
- Should be dependent on property owner's desire

#### New Infill Buildings

- Should be dependent on property owner's desire
- Scale is not compatible with traditional buildings.

#### Review Process

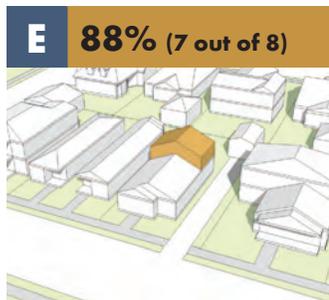
- As short as possible
- Not subjective or politically motivated
- Pleased with current process
- Restrictions are too financially onerous for some, others think preservation is good.
- Default to deed restrictions.
- Contractors aren't held accountable for loss of historic fabric.

## Activity #3: Historic Building Additions

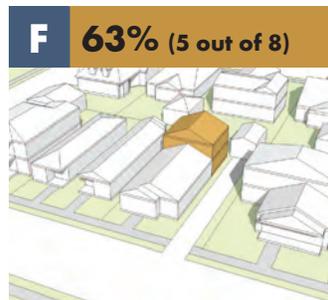
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

The most noted compatible and incompatible additions models are shown below.

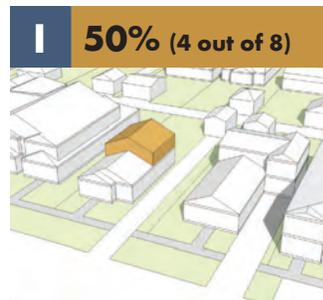
#### Compatible:



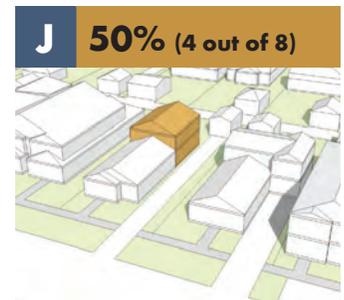
A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible.



A modest two-story rear addition is clearly considered compatible.

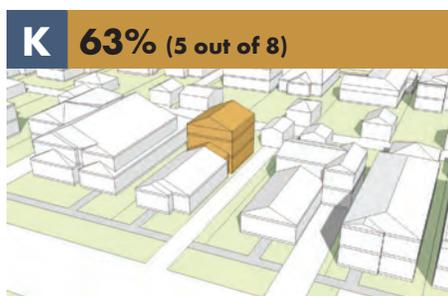


A modest second story roof-top addition, set back somewhat on a one-story historic building, is generally considered compatible.

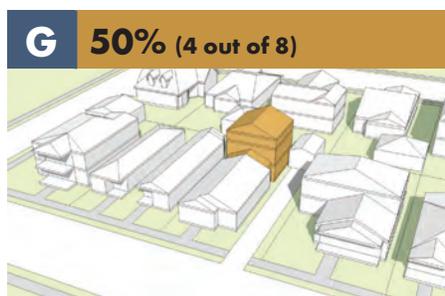


A modest two-story rear addition is generally considered compatible.

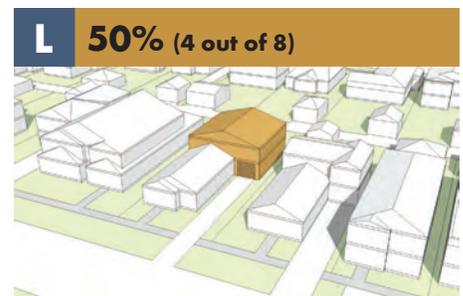
#### Incompatible:



A large two-and-a-half-story rear addition is clearly considered incompatible.



A large two-and-a-half-story rear addition is generally considered incompatible.



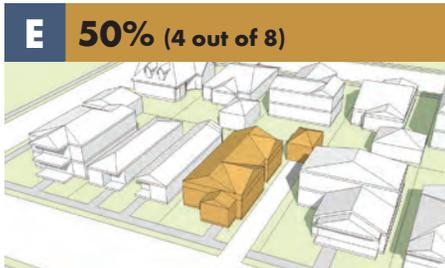
A large two-story rear addition is generally considered incompatible.

## Activity #4: New Construction

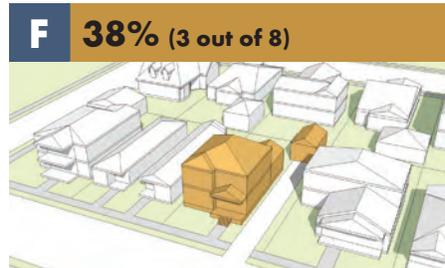
**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible and incompatible new infill models are shown below.

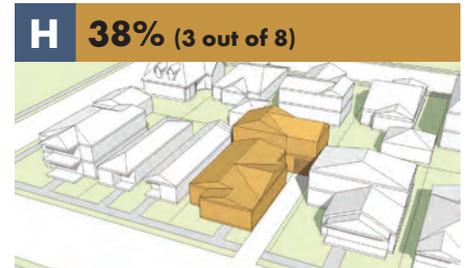
Compatible:



A new one-story building covering a modest portion of the lot is generally considered compatible.

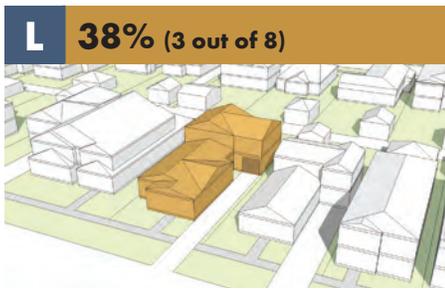


A new two-story building with a one-story porch and a wing that steps down to the rear is sometimes considered compatible.



A new building with a one-story mass in front and a two-story mass to the rear is sometimes considered compatible.

Incompatible:



A new building with a one-story mass in front and a two-story mass to the rear is sometimes considered incompatible.

## Activity #5: Visual Preference Survey

**Objective: To identify features that may affect compatibility of new construction in historic districts**

The following list identifies key features that appear to be compatible with the historic district. These were gleaned from the most popular images selected as shown.



- Covered front porches supported by wood columns
- Front-facing gable or hipped roof elements
- One-story element on front elevation
- Lap siding
- Variation in window style but still traditional

- Neutral color palette with white trim
- Landscaped front yards with grass lawns
- Front wall plane offset
- Side wall plane offset
- Modest side wall length

# HOUSTON HEIGHTS - WEST 2 WORKSHOP RESPONDENTS

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

In addition to the existing issues on the worksheet the following issues were also noted.

#### Neighborhood Character

- Wider sidewalks, curb & gutter

#### Site Design

- Maintain alley access
- Drainage and flooding issues

#### Treatment of Historic Buildings

- Energy efficiency should be encouraged

#### Additions to Historic Buildings

- Side setbacks – buildings too close

#### New Infill Buildings

- Setbacks should match with traditional buildings
- Drainage issues due to grading of new construction

#### Review Process

- Process needs to be more clear
- Lower cost for minor items

#### Other

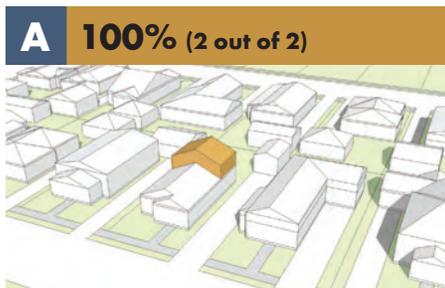
- Developments other than single-family should be limited and under more strict review

## Activity #3: Historic Building Additions

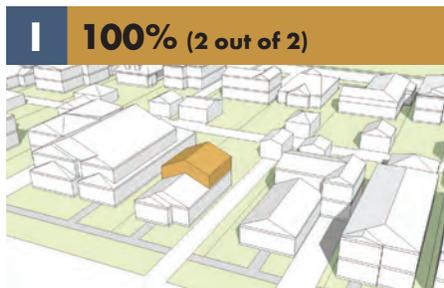
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

The most noted compatible and incompatible additions models are shown below.

#### Compatible:

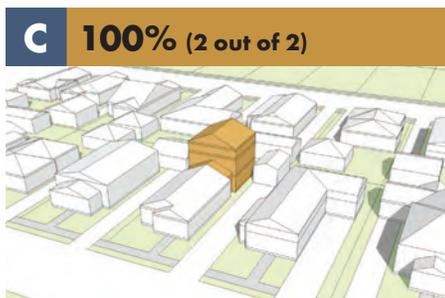


A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible.

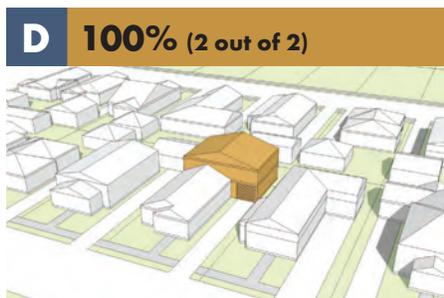


A second story roof-top addition set back somewhat on a one-story historic building is clearly considered compatible.

#### Incompatible:



A large two-and-a-half-story rear addition is clearly considered incompatible.



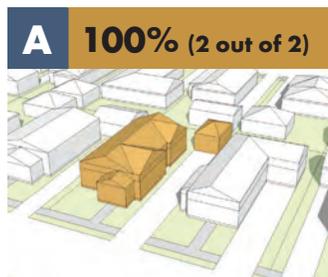
A large two-story rear addition is clearly considered incompatible.

## Activity #4: New Construction

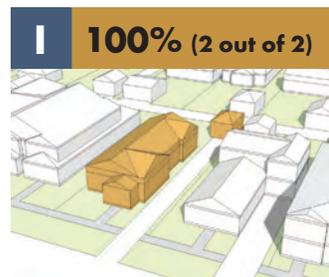
**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible and incompatible new infill models are shown below.

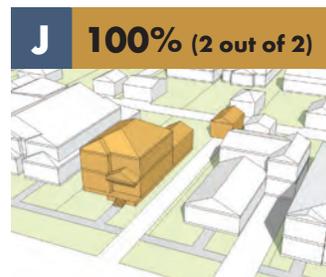
Compatible:



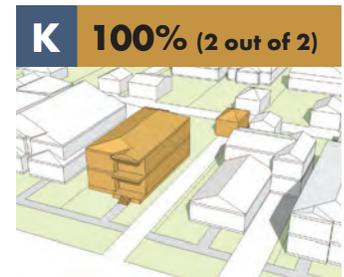
*A new one-story building covering a modest portion of the lot is clearly considered compatible.*



*A new one-story building covering a modest portion of the lot is clearly considered compatible.*

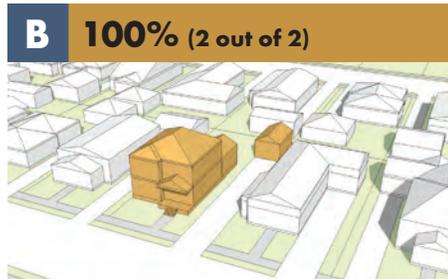


*A new two-story building with a one-story porch and a wing that steps down to the rear is clearly considered compatible.*

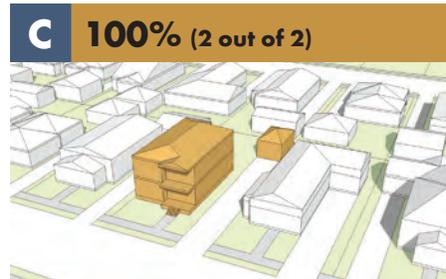


*A new two-story building with a two-story porch and wall offset is clearly considered compatible.*

Incompatible:



*A new two-story building with a one-story porch and a wing that steps down to the rear is clearly considered incompatible.*



*A new two-story building with a two-story porch and wall offset is clearly considered incompatible.*

## Activity #5: Visual Preference Survey

**Objective: To identify features that may affect compatibility of new construction in historic districts**

The following list identifies key features that appear to be compatible with the historic district. These were gleaned from the most popular images selected as shown.



- 1 & 2-story homes
- Covered front porches supported by wood columns
- Front-facing gable or hipped roof elements
- One-story element on front elevation
- Side access driveways
- Rear garages
- Lap siding
- Traditional, double-hung, ganged windows
- Neutral color palette with white trim
- Landscaped front yards with grass lawns
- Front wall plane offset

# HOUSTON HEIGHTS - SOUTH 4 WORKSHOP RESPONDENTS

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

In addition to the existing issues on the worksheet the following issues were also noted.

#### Neighborhood Character

- Architectural styles are inconsistent
- Maintain the streetscape

#### Site Design

- Maintain drainage culverts

#### Treatment of Historic Buildings

- Replace historic for energy efficiency windows

#### New Infill Buildings

- Scale of new homes is too large

#### Review Process

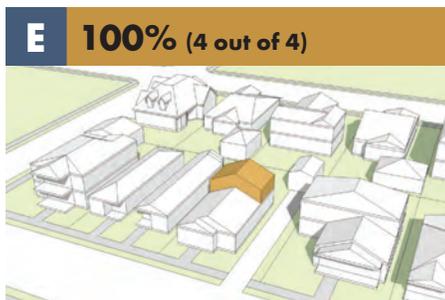
- Painful without design guidelines

## Activity #3: Historic Building Additions

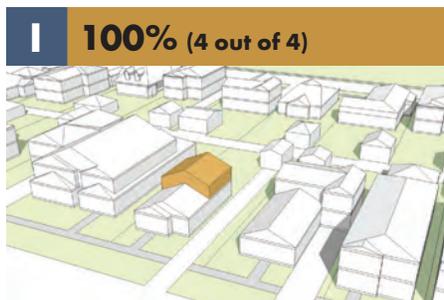
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

The most noted compatible and incompatible additions models are shown below.

#### Compatible:

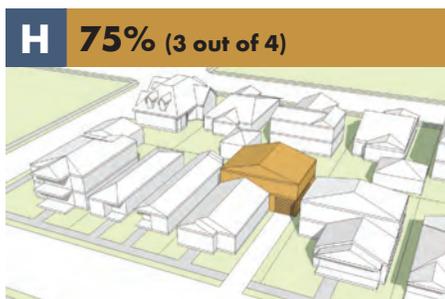


A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible.

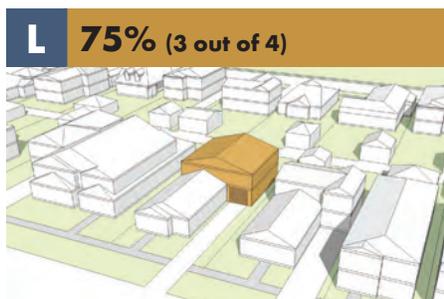


A modest second story roof-top addition, set back somewhat on a one-story historic building, is clearly considered compatible.

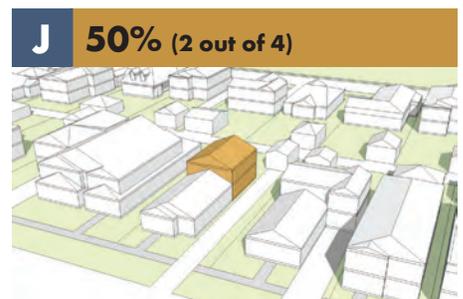
#### Incompatible:



A large two-story rear addition is clearly considered incompatible.



A large two-story rear addition is clearly considered incompatible.



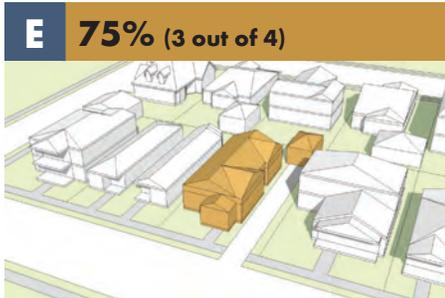
A modest two-story rear addition is generally considered incompatible.

## Activity #4: New Construction

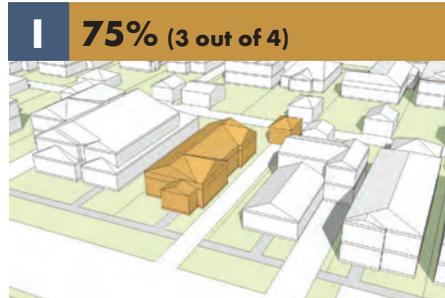
**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible and incompatible new infill models are shown below.

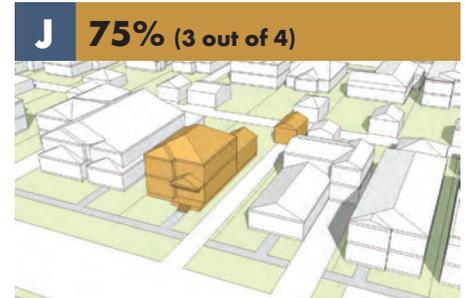
Compatible:



A new one-story building covering a modest portion of the lot is clearly considered compatible.

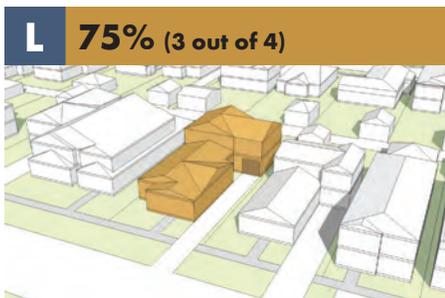


A new one-story building covering a modest portion of the lot is clearly considered compatible.

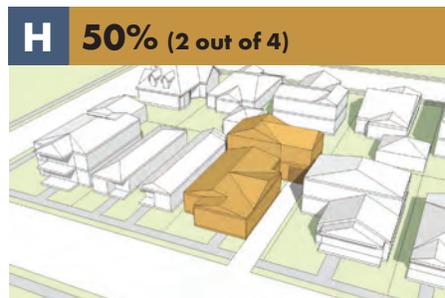


A new two-story building with a one-story porch and a wing that steps down to the rear is clearly considered compatible.

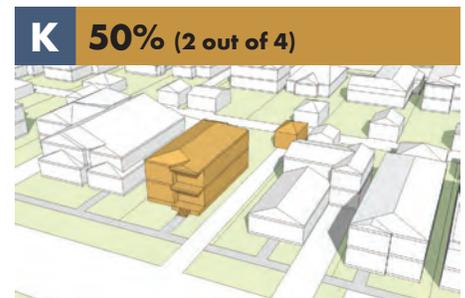
Incompatible:



A new building with a one-story building mass in front and a two-story building mass to the rear is clearly considered incompatible.



A new building with a one-story building mass in front and a two-story building mass to the rear is generally considered incompatible.



A new two-story building with a two-story porch and wall offset is generally considered incompatible.

## Activity #5: Visual Preference Survey

**Objective: To identify features that may affect compatibility of new construction in historic districts**

The following list identifies key features that appear to be compatible with the historic district. These were gleaned from the most popular images selected as shown.

- 1 & 2-story homes
- Covered front porches supported by wood columns
- Front-facing gable or hipped roof elements
- One-story element on front elevation
- Side access driveways
- Rear garages
- Lap siding
- Traditional, double-hung, ganged windows
- Neutral color palette with white trim
- Landscaped front yards with grass lawns
- Front wall plane offset
- Side wall plane offset
- Modest two-story side wall length



# HOUSTON HEIGHTS - EAST 27 WORKSHOP RESPONDENTS

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

In addition to the existing issues on the worksheet the following issues were also noted.

#### Neighborhood Character

- Maintain open ditches.
- Maintain traditional parking locations.
- Loss of green space, mature tree canopy
- Maintain existing setbacks.
- Maintain the diversity of architecture.
- Overall height consistent with context

#### Site Design

- Drainage and flooding issues
- Don't allow subdivision of lots.
- Maintain alley access.
- Mixed opinions on covered vs. open culverts
- Parking on front lawns is bad.
- Loss of permeable surface due to building size

#### Treatment of Historic Buildings

- Allow energy efficient methods of construction and materials.
- Changing character and style is inappropriate
- Allow flexibility with like materials.
- High costs associated with historic preservation
- Raised buildings are inappropriate.
- Allow vertical additions to save yard space.

#### Additions to Historic Buildings

- Allow differentiation, more variation.
- Want larger setbacks / Want smaller setbacks
- Mass & scale should be proportional and subordinate to historic building.
- Allow 2nd story addition on top of existing structure to keep open space.

#### New Infill Buildings

- Mass & scale should match neighboring buildings.
- Allow diversity of building types and styles.
- Buildings too big in mass, scale, and lot coverage
- Include appropriate size front porch.

#### Review Process

- Inconsistent decisions
- Process needs to be more clear
- Difficult, costly & time consuming

#### Other

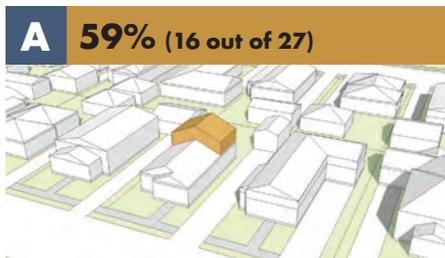
- Roads & sidewalks should be maintained.
- Loss of older affordable homes
- Provide economic incentives for ownership of historic properties.
- Through traffic is bothersome

## Activity #3: Historic Building Additions

### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

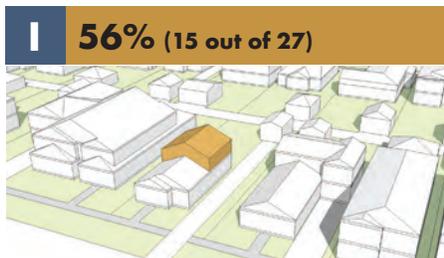
The most noted compatible and incompatible additions models are shown below.

#### Compatible:



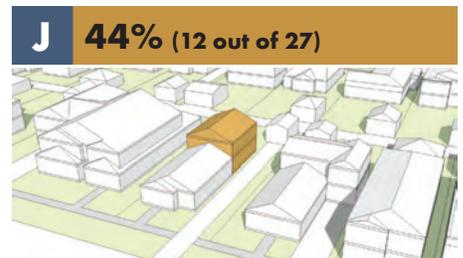
**A** 59% (16 out of 27)

A modest second story roof-top addition, significantly set back on a one-story historic building, is generally considered compatible.



**I** 56% (15 out of 27)

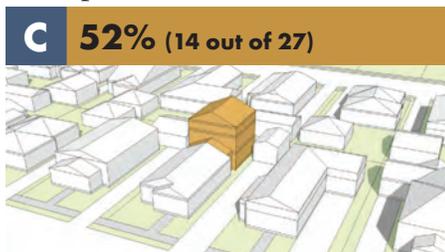
A modest second story roof-top addition, set back somewhat on a one-story historic building, is generally considered compatible



**J** 44% (12 out of 27)

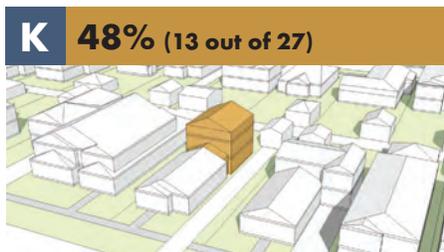
A modest two-story rear addition is generally considered compatible.

#### Incompatible:



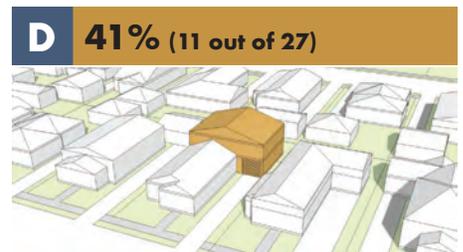
**C** 52% (14 out of 27)

A large two-and-a-half-story rear addition is generally considered incompatible.



**K** 48% (13 out of 27)

A large two-and-a-half-story rear addition is generally considered incompatible.



**D** 41% (11 out of 27)

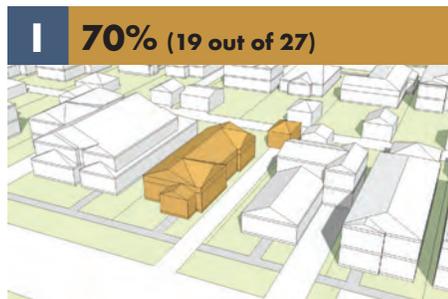
A large two-story rear addition is generally considered incompatible.

## Activity #4: New Construction

**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

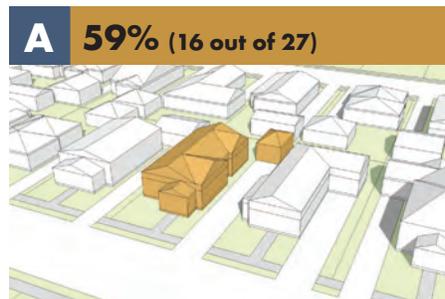
The most noted compatible and incompatible new infill models are shown below.

Compatible:



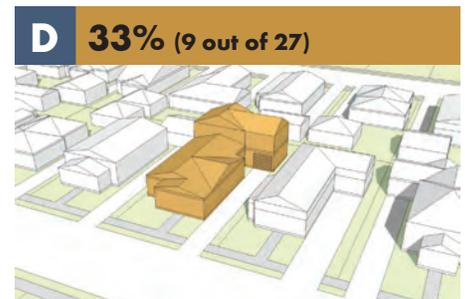
**I 70%** (19 out of 27)

A new one-story building covering a modest portion of the lot is clearly considered compatible.



**A 59%** (16 out of 27)

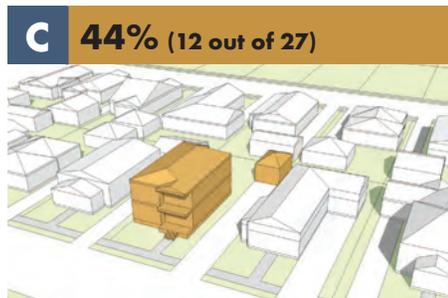
A new one-story building covering a modest portion of the lot is generally considered compatible.



**D 33%** (9 out of 27)

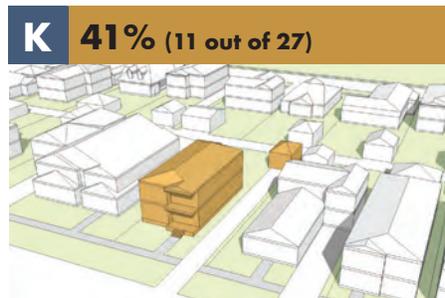
A new building with a one-story building mass in front and a two-story building mass to the rear is sometimes considered compatible.

Incompatible:



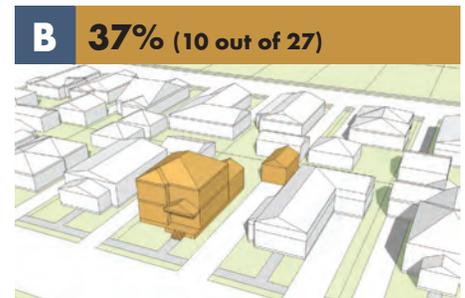
**C 44%** (12 out of 27)

A new two-story building with a two-story porch and wall offset is generally considered incompatible.



**K 41%** (11 out of 27)

A new two-story building with a two-story porch and wall offset is generally considered incompatible.



**B 37%** (10 out of 27)

A new two-story building with a one-story porch is sometimes considered incompatible.

## Activity #5: Visual Preference Survey

**Objective: To identify features that may affect compatibility of new construction in historic districts**

The following list identifies key features that appear to be compatible with the historic district. These were gleaned from the most popular images selected as shown.

- 1 & 2-story homes
- Covered front porches supported by wood columns
- Front-facing gable or hipped roof elements
- One-story element on front elevation
- Side access driveways
- Rear garages
- Lap siding
- Traditional, double-hung, ganged windows
- Neutral color palette with white trim
- Landscaped front yards with grass lawns
- Front wall plane offset
- Side wall plan offset
- Modest side wall plane length



**#12 81%** (22 out of 27)



**#4 63%** (17 out of 27)



**#8 63%** (17 out of 27)



## Activity #2: Typologies

### **Objective: To review and identify a typology location within your historic district**

This summary combines feedback from both the public workshop and the online survey. Participants were asked to review and provide feedback about a “residential typology” that reflects the predominant neighborhood characteristics of the historic districts. The typologies were developed from data provided by the city in addition to visual surveying.

A “typology” is a way to classify an area—which may be all or just a part of a historic district—based on how consistent or varied the area is, in terms of its design, character, and pattern of development. Some of the variables that help to define a typology include the pattern of streets and alleys, lot size, location and type of parking, building age and size, and some building features. This may be useful when considering the context of a proposed project and in tailoring design guidelines to each historic district.

Respondents corrected some statistical information in their comments. For example, sometimes the dimensions of typical lots in a district were edited. In some other cases, however, they interpreted the data in a way different from what was intended. For example, a range of the predominant building dates for a district was included as part of each typology description. Some respondents were concerned that this omitted some earlier buildings, whereas that was not the intent. Participants also provided narrative comments about features that contribute to the context under consideration.

The tables that follow summarize the data for each of the typologies, organized by historic district. The data has been adjusted to reflect the edits from workshop participants, as appropriate. In other cases, the comments are listed in a “bullet list” that appears adjacent to the data table.

# FREELAND WORKSHOP & ONLINE RESPONSES

## Activity #2: Typologies

Freeland has only one typology, which is numbered 1B. The chart summarizes predominant characteristics. The table reflects edits from respondents. The notes document comments received.

TYPOLOGY TYPE		1B	1B Workshop & Online Notes			
<b>Neighborhood Characteristics</b>						
Street Pattern	Grid pattern		<ul style="list-style-type: none"> <li>• Common lot size is 50 x 100</li> <li>• Sidewalks</li> <li>• Parking in the driveway</li> <li>• Parking is accessed differently on the corner.</li> <li>• A majority of new buildings and additions appear to be in scale with historic buildings.</li> <li>• Identified a block that is a good representation of Norhill (bounded by Temple to north, Cottage to south, Julian to west and Watson to east)</li> <li>• Attached garage isn't typical.</li> <li>• Porches over setback aren't common.</li> <li>• Garage apartments have been a part of the neighborhood for many years and should be encouraged. These are consistent with the 100 year history of the neighborhood.</li> <li>• Side porte cochere in some areas attached to home</li> <li>• Some yards are fenced.</li> <li>• All streets in the development are no more than one block long and that two entrances exist onto a major thoroughfare.</li> <li>• The houses are uniform on all streets with approximately the same building line setbacks and heights.</li> <li>• Streets are more narrow if you do not count the right-of-way 17' - 19'.</li> <li>• In general this is accurate. However the parking signs are unclear.</li> <li>• Trees are cut back and deformed due to power lines.</li> <li>• Cranberry and Frasier Streets have Special Building Line setbacks of 19'.</li> <li>• Typically all front doors face the street.</li> <li>• All homes have front lawns with no circular drives, concrete pads or parking in the front yard.</li> </ul>			
Street Width	20 ft.					
Public Realm	<ul style="list-style-type: none"> <li>• NO curb &amp; gutter</li> <li>• Tree lawn between street and sidewalk</li> </ul>					
Consistency	High consistency					
Alleyway	No					
<b>Site Characteristics</b>						
Lot Orientation	Primarily East / West					
Lot Depth & Width	50'x100'					
Lot Size	5,000 sf.-6,000 sf.					
Lot Coverage	30%-50%					
Block End Cap	0%					
Building Setbacks	10 ft.-20 ft.					
Parking	Side drive leading to rear garage					
<b>Building Characteristics</b>						
Building Height	1-story					
Building Size	1,000 Sf.-1.5,000 sf.					
Floor-Area-Ratio	Majority 0.20-0.29					
Building Age	1920-1940					
Roof Form	Primarily gable and hip					
Porch Entry	1-story porch connecting to sidewalk					

# NORHILL WORKSHOP & ONLINE RESPONSES

## Activity #2: Typologies

Norhill has only one typology, which is numbered 1A. The chart summarizes predominant characteristics. The table reflects edits from respondents. The notes document comments received.

TYPOLOGY TYPE	1A
<b>Neighborhood Characteristics</b>	
Street Pattern	Grid pattern
Street Width	25 ft.-30 ft.
Public Realm	<ul style="list-style-type: none"> <li>• Curb &amp; gutter</li> <li>• Tree lawn between street and sidewalk</li> </ul>
Consistency	High consistency
Alleyway	No
<b>Site Characteristics</b>	
Lot Orientation	Distribution of North / South and East/West lots
Lot Depth & Width	50'x100'
Lot Size	5,000 Sf.-6,000 sf.
Lot Coverage	30%-50%
Block End Cap	0%
Building Setbacks	10 ft.-15 ft.
Parking	Side drive leading to rear garage
<b>Building Characteristics</b>	
Building Height	1-story
Building Size	1,000 sf.-1,500 sf.
Floor-Area-Ratio	Majority 0.20-0.29
Building Age	1920-1940
Roof Form	Primarily gable and hip
Porch Entry	1-story porch connecting to sidewalk

## 1A Workshop & Online Notes

- *Most buildings are one-story high.*
- *There appears to be even distribution of north-south and east-west lots.*
- *One-story, few garage apartments built prior to neighborhood bi-laws*
- *Houses and garages easily take up more than 30-50% of lots.*
- *Tight sideyards*
- *Backyards are postage stamps.*
- *Many front yards are fenced.*
- *Square footage has increased -- often to as much as 2200-2300.*
- *Front doors often DO NOT face the street. It is an east/west front door off the front porch.*
- *Additions are 2 story. And there are often 2 story garages.*

# WOODLAND WORKSHOP & ONLINE RESPONSES

## Activity #2: Typologies

Woodland has two typologies, which are numbered 2A & 2B. The chart summarizes predominant characteristics. The table reflects edits from respondents. The notes document comments received.

TYPOLOGY TYPE	2A	2B
<b>Neighborhood Characteristics</b>		
Street Pattern	Grid pattern	
Street Width	25 ft.-30 ft.	
Public Realm	<ul style="list-style-type: none"> <li>• Curb &amp; gutter</li> <li>• Tree lawn between street and sidewalk</li> </ul>	
Consistency	Moderate consistency	
Alleyway	No	No
<b>Site Characteristics</b>		
Lot Orientation	North / South	East / West
Lot Depth & Width	100'x50'	130'x60'
Lot Size	5,000 sf.-6,000 sf.	6,000 sf.-10,000+ sf.
Lot Coverage	30%-50%	
Block End Cap	0%	78%
Building Setbacks	10 ft.-15 ft.	
Parking	Side drive leading to rear garage	
<b>Building Characteristics</b>		
Building Height	1 & 2 stories	1 & 2 stories
Building Size	1,000 sf.-3,000 sf.	2,000 sf.-3,500+ sf.
Floor-Area-Ratio	Majority 0.20-0.39 (with some higher)	
Building Age	1920-1940	
Roof Form	Primarily gable and hip	
Porch Entry	1-story porch connecting to sidewalk	

2A Workshop Notes	2B Workshop Notes
<ul style="list-style-type: none"> <li>• 1905 to 1940</li> <li>• Homes range 1000 sf. to 3600 sf.</li> <li>• Lots 50 x 100</li> <li>• Broad range of variation</li> <li>• Lots 5,000 to 10,000 sf.</li> <li>• Many homes were built in 1905.</li> <li>• There are no one or two blocks that are typical in Woodland Heights. It is very diverse, with a wide range of sizes of homes, lot sizes and different styles. There is, however, a minimum lot size (2500 sf. set in the deed restrictions), along with single family dwellings.</li> <li>• Tree canopy</li> <li>• Sidewalks universal east/west; intermittent north south</li> <li>• Front yards frequently fenced, some open</li> <li>• Wrap around porch is common.</li> <li>• 2-story houses 2500</li> <li>• Houses 1910-1940</li> </ul>	<ul style="list-style-type: none"> <li>• Not all large; some lots 5000 sf.</li> <li>• Some 1908 and 1912 to 1940</li> <li>• Not all new buildings are in scale with historic buildings.</li> <li>• Landscape is light to medium.</li> <li>• Lot size 5000 sf. to 7500 sf.</li> </ul>

## Online Notes

- Most lots oriented north south in 2A and east west in 2B.
- Pre-1920 homes have larger lots.
- Post-1920 have smaller lots.
- Larger lots are on Euclid and western edge.
- Front yards are uniform.
- Front yard setbacks are typically 10-15 ft.
- Front yards are open and inviting.
- I would not agree that "New buildings and additions appear to be in scale with historic structures." They're very out of character to the original homes of the district.
- Significant number of homes are 1920.
- Some inaccuracies in 2A & 2B -i.e., some streets 2B should extend further west.
- Some 4000 sf. plus homes

# OLD 6TH WARD WORKSHOP & ONLINE RESPONSES

## Activity #2: Typologies

Old 6th Ward has only one typology, which is numbered 2C. The chart summarizes predominant characteristics. The table reflects edits from respondents. The notes document comments received.

TYOLOGY	2C
<b>Neighborhood Characteristics</b>	
Street Pattern	Grid pattern
Street Width	20 ft. (some 30 ft.)
Public Realm	<ul style="list-style-type: none"> <li>Mix of curb &amp; gutter and NO curb &amp; gutter</li> <li>Both have tree lawn between street and sidewalk</li> </ul>
Consistency	Moderate Consistency
Alleyway	No
<b>Site Characteristics</b>	
Lot Orientation	North / South
Lot Depth & Width	100'x50'
Lot Size	5,000 sf.-6,000 sf.
Lot Coverage	30%-60%
Block End Cap	33%
Building Setbacks	10 ft.-15 ft.
Parking	Mix of Parking, Side Drive to Rear; Front Garage; On-Street; etc...
<b>Building Characteristics</b>	
Building Height	1 & 2 Stories
Building Size	1,000 Sf.-1,500 sf.
Floor-Area-Ratio	Majority 0.20-0.34 (with some higher)
Building Age	1880s-1920
Roof Form	Primarily Gable and Hip
Porch Entry	1 & 2 Story Porch Connecting to Sidewalk

## 1A Workshop & Online Notes

- *A moderate percentage of new buildings and additions appear to be out of scale with historic buildings. This is true and we would like to stop this type of building.*
- *Narrow rectangular-shaped lots*
- *No alleys*
- *Most house were placed on western portion of the lots to maximize exposure to gulf breezes.*
- *1850s to 1920*
- *Neighborhood had horse and carriage before cars; not designed for cars.*
- *Setbacks depend on 1 or 2 story home.*
- *Lot size 2500 sf. to 6000 sf.*
- *Architecture is predominately Victorian.*
- *Brick Sidewalks*

# HOUSTON HEIGHTS - WEST WORKSHOP & ONLINE RESPONSES

## Activity #2: Typologies

Houston Heights West has three typologies, which are numbered 3A, 3C and 3D. The chart summarizes predominant characteristics. The table reflects edits from respondents. The notes document comments received.

TYPOLOGY	3A	3C
<b>Neighborhood Characteristics</b>		
Street Pattern	Grid pattern	
Street Width	20 ft. (E/W) & 35 ft. (N/S)	
Public Realm	<ul style="list-style-type: none"> <li>NO curb &amp; gutter.</li> <li>Tree lawn between street and sidewalk</li> </ul>	<ul style="list-style-type: none"> <li>50% curb &amp; gutter.</li> <li>50% NO curb &amp; gutter</li> <li>Tree lawn between street and sidewalk</li> </ul>
Consistency	High consistency	Moderate consistency
Alleyway	Yes	
<b>Site Characteristics</b>		
Lot Orientation	East / West (Few N/S)	
Lot Depth & Width	132'x50'	
Lot Size	5,000 sf.-8,000 sf.	5,000 sf.-8,000 sf. (some subdivided into <4,500 sf. lots)
Lot Coverage	30%-50% (with few 51%-60%)	30%-50% (with some 51%-60% and few 20%-29%)
Block End Cap	50%	
Building Set-backs	20 ft.-25 ft.	20 ft.-25 ft.
Parking	Side drive leading to rear garage	Mix of parking. Side drive to rear; Front garage; alley access; etc...
<b>Building Characteristics</b>		
Building Height	1-story	1 & 2 Stories
Building Size	1,000 sf.-2,000 sf.	1,000 sf.-2,000 sf. (with some 2,500 sf.-3,500 sf.)
Floor-Area-Ratio	Majority 0.15-0.29	Majority 0.15-0.29 (with some higher)
Building Age	1920-1940	1920-1940 and 1980-2016
Roof Form	Primarily gable and hip	
Porch Entry	1-story porch connecting to sidewalk	

### 3A Workshop Notes

- Part of Heights West is more accurately described in 3C.
- Lots are relatively large except those that have been split into end caps.
- Alleys provide access to many garages
- 51% of houses are one-story in height-not the majority.
- 50% of the houses date from the period of significance.
- Gross generalization: homes are modest and range from 1000sf-2000sf.
- Seems the typology just describes the historic houses that are left and does not include the ones built after 1960.

### 3C Workshop Notes

- Streets aren't always narrow.
- Parking noticed more in side yards not front yards
- Minimum to moderate amount of block end cap conditions
- Primary entrances don't always face the street.
- Cortland curb&gutter
- Some multifamily & townhouses
- Tree canopy
- Heights BLVD; grand corridor
- Not a lot of block end caps
- Not a lot of alley access
- Parking issues near commercial areas
- A lot of alley access for garages and carports
- Greater than a moderate amount of new buildings have been constructed since the 1980s.
- This one is pretty good.
- Alleyways accessible for parking/access to rear facing garages
- Primary entrances face the street; not historically accurate.
- Did not find value in the exercise

### Online Notes

- Not all front doors face street.
- Alleys not always present/usable
- Some of the houses, especially on the Boulevard date earlier - mine was built in 1900.
- Parking more variable
- 90% of Single Family home buildings over all the years remain in character regardless of scale/size.
- Commercial & multi-family buildings from the 1960's thru 1980's do match in character, scale, or size.
- I do agree that the new houses are larger but I also think that most are an improvement and very much in keeping with the area. That is why they have appreciated so much in value.

# HOUSTON HEIGHTS - WEST WORKSHOP & ONLINE RESPONSES

## Activity #2: Typologies

Houston Heights West has three typologies, which are numbered 3A, 3C and 3D. The chart summarizes predominant characteristics. The table reflects edits from respondents. The notes document comments received.

TYOLOGY	3D
<b>Neighborhood Characteristics</b>	
Street Pattern	20 ft. (E/W) & 35 ft. (N/S)
Street Width	20 ft. (E/W) & 35 ft. (N/S)
Public Realm	<ul style="list-style-type: none"> <li>• Curb &amp; gutter</li> <li>• Tree lawn between street and sidewalk</li> </ul>
Consistency	Low consistency
Alleyway	Yes
<b>Site Characteristics</b>	
Lot Orientation	East / West (Few N/S)
Lot Depth & Width	132'x50'
Lot Size	3,500 sf.-8,000+ sf. (with some 10,000+ sf.)
Lot Coverage	30%-60% (with few 20%-29%)
Block End Cap	50%
Building Set-backs	15 ft.-20 ft.
Parking	Mix of parking. Front garage; side drive to rear; alley access; etc...
<b>Building Characteristics</b>	
Building Height	1 & 2 stories
Building Size	1,000 sf.-3,500 sf.
Floor-Area-Ratio	Majority 0.45-0.59 (with some lower)
Building Age	1920-1940 and 1980-2016
Roof Form	Primarily gable and hip
Porch Entry	1-story porch connecting to sidewalk

### 3D Workshop Notes

- Earlier date range
- Typical lots 50 x 132
- Lots range 6600sf to 13, 200sf; 6600sf typical
- Some lots smaller than 5000sf to accommodate townhouses
- Minimal percentage of new buildings and additions appear to be out of scale with historic buildings.
- Not all streets are narrow or have curb and gutter.
- Alleys are present throughout for the most part.
- No town homes is in this typology.
- Not all blocks have subdivided/ narrow lots.
- New almost all 2 & 3 stories

### Online Notes

- Not all front doors face street.
- Alleys not always present/ usable
- Some of the houses, especially on the Boulevard date earlier - mine was built in 1900
- Parking more variable
- 90% of Single Family home buildings over all the years remain in character regardless of scale/size.
- Commercial & multi-family buildings from the 1960's thru 1980's do match in character, scale, or size.
- I do agree that the new houses are larger but I also think that most are an improvement and very much in keeping with the area. That is why they have appreciated so much in value.

# HOUSTON HEIGHTS - SOUTH ONLINE RESPONSES

## Activity #2: Typologies

Houston Heights South has three typologies, which are numbered 3B, 3C and 3D. The chart summarizes predominant characteristics. The table reflects edits from respondents. The notes document comments received.

TYPOLOGY	3B	3C	3D
<b>Neighborhood Characteristics</b>			
Street Pattern	Grid pattern		
Street Width	20 ft.		
Public Realm	<ul style="list-style-type: none"> <li>• NO curb &amp; gutter</li> <li>• Tree lawn between street and sidewalk</li> </ul>	<ul style="list-style-type: none"> <li>• 50% curb &amp; gutter.</li> <li>• 50% NO curb &amp; gutter</li> <li>• Tree lawn between street and sidewalk</li> </ul>	<ul style="list-style-type: none"> <li>• Curb &amp; gutter</li> <li>• Tree lawn between street and sidewalk</li> </ul>
Consistency	High consistency	Moderate consistency	Low consistency
Alleyway	Yes		
<b>Site Characteristics</b>			
Lot Orientation	East / West		
Lot Depth & Width	135'(140')x50'		
Lot Size	5,000 sf.-8,000 sf. (with few 10,000+ sf.)	5,000 sf.-8,000 sf. (with some 8,000 sf. -9,000 sf.)	5,000 sf.-10,000+ sf.
Lot Coverage	30%-50% (with few 20%-29%)	30%-50% (with some 51%-60% and few 20%-29%)	30%-60% (with few 20%-29%)
Block End Cap	50%		
Building Setbacks	20 ft.-25 ft.	20 ft.-25 ft.	15 ft.-20 ft.
Parking	Side drive leading to rear garage	Mix of parking. Side drive to rear; front garage; alley access; etc...	Mix of parking. Front garage; side drive to rear; alley access; etc...
<b>Building Characteristics</b>			
Building Height	1 & 2 Stories	1 & 2 Stories	1 & 2 Stories
Building Size	1,000 sf.-2,000 sf.	1,000 sf.-2,000 sf. (with some 2,500 sf.-3,500 sf.)	1,000 sf.-3,500 sf.
Floor-Area-Ratio	Majority 0.15-0.24 (with few higher)	Majority 0.15-0.29 (with some higher)	Majority 0.45-0.59 (with some lower)
Building Age	1920-1940	1920-1940 and 1980-2016	1920-1940 and 1980-2016
Roof Form	Primarily gable and hip		
Porch Entry	1-story porch connecting to sidewalk		

## Online Notes

- The new development increased dramatically in the mid to late 90's. Innovative builders and designers had a huge impact on the improvement of the Heights during that time. Most designs were appropriate for the area and were an improvement. Locals voluntarily registered for restrictions that prevented lots from being divided causing increased density.
- There has been much erosion of the alleys. Many people have taken over that area for storage, etc., to the point that I would guess 33% of alleys are no longer viable.
- 3D is roughly correct. I can't speak for the other areas of the Heights.
- Curbs and gutters have been a great improvement to the Heights.
- Innovative designs appropriate to the area have also been a benefit.
- 3B specifically has had much development.
- Where alleys have been preserved and improved by the residence, the appearance and efficiency of parking has been much improved.
- All of the new condo development in 3B & 3D has eroded much of this distinction.
- I do agree that the new houses are larger but I also think that most are an improvement and very much in keeping with the area. That is why they have appreciated so much in value.
- A significant amount of the new construction has taken the form of a more New Orleans style (i.e. your above image, bottom left).

# HOUSTON HEIGHTS - EAST ONLINE

## Activity #2: Typologies

Houston Heights East has three typologies, which are numbered 3A, 3C and 3D. The chart summarizes predominant characteristics. The table reflects edits from respondents. The notes document comments received.

TYOLOGY	3A	3C	3D
<b>Neighborhood Characteristics</b>			
Street Pattern	Grid pattern		
Street Width	20 ft.		
Public Realm	<ul style="list-style-type: none"> <li>• NO curb &amp; gutter</li> <li>• Tree lawn between street and sidewalk</li> </ul>	<ul style="list-style-type: none"> <li>• 50% curb &amp; gutter</li> <li>• 50% NO curb &amp; gutter.</li> <li>• Tree lawn between street and sidewalk</li> </ul>	<ul style="list-style-type: none"> <li>• Curb &amp; gutter.</li> <li>• Tree lawn between street and sidewalk</li> </ul>
Consistency	High consistency	Moderate consistency	Low consistency
Alleyway	Yes		
<b>Site Characteristics</b>			
Lot Orientation	East / West		
Lot Depth & Width	135'x50'		
Lot Size	5,000 sf.-8,000 sf. (with few 10,000+ sf.)	5,000 sf.-8,000 sf. (with some 8,000 sf. -9,000 sf.)	
Lot Coverage	30%-50% (with few 51%-60%)	30%-50% (with some 51%-60% and few 20%-29%)	30%-60% (with few 20%-29%)
Block End Cap	50%		
Building Setbacks	20 ft.-25 ft.	20 ft.-25 ft.	15 ft.-20 ft.
Parking	Side Drive Leading to Rear Garage	Mix of parking. Side drive to rear; Front garage; alley access; etc...	Mix of parking. Front garage; side drive to rear; alley access; etc...
<b>Building Characteristics</b>			
Building Height	1-story	1 & 2 stories	1 & 2 stories
Building Size	1,000 sf.-2,000 sf.	1,000 sf.-2,000 sf. (with some 2,500 sf.-3,500 sf.)	1,000 sf.-3,500 sf.
Floor-Area-Ratio	Majority 0.15-0.29	Majority 0.15-0.29 (with some higher)	Majority 0.45-0.59 (with some lower)
Building Age	1920-1940	1920-1940 and 1980-2016	1920-1940 and 1980-2016
Roof Form	Primarily gable and hip		
Porch Entry	1-story porch connecting to sidewalk		

### Online Notes

- Development has, historically, been continuous since the creation of the Heights, and it is inaccurate to suggest that "new development began in the 1980s.
- Most buildings are one-story high.
- There appears to be even distribution of north-south and east-west lots.
- Some homes have front yard fences and some do not.
- I don't think it is accurate to suggest that parking is "typically" in a detached garage. There is substantial variation throughout the neighborhood; some garages are attached, some detached, some homes have no garages.
- I don't think it is accurate to suggest that garages are "visually subordinate." Some are visually subordinate and some are not; that simply depends on the circumstances.
- It is inaccurate to suggest that homes in 3A are typically one story. There are substantial portions of 3A where many or most homes on an individual block are multi-story.
- 1900-1930 are the years.



**FREELAND 10 ONLINE SURVEY PARTICIPANTS**

**Activity #1: Issues Summary**

**Objective: To identify current issues and/or concerns in your Historic District**

Noted issues are listed below.

**Neighborhood Character**

- Maintain current setbacks.
- Maintain current lot sizes.
- Preserve mature/historic trees.
- Drainage ditches and no curb & gutter are accepted.

**Treatment of Historic Buildings**

- Maintenance concerns
- Avoid demolition of historic buildings.
- Windows replacement should be allowed if appropriate historic features and proportions are incorporated.
- Dormers should be limited or not allowed.

**Additions to Historic Buildings**

- Massing – significant step-back from historic front facade, limited in height, subordinate to historic building
- Maintain historic window features and proportions.

**New Infill Buildings**

- Massing should be compatible with context.
- Do not allow any multi-family new developments.

**Review Process**

- More concrete and less subjective requirements
- Flexible and context sensitive
- Faster turn-around with approval/disapproval

**Other**

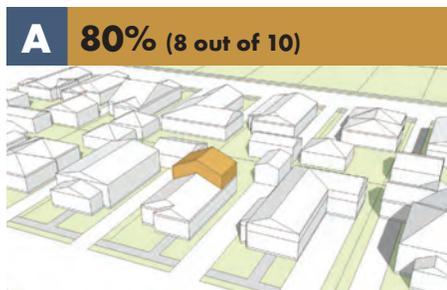
- On-street parking from nearby businesses blocks streets & alleys.

**Activity #3: Historic Building Additions**

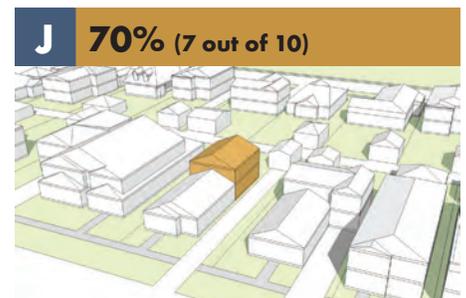
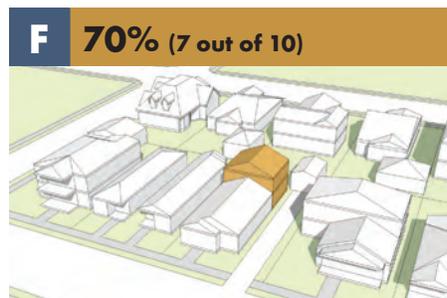
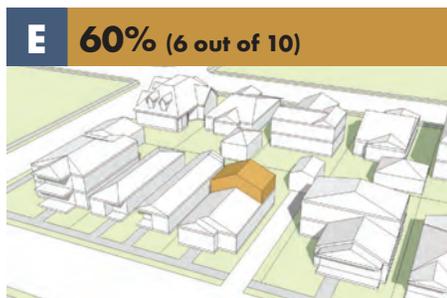
**Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house**

The most noted compatible additions models are shown below.

Compatible:



*A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible.*



*Models E F and J were commented on as being compatible as well, but they do not reflect the Freeland Typology.*

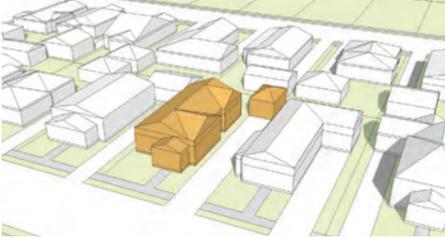
## Activity #4: New Construction

**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible new infill models are shown below.

Compatible:

**A 90% (9 out of 10)**

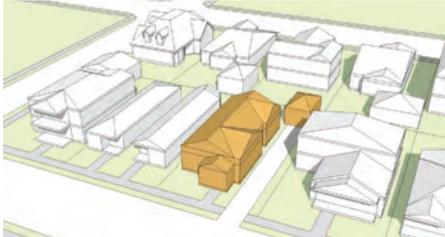


*A new one-story building covering a modest portion of the lot is clearly considered compatible.*

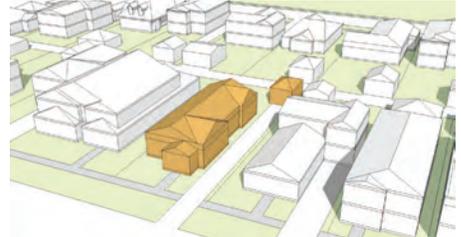
**L 50% (5 out of 10)**



**E 80% (8 out of 10)**



**I 70% (7 out of 10)**



*Models E, I and L were identified as being compatible, but they do not reflect the Freeland Typology.*

## Activity #5: Visual Preference Survey (2 parts)

**Part A Objective: To identify new buildings that would be compatible with the historic district**

The most noted compatible images are shown.

**Very Compatible**



**#3 80% (8 out of 10)**

**Somewhat Compatible**



**#4 60% (6 out of 10)**



**#1 40% (4 out of 10)**

**Part B Objective: To identify noteworthy buildings features that should be considered when designing a compatible new building**

The most frequently mentioned features are:

- *Roof form and pitch*
- *Windows*
- *Porch design*
- *Scale of building*
- *Wall materials such as siding and brick*

# NORHILL 12 ONLINE SURVEY PARTICIPANTS

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

Noted issues are listed below.

#### Neighborhood Character

- Setbacks should be uniform.
- Consistent bungalow styling
- Wider sidewalks, curb & gutter are desired.

#### Site Design

- Parking issues
- Drainage
- Sunlight
- Landscaping maintenance
- Privacy-effects of new construction

#### Treatment of Historic Buildings

- Raised buildings
- Additions, dormers, and improvements are good but should be subject to review.
- Original doors and windows

#### Additions to Historic Buildings

- Additions to rear of house are desired.
- Massing should be compatible with context.
- One-story street presence should remain intact.
- Architecture style should match neighborhood.
- Cottage houses/garage apartments should be allowed.

#### New Infill Buildings

- Massing should be compatible with context.
- Lot coverage is too large compared to traditional lots.
- Architecture style should be compatible.
- Maintain privacy.

#### Review Process

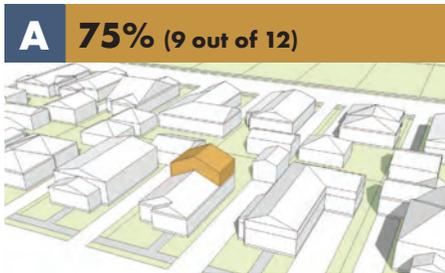
- Inconsistent decisions
- Process needs to be more clear.
- Difficult, costly & time consuming
- Have some sort of pre-approved projects

## Activity #3: Historic Building Additions

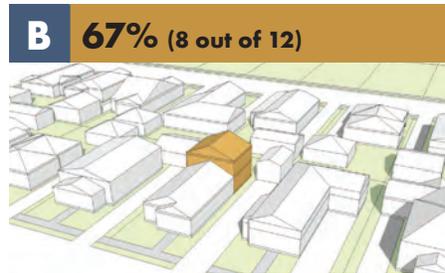
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

The most noted compatible additions models are shown below.

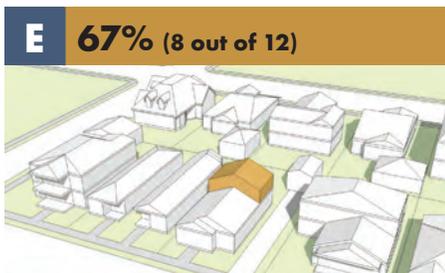
Compatible:



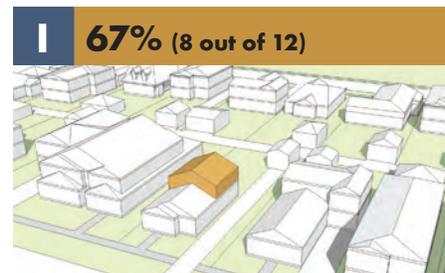
A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible.



A modest two-story rear addition is clearly considered compatible.



Model E and I were identified as being compatible, but they do not reflect the Norhill Typology.



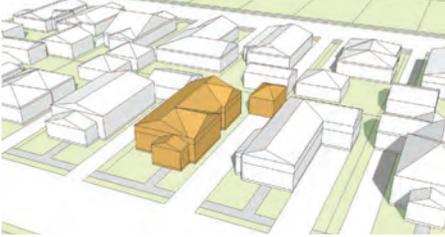
## Activity #4: New Construction

**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible and incompatible new infill models are shown below.

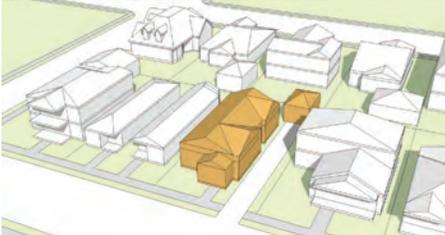
Compatible:

**A 100%** (12 out of 12)



*A new one-story building covering a modest portion of the lot is clearly considered compatible.*

**E 83%** (10 out of 12)



**I 67%** (8 out of 12)



**L 50%** (6 out of 12)



*Models E, I and L were identified as being compatible, but they do not reflect the Norhill Typology.*

## Activity #5: Visual Preference Survey (2 parts)

**Part A Objective: To identify new buildings that would be compatible with the historic district.**

The most noted compatible images are shown.

**Very Compatible**



**#3 100%** (12 out of 12)

**Somewhat Compatible**



**#4 58%** (7 out of 12)

**Part B Objective: To identify noteworthy buildings features that should be considered when designing a compatible new building**

The most frequently mentioned features are:

- *Roof form and pitch*
- *Windows*
- *Porch design*
- *Scale of building*
- *Wall materials such as siding and brick*

# OLD 6TH WARD 1 ONLINE SURVEY PARTICIPANT

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

Noted issues are listed below.

#### Neighborhood Character

- Setbacks are uniform.
- Lot sizes should be uniform.
- Scale of homes is consistent.

#### Treatment of Historic Buildings

- Demolition concerns
- Maintain traditional windows and doors.

#### Additions to Historic Buildings

- Limit FAR of additions.

#### New Infill Buildings

- Massing should reflect traditional scale.
- Building coverage & open space should be compatible with context.

#### Review Process

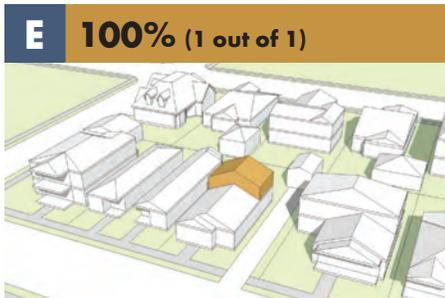
- City needs to enforce Certificate of Appropriateness.

## Activity #3: Historic Building Additions

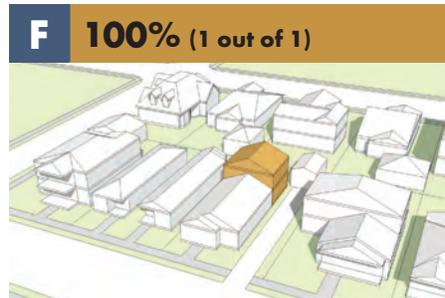
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

The most noted compatible additions models are shown below.

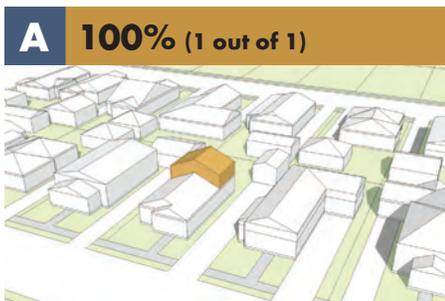
Compatible:



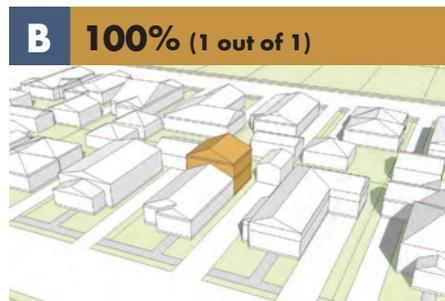
*A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible in one case.*



*A modest two-story rear addition is clearly considered compatible in one case.*



*Models A and B were identified as being compatible, but they do not reflect the Old 6th Ward Typology.*

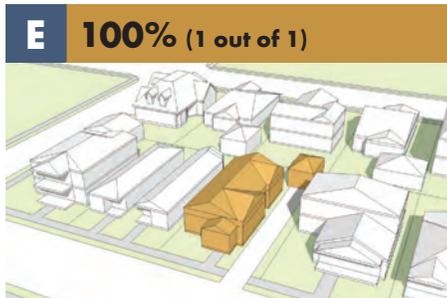


## Activity #4: New Construction

**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

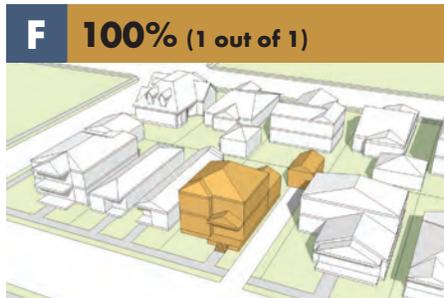
The most noted compatible and incompatible new infill models are shown below.

Compatible:



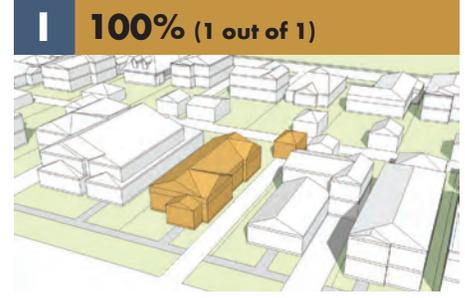
**E 100% (1 out of 1)**

*A new one-story building covering a modest portion of the lot is clearly considered compatible in one case.*



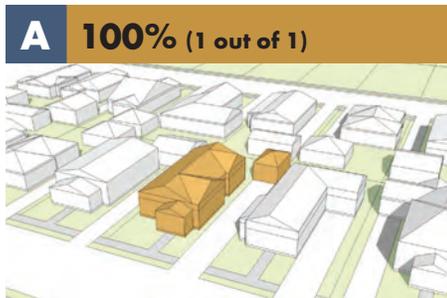
**F 100% (1 out of 1)**

*A new two-story building with a one-story porch and steps down to the rear is clearly considered compatible in one case.*



**I 100% (1 out of 1)**

*A new one-story building covering a modest portion of the lot is clearly considered compatible in one case.*



**A 100% (1 out of 1)**

*Model A was identified as being compatible, but it does not reflect the Old 6th Ward Typology.*

## Activity #5: Visual Preference Survey (2 parts)

**Part A Objective: To identify new buildings that would be compatible with the historic district**

The most noted compatible image is shown.



**#3 100% (1 out of 1)**

**Part B Objective: To identify noteworthy buildings features that should be considered when designing a compatible new building.**

The most frequently mentioned features are:

- Roof form and pitch
- Windows
- Porch design
- Scale of building
- Wall materials such as siding and brick

# WOODLAND HEIGHTS 5 ONLINE SURVEY PARTICIPANTS

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

Noted issues are listed below.

#### Neighborhood Character

- Preserve historic trees.
- Setbacks should be uniform.
- Need strong guidelines on landscaping/fences

#### Site Design

- Diversity is important.
- Open space should be encouraged.
- Drainage issues
- Building coverage is too high.
- Parking should not be allowed between sidewalk and street.

#### Treatment of Historic Buildings

- Traditional architecture styles should be preserved.
- Improving historic building with new materials should be approved as long as improvements replicate historic character.

#### Additions to Historic Buildings

- Should be allowed if blends appropriately with historic residence
- Match scale and character of historic house.
- Keep green space and building coverage traditional in size for drainage concerns.

#### New Infill Buildings

- Massing and scale must be compatible.
- Materials should be similar to traditional.

#### Review Process

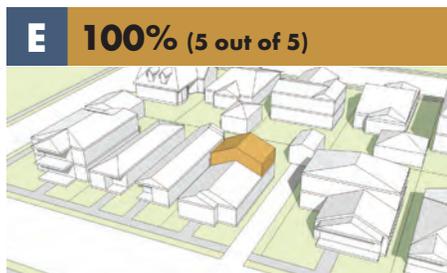
- Each project should be reviewed individually.
- Homeowners should have voice in approval/disapproval process .
- Difficult, costly & time consuming
- Clear and concise regulations to follow
- Favor the property owners that live the Woodland, and not owners that are going to “flip” the property
- Specific “tracks” for owners to follow projects like addition, new construction, improvement, etc...
- Economically viable considerations when approving projects

## Activity #3: Historic Building Additions

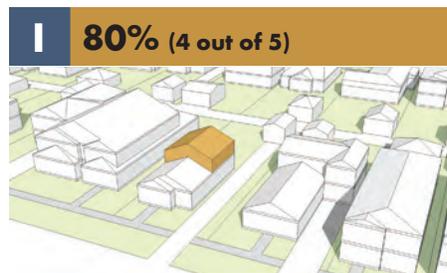
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

The most noted compatible additions models are shown below.

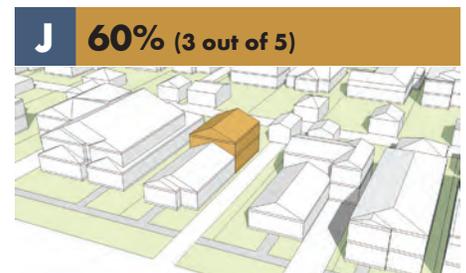
Compatible:



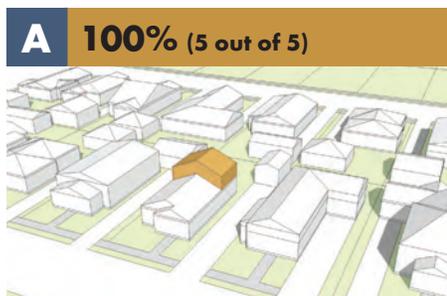
A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible.



A second story roof-top addition set back somewhat on a one-story historic building is clearly considered compatible.



A modest two-story rear addition is generally considered compatible.



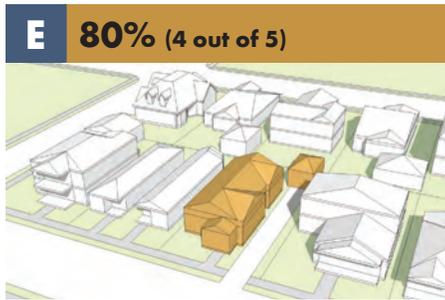
Model A was identified as being compatible, but it does not reflect the Woodland Heights Typology.

## Activity #4: New Construction

**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

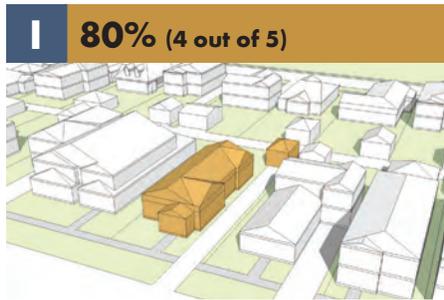
The most noted compatible and incompatible new infill models are shown below.

Compatible:



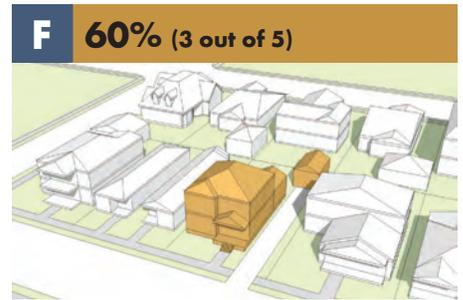
**E 80% (4 out of 5)**

*A new one-story building covering a modest portion of the lot is clearly considered compatible.*



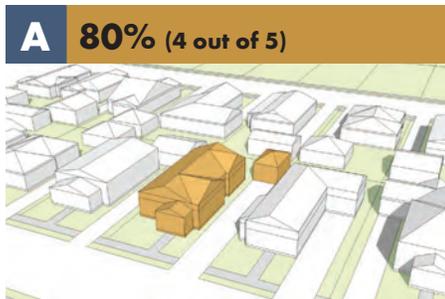
**I 80% (4 out of 5)**

*A new one-story building covering a modest portion of the lot is clearly considered compatible.*



**F 60% (3 out of 5)**

*A new two-story building with a one-story porch and a wing that steps down to the rear is considered compatible in a few cases.*



**A 80% (4 out of 5)**

*Model A was identified as being compatible, but it does not reflect the Woodland Heights Typology.*

## Activity #5: Visual Preference Survey (2 parts)

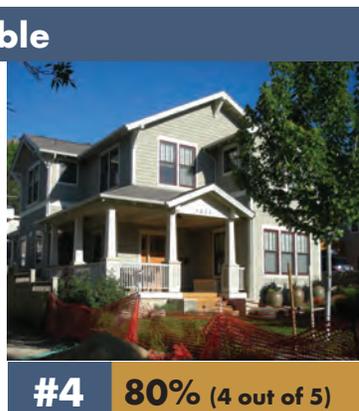
**Part A Objective: To identify new buildings that would be compatible with the historic district**

The most noted compatible images are shown.



**Very Compatible**

**#3 100% (5 out of 5)**



**Somewhat Compatible**

**#4 80% (4 out of 5)**



**#1 80% (4 out of 5)**

**Part B Objective: To identify noteworthy buildings features that should be considered when designing a compatible new building**

The most frequently mentioned features are:

- Roof form and pitch
- Windows
- Porch design
- Scale of building
- Wall materials such as siding and brick

# HOUSTON HEIGHTS - WEST 5 ONLINE SURVEY PARTICIPANTS

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your Historic District

Noted issues are listed below.

#### Neighborhood Character

- Sidewalks should be included in new development .
- Landscaping should not be overly regulated.
- Setbacks should be uniform.
- Open space in front of homes is beneficial.

#### Site Design

- Maintain alley access for vehicles and parking.
- Drainage and flooding issues
- No on-street parking
- Garages should be to the rear of the lot.

#### Additions to Historic Buildings

- Mass and scale must be compatible with historic context.
- Materials should match traditional materials
- Additions must be subordinate and blend in with the historic structure.

#### New Infill Buildings

- Mass and scale should match neighboring properties.
- Grading – drainage issues
- Materiality should match traditional homes.
- Architecture styles should be the same as historic buildings in the neighborhood.

#### Review Process

- Process should be fair between commission and property owner.
- Have strong guidelines for historic properties that preserve the character of the neighborhood
- Have less strict guidelines for non-contributing properties within the district

#### Other

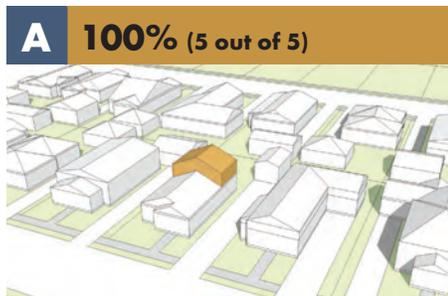
- Concern for developments other than single-family

## Activity #3: Historic Building Additions

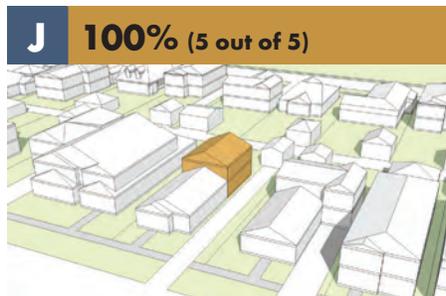
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

The most noted compatible additions models are shown below.

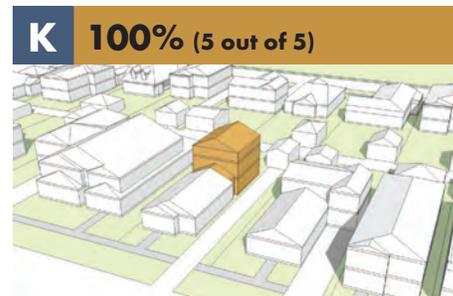
Compatible:



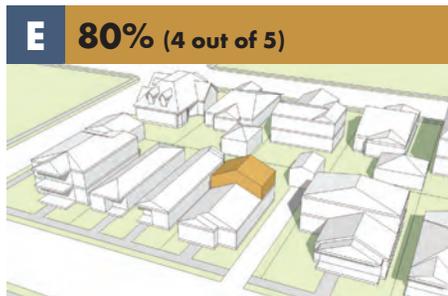
A modest second story roof-top addition, significantly setback on a one-story historic building, is clearly considered compatible.



A modest two-story rear addition is clearly considered compatible.



A large two-and-a-half-story rear addition is clearly considered compatible.



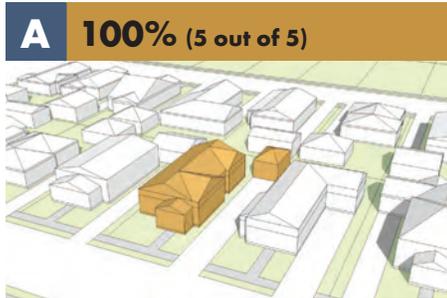
Model E was identified as being compatible, but it does not reflect the Houston Heights-West Typology.

## Activity #4: New Construction

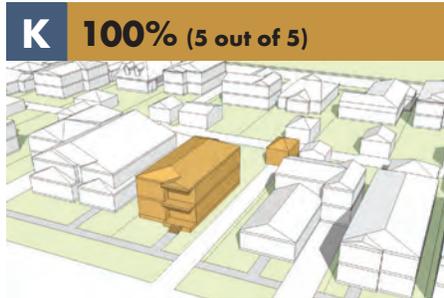
**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible and incompatible new infill models are shown below.

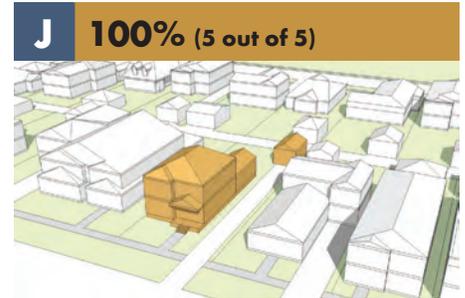
Compatible:



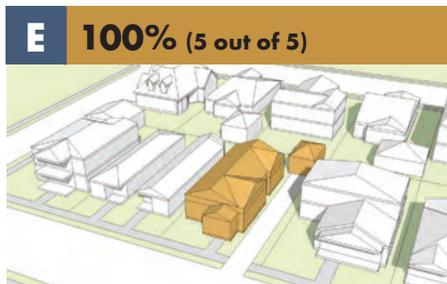
*A new one-story building covering a modest portion of the lot is clearly considered compatible.*



*A new two-story building with a one-story porch is clearly considered compatible.*



*A new two-story building with a two-story porch and a wing that steps down to the back is clearly considered compatible.*



*Model E was identified as being compatible, but it does not reflect the Houston Heights-West Typology.*

## Activity #5: Visual Preference Survey (2 parts)

**Part A Objective: To identify new buildings that would be compatible with the historic district**

The most noted compatible images are shown.

### Very Compatible



**Part B Objective: To identify buildings features that should be considered to achieve compatibility**

The most frequently mentioned features are:

- Roof form and pitch
- Windows
- Porch design
- Scale of building
- Wall materials such as siding and brick

# HOUSTON HEIGHTS - SOUTH 3 ONLINE SURVEY PARTICIPANTS

## Activity #1: Issues Summary

### Objective: To identify current issues and/or concerns in your historic district

Noted issues are listed below.

#### Neighborhood Character

- Need curb & gutter
- Setbacks should be uniform.
- Mature trees and open space influence the character.

#### Site Design

- Drainage issues must be resolved.
- Curb & gutter would mitigate storm run off.
- Building coverage should be similar throughout properties in the neighborhood.
- Side yard spacing should be consistent throughout properties.

#### Treatment of Historic Buildings

- Consider economic feasibility of guidelines.
- New materials that convey historic style and match historic materials should be allowed.
- Allow energy efficient materials and features.

#### Additions to Historic Buildings

- Building on top of historic homes is ok so long as not within the first 15' of historic front facade .
- Building on top is better than extending rear.
- Architecture style should match historic context.
- Dormers should be allowed on a case-by-case basis.

#### New Infill Buildings

- Massing and scale should reflect traditional size.

#### Review Process

- Process needs to be more clear.
- Difficult, costly & time consuming
- Have some sort of pre-approved projects
- Process should be more consistent.

#### Other

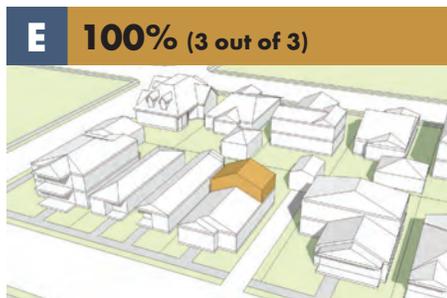
- Land use should remain single family residential.

## Activity #3: Historic Building Additions

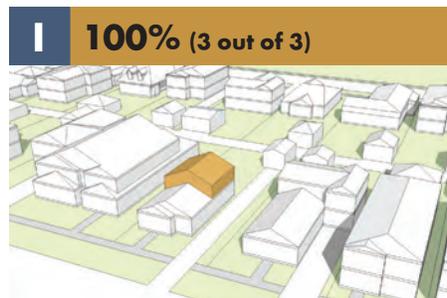
### Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house

The most noted compatible additions models are shown below.

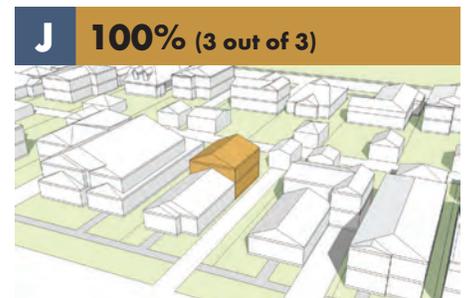
Compatible:



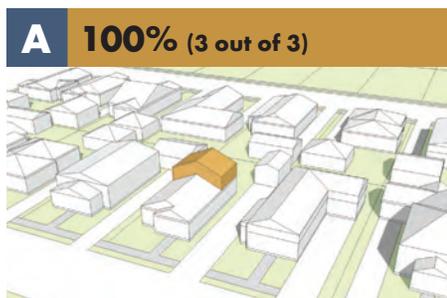
*A modest second story roof-top addition, significantly set back on a one-story historic building, is clearly considered compatible.*



*A second story roof-top addition set back somewhat on a one-story historic building is clearly considered compatible.*



*A modest two-story rear addition is clearly considered compatible.*



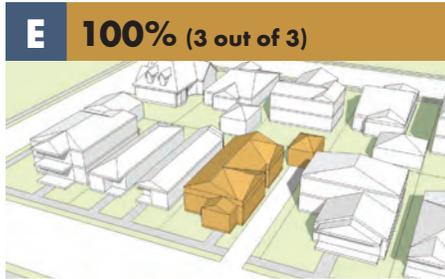
*Model A was identified as being compatible, but it does not reflect the Houston Heights - South Typology.*

## Activity #4: New Construction

**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

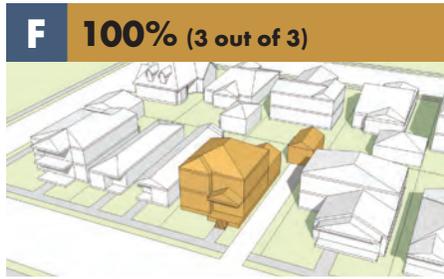
The most noted compatible and incompatible new infill models are shown below.

Compatible:



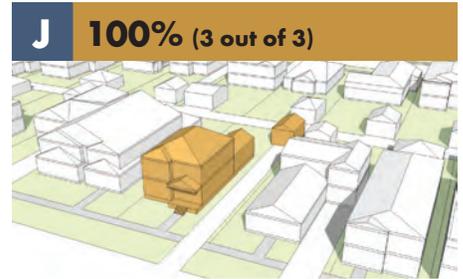
**E 100% (3 out of 3)**

*A new one-story building covering a modest portion of the lot is clearly considered compatible.*



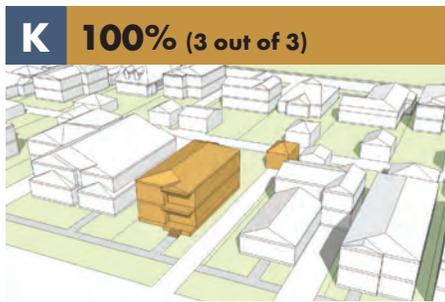
**F 100% (3 out of 3)**

*A new two-story building with a one-story porch and a wing that steps down to the rear is clearly considered compatible.*



**J 100% (3 out of 3)**

*A new two-story building with a one-story porch and a wing that steps down to the rear is clearly considered compatible.*



**K 100% (3 out of 3)**

*A new two-story building with a two-story porch and wall offset is clearly considered compatible.*

## Activity #5: Visual Preference Survey (2 parts)

**Part A Objective: To identify new buildings that would be compatible with the historic district**

The most noted compatible images are shown.



**Very Compatible**

**#3 100% (3 out of 3)**



**Somewhat Compatible**

**#1 100% (3 out of 3) #4 100% (3 out of 3)**

**Part B Objective: To identify buildings features that should be considered to achieve compatibility.**

The most frequently mentioned features are:

- Roof form and pitch
- Windows
- Porch design
- Scale of building
- Wall materials such as siding and brick

# HOUSTON HEIGHTS - EAST 6 ONLINE SURVEY PARTICIPANTS

## Activity #1: Issues Summary

**Objective: To identify current issues and/or concerns in your historic district**

### Neighborhood Character

- Maintain uniform existing front and side yard setbacks.
- Mixed opinions on curb & cutter vs. ditch
- Preserve mature trees and landscaping.

### Site Design

- Parking should be in rear and curb cuts for surface parking should be discouraged.
- Subdividing lots should not be allowed.

### Treatment of Historic Buildings

- Allow for flexibility in alterations and improvements to historic homes.
- Clear and cohesive guidelines
- Energy efficient windows should be able to replace historic windows.
- Maintenance of historic property should be enforced.

### Additions to Historic Buildings

- Additions should not have a big impact at the street front of the home.
- Additions should be limited to avoid “looming” into neighbor’s property.

- Additions should be allowed to have new materials and building features so long they are compatible with the historic structure.

### New Infill Buildings

- Mass & scale
- Must fit within the entire neighborhood not just adjacent properties

•

### Review Process

- Process needs to be more clear and fair.
- Process need to be easily accessible and understandable.
- Difficult, costly & time consuming

### Other

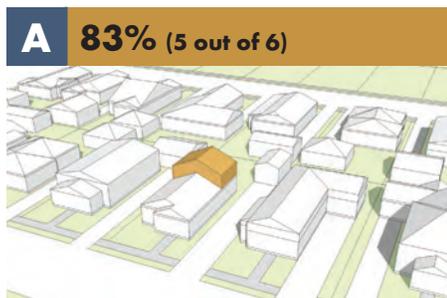
- No multi-family development
- Land use restrictions should be flexible and benefit historic homes and limit new construction.

## Activity #3: Historic Building Additions

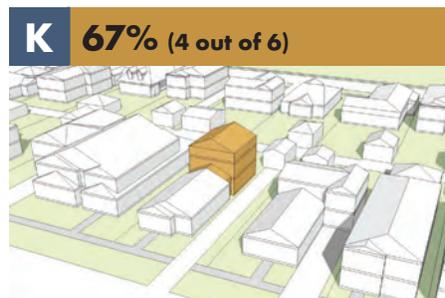
**Objective: To gain an initial understanding of how massing of an addition may affect the integrity of a historic house**

The most noted compatible additions models are shown below.

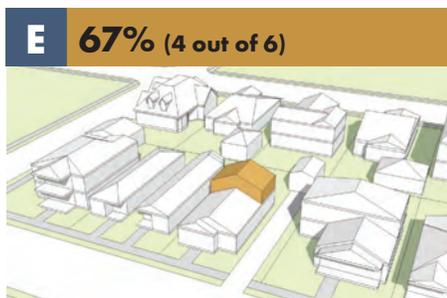
Compatible:



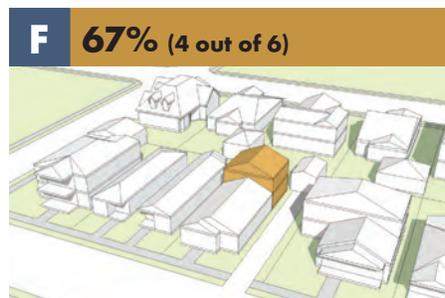
A modest second story roof-top addition, significantly setback on a one-story historic building, is clearly considered compatible.



A large two-and-a-half-story rear addition is clearly considered compatible.



Models E and F were identified as being compatible, but they do not reflect the Houston Heights - East Typology.



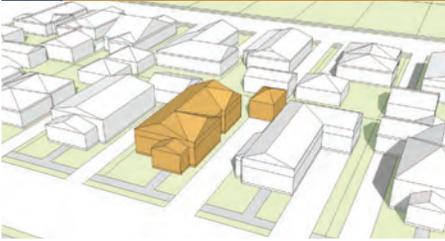
## Activity #4: New Construction

**Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in each historic district**

The most noted compatible and incompatible new infill models are shown below.

Compatible:

**A 83% (5 out of 6)**



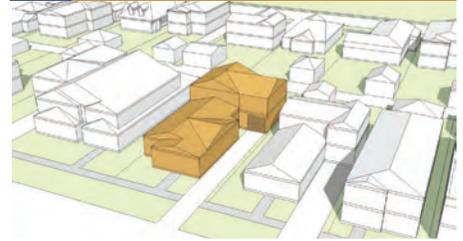
*A new one-story building covering a modest portion of the lot is clearly considered compatible.*

**I 67% (4 out of 6)**



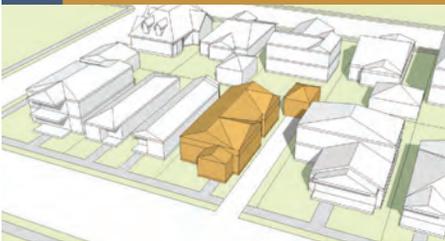
*A new one-story building covering a modest portion of the lot is clearly considered compatible.*

**L 67% (4 out of 6)**



*A new building with a one-story building mass in front and a two-story building mass to the rear is generally considered compatible.*

**E 67% (4 out of 6)**



*Model E was identified as being compatible, but it does not reflect the Houston Heights - East Typology.*

## Activity #5: Visual Preference Survey (2 parts)

**Part A Objective: To identify new buildings that would be compatible with the historic district**

The most noted compatible images are shown.

### Very Compatible



**#3 100% (6 out of 6)**



**#4 67% (4 out of 6)**



**#9 67% (4 out of 6)**

**Part B Objective: To identify buildings features that should be considered to achieve compatibility**

The most frequently mentioned features are:

- Roof form and pitch
- Windows
- Porch design
- Scale of building
- Wall materials such as siding and brick