HOUSTON HEIGHTS HISTORIC DISTRICTS

DESIGN GUIDELINES

City of Houston, Texas

Final Draft for Council Review: January 2018

ACKNOWLEDGMENTS

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NOTE

These design guidelines were prepared pursuant to the direction given by the City Council of the City of Houston by Ordinance No. 2016-848, and have been prepared in accordance with the authority granted to the City of Houston under the Constitution and laws of the State of Texas, to protect and promote the health, safety, and welfare of the public.

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SECTION 1: INTRODUCTION

This set of historic district design guidelines has been developed for Houston Heights Historic District East, Houston Heights Historic District West, and Houston Heights Historic District South. The design guidelines illustrate how the City of Houston's historic preservation ordinance (as amended in Fall 2015) applies to resources in these three historic districts. Although these three historic districts were designated independently of one another, they share a common history and patterns of community development and, therefore, can be covered by the same design guidelines.

Property owners and their design professionals (architects, builders, etc.) should consult these design guidelines as early as possible when planning a project that involves a change to the exterior of a building, including an addition, or the construction of a new building within these historic districts. The City's Historic Preservation staff in the Planning and Development Department and the Houston Archaeological and Historical Commission (HAHC) will also use these design guidelines to determine whether to approve an application for a Certificate of Appropriateness (COA) for a project that proposes to make changes to a building in these historic districts.

When all of the people who are involved in the COA process — property owners, design professionals, Planning staff, and members of the HAHC — are using the same reference material as provided in these design guidelines, the results should be more consistent and predictable.

This section explains where to find the information you need in this document, how and why these design guidelines were developed, and what the City of Houston's historic preservation ordinance means to you.

IN THIS SECTION

PLEASE NOTE:

These design guidelines can be downloaded as PDF files from the City of Houston Historic Preservation website at: http://www.houstontx.gov/planning/HistoricPres/hist_pres.html.

FOR ASSISTANCE:

Property owners should always consult with planners in the City's Historic Preservation Office for assistance before beginning design work, as well as during the planning and design of a project.

To reach the Planner of the Day, call the Historic Hotline at 832-393-6556 or send email to historicpreservation@houstontx.gov.

You can also visit in person (with an appointment):
City of Houston Historic Preservation Office
Planning Department
611 Walker Street, 6th Floor
Houston, Texas 77002

ABOUT THE DESIGN GUIDELINES

Design guidelines are used in communities all over the United States. They are a useful reference, and after City Council adopts design guidelines, they also become requirements which must be followed. **Like the historic preservation ordinance, design guidelines do not require property owners to make changes to their buildings.** These tools regulate what changes can be made, and how, in order to preserve the overall character of a historic district.

Because the City contains many historic districts, which can be very different from one another, the historic preservation ordinance must be written broadly enough to apply to all of them. That broad language must then be interpreted by property owners, their design professionals, the Historic Preservation Office staff, and the HAHC as they prepare and consider Certificate of Appropriateness (COA) applications.

To make the COA process easier and assist property owners in planning projects that are likely to be approved, the City has developed these design guidelines. They illustrate how to apply the ordinance criteria for the three historic districts located in the former city of Houston Heights: Houston Heights Historic District East, Houston Heights Historic District West, and Houston Heights Historic District South.

Types of Guidelines

This document contains both **measurable standards** and **qualitative guidelines**. The measurable standards apply to the construction of additions and new buildings; these requirements must be met in order to obtain a COA. Measurable standards refer to minimum or maximum dimensions (or a range) and explain how to take those measurements.

The qualitative guidelines are not measurable and must be considered on a case-by-case basis, taking into account the circumstances of a particular property and the work that is being proposed. Because each property is unique, each COA application is considered on its own merits.

The relative importance of particular guidelines and standards will depend on the proposed project. The design review process considers individual design elements, as well as how different design elements interact. **A project that might be appropriate for one property might not be appropriate for another.** Although this requires interpretation, these design guidelines should help by providing structure and consistent reference points for that process.

Design guidelines also include useful information that is not regulatory, such as the history of the historic districts and what kind of buildings can be found there (Section 3), and other informational resources that are available to property owners (Section 8).

Organizational Structure

This set of design guidelines are made up of eight sections. Each section is available as a separate PDF file so that you can select the sections that you need for your particular project.

Format of the qualitative guidelines
Developing the Design Guidelines

Legend

A Topic
Describes the design topic addressed by the Design Guidelines that follow.

B Purpose
Explains the desired outcome for the design topic and provides a basis for the design guidelines that follow. If a guideline does not address a specific design issue, the intent statement will be used to determine appropriateness.

C Desired Outcomes
Describes a desired performance-oriented design outcome.

D Additional Information
Provides a bulleted list of suggestions on how to meet the intent of the design guideline. These are not the only alterations that can be applied.

E Images
Clarify the intent of the design guideline by illustrating appropriate and inappropriate design solutions (see below):

Appropriate
Images marked with a check illustrate appropriate design solutions.

Inappropriate
Images marked with an X illustrate inappropriate design solutions.

Sample Qualitative Guidelines

A → **Historic Building Materials**

B → These design guidelines apply to all materials that are original to the building, including wood, stone, brick, metal, stucco, plaster, and concrete. Historic building materials should be preserved in place, as much as possible, and repaired when necessary. If the material is damaged beyond repair, only then should you consider replacing it. Only replace material that is damaged, and use replacement material that matches the original.

If historic materials have been covered, consider removing the covering; do this carefully, so that the underlying original building material is not damaged, and repair the original material as needed, once it is exposed.

C → **4.5 Preserve historic building materials.**

- Do not remove original material that is in good condition.

D →

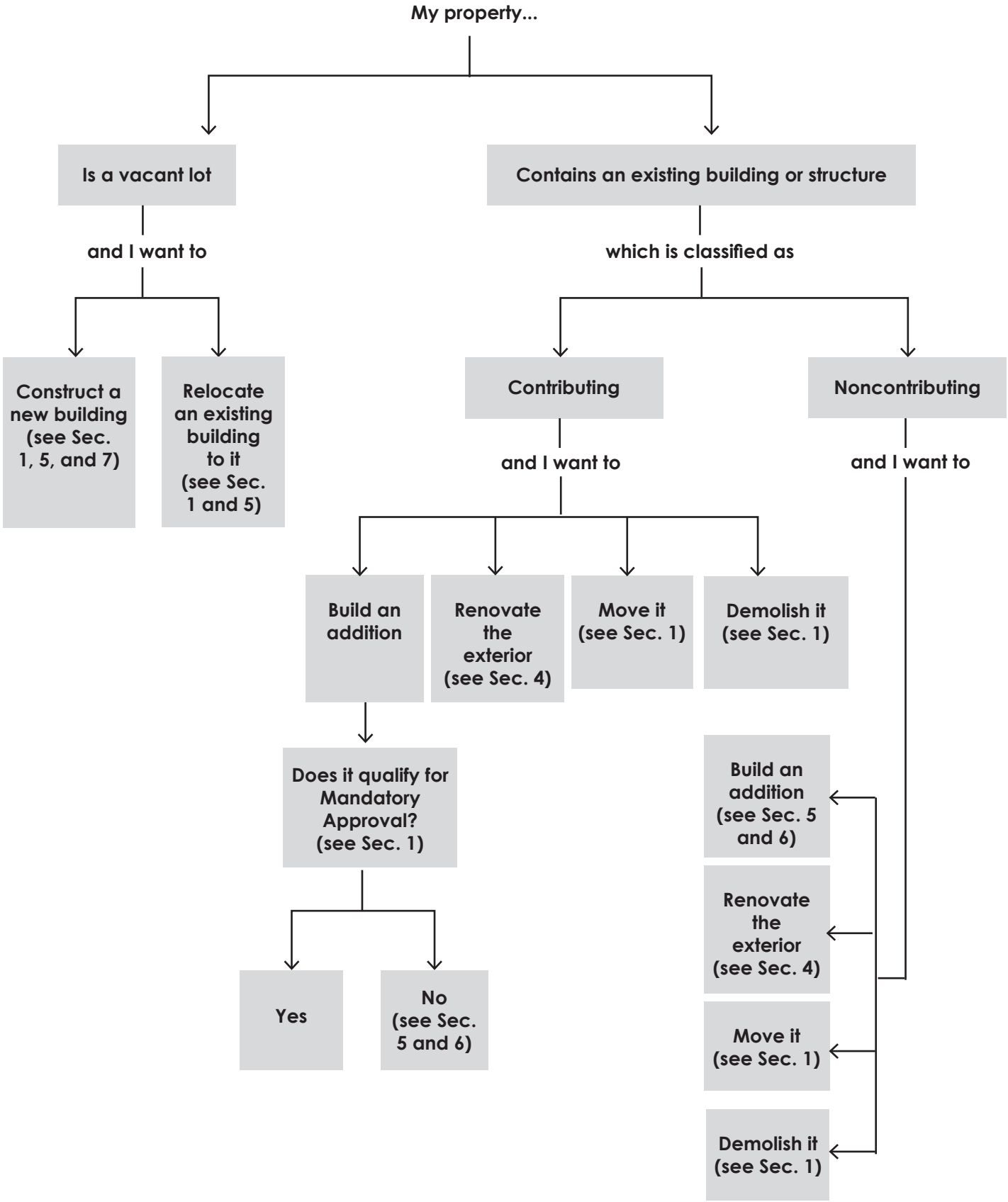
- Provide proper drainage away from historic materials to minimize damage to them. For example, provide storm drains, flashing, coping, gutters, etc.
- Do not cover or obscure historic building materials.
- Consider removing later covering materials that are inappropriate.

E →

Before: A historic house with inappropriate synthetic siding

After: The same house, after the historic siding was uncovered

FINDING THE INFORMATION YOU NEED



This project began in Fall 2015, when the City of Houston adopted amendments to its historic preservation ordinance. Since 2010, all new historic districts have been required to have design guidelines. In 2015, the ordinance was amended to allow the creation of design guidelines for historic districts established before 2010.

Another 2015 amendment required design guidelines to be developed for the three Houston Heights Historic Districts. Property owners and building professionals in those historic districts had requested design guidelines that would make the COA process more predictable.

Design guidelines consultants Winter & Company conducted research and data analysis to learn about the historic districts and what property owners in those districts hoped to achieve. They analyzed data from the City's Geographic Information System (GIS), historic maps, and other existing documentation, and combined that with their own observations from several site visits during the project. In addition, Planning staff and the consultants met with people in the community on numerous occasions to gather their input and feedback as the project went along. At workshops, community members discussed issues and challenges, their priorities, and types of development that would be compatible in their district. Many people also expressed their opinions through a Compatible Design Survey that was mailed to every property owner.

Finally, these design guidelines include and promote best practices in historic preservation that have developed in communities over the past 50 years. The National Historic Preservation Act (NHPA) was passed by the U.S. Congress in 1966. NHPA establishes a framework for historic preservation at the federal, state, and local levels. This includes city ordinances that protect historic properties and historic districts through oversight by a locally appointed commission. Cities throughout the United States have established more than 2,300 historic districts.

Design guidelines have been in use throughout the United States for decades, and this document takes advantage of the lessons learned and standards of practice that have become established during that time. This knowledge provides a foundation for developing workable solutions that allow historic districts to evolve, while still preserving and enhancing their unique character.

A community meeting for the design guidelines project included hands-on activities.

Participants work in groups during a community meeting for the design guidelines project.

HOUSTON'S HISTORIC PRESERVATION ORDINANCE

The City designates historic districts, and manages changes to properties within those districts, through its historic preservation ordinance (Ch. 33, Article 7 of the City of Houston Code of Ordinances). This ordinance is a local law that establishes the City's authority and responsibilities regarding historic landmarks and districts. It also establishes the Houston Archaeological and Historical Commission (HAHC), a group of knowledgeable citizens and qualified professionals who are appointed by City Council to interpret and administer the historic preservation ordinance.

An inventory of buildings within each historic district was prepared when the district was designated. That inventory classifies each building as *contributing* to the historic character of the historic district or *noncontributing*.

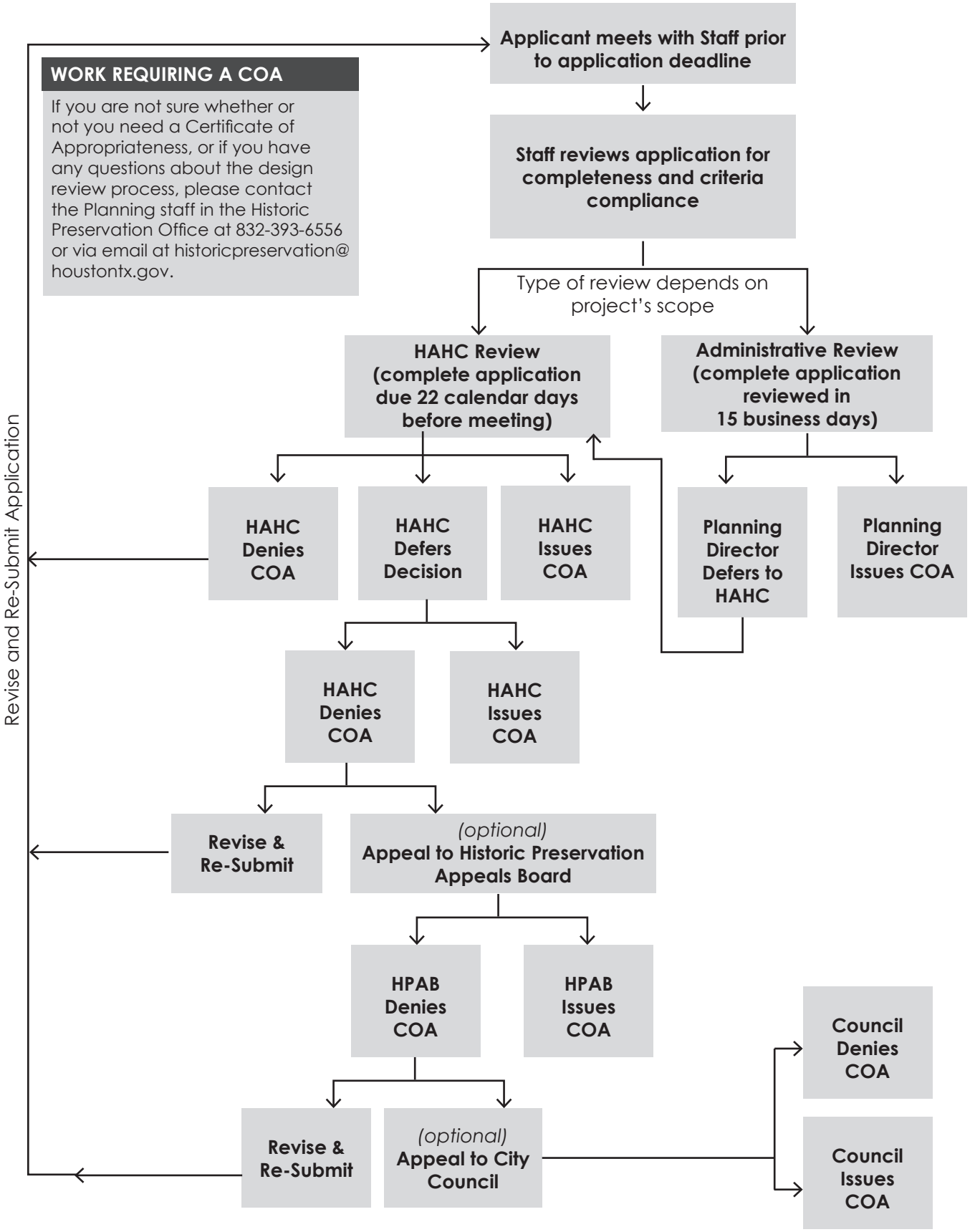
The ordinance requires property owners to receive approval from the City before making certain changes to buildings in a historic district. To get the City's approval to make any of these changes, a property owner must apply for a Certificate of Appropriateness (COA). The Planning staff in the Historic Preservation Office can help property owners with their application, which is processed through that office. **A property owner must obtain a COA before beginning any work that is regulated under the historic preservation ordinance.** Other City building permits also may be required.

Some changes, as well as ordinary maintenance and repair, are exempt from this requirement and do not require a COA. Other changes require a COA application but can be approved administratively by the Planning Director, without going before the HAHC. All other changes require a COA application to be considered in a public hearing, before the HAHC; this includes most alterations to the exterior of a building, additions, new construction, relocation of a building into or out of a historic district, and demolition.

Each month, the HAHC considers and makes decisions about COA applications at a public hearing. The Historic Preservation staff base their recommendations, and the HAHC members base their decisions, on the criteria for evaluating COA applications as listed in the ordinance. Those criteria are provided on the following pages, in plain English, for your reference.

The entire planned project should be presented in the Certificate of Appropriateness application. Applicants who hold back "future phases" of a project in order to gain approval for initial work may find that subsequent proposals will not be approved, if the cumulative effect of all of the changes is too great and, collectively, diminishes the integrity of the building.

CERTIFICATE OF APPROPRIATENESS (COA) PROCESS



PLEASE NOTE:

Property owners may present additional information to supplement their COA application or to make a case for considering a different context area or adjusted measurable standards. HAHC will consider, but is not required to agree with or apply, such information.

CONTEXT AREA

When a property owner applies for a Certificate of Appropriateness, members of the Houston Archaeological and Historical Commission (HAHC), with help from Planning staff in the Historic Preservation Office, must decide if the proposed changes are compatible with the surrounding historic district. Rather than compare the project to the entire district, the City of Houston's historic preservation ordinance establishes a smaller area, called the *context area*, for comparison purposes. This is especially important in large districts where the character of the district varies within the district.

The ordinance defines the context area as the blockface on which the proposed project is located and opposing blockface, as shown in the diagram below.

Context area for a subject property (shown in red)

The context area may be defined differently, if the HAHC and staff find that unusual and compelling circumstances exist or if it is described differently in design guidelines. The HAHC may decide to expand the context area for a particular project, if not many buildings within the context area are contributing structures, or if the proposed project is unusual for the area. For example, a new church building could be compared to existing historic church buildings, rather than to residential buildings in the same block.

Note: only *typical, existing* contributing structures are used to determine compatibility of the proposed project.

This set of design guidelines does not include an alternate definition of context area for Houston Heights Historic District East, Houston Heights Historic District West, or Houston Heights Historic District South.

Note: The information on this page is taken directly from the City's historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.

EXEMPTIONS (NO COA REQUIRED)

The following types of work **do not require a Certificate of Appropriateness**.

- *Ordinary maintenance and repair.* This generally means the least amount of work necessary to preserve the historic materials and features of a building, and in-kind repairs. *In-kind* means using the same material type, design, dimensions, texture, detailing, and exterior appearance.

  Note: *Replacement* of historic materials (even in-kind) is an alteration and requires a COA. Please contact staff if you are unsure whether you need a COA for your project.

- Re-roofing with in-kind materials (see above) with no change to the structure, shape, or pitch of the roof.
- An alteration that cannot be seen from the street because the view is blocked by the original structure. (The view cannot merely be blocked by fencing, landscaping, non-historic additions, etc.)
- Installation or removal of:
  - Gutters and downspouts
  - Storm windows and storm doors
  - Window screens and screen doors
  - Temporary emergency weather protection, such as plywood coverings over windows
  - Porch ceiling fans
  - Light fixtures
  - HVAC units
- Landscaping
- Fences
- Removal of non-historic (aluminum, vinyl) siding to reveal historic siding underneath. If no historic siding is present under non-historic siding, new replacement siding requires a COA but may be approved administratively; see next page.
- Removal of burglar bars
- Removal of accessibility ramps or lifts
- Removal of solar panels
- Removal of satellite dishes or antennae
- Installation of solar panels, satellite dishes, antennae, low-profile skylights. or other roof equipment **on the rear half of the roof**
- Installation or removal of free-standing signs

Examples of items not regulated by the historic preservation ordinance: (from top) satellite dishes, air conditioning units, fences

Note: The information on this page is taken directly from the City's historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.

- Painting non-masonry surfaces on a contributing building
- Repainting previously painted masonry surfaces
- Reconstructing a contributing or noncontributing structure that was completely or partially destroyed by a fire, natural disaster, or other damage not intentionally caused by the owner of the structure. **This only applies** if the reconstruction is built within the same footprint and has the same exterior features as the damaged or destroyed contributing structure.
- Demolition of a noncontributing structure

ADMINISTRATIVE APPROVALS

The following types of work **require a Certificate of Appropriateness**, which may be approved by the Planning Director:

Removal of:

- A window or door that was not original to the contributing structure and replacing it with a window or door that **meets all of the following conditions**:
  - It is appropriate to the historic significance of the structure.
  - It does not change the size, shape, or location of the opening from which the window or door elements are to be removed.
  - It does not change the trim, molding, or other features associated with the opening.
- Exterior wall cladding that was not an original feature or characteristic of the structure and replacing it with appropriate cladding.
- Non-historic additions, including attached garages or carports
- Non-historic decorative elements, such as shutters or eave brackets
- Non-historic, low-profile skylights
- Canopies or awnings
- Signs attached to the building

Replacement of:

- Historic materials that are damaged beyond repair with materials of the same size, shape, material, and pattern. For example, if a small amount of siding is damaged beyond repair, it may be replaced with new material that matches exactly.

See next page for more Administrative Approvals.

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Installation of:

- Burglar bars
- Accessibility ramps or lifts
- Low-profile skylights, solar panels, antennae, satellite dishes, or other roof equipment **on the front half of the roof**
- Shutters
- Awnings or canopies

The following types of work **require a Certificate of Appropriateness**, which may be approved by the Planning Director:

Installation of:

- Architectural details (including porch elements) that have been partially lost or removed, if you can provide proof that they used to exist, either through existing elements that are still in place or by historical documentation, such as architectural plans or photographs
- Signs attached to the exterior of the building that **meet all of the following conditions**:
  - It does not compromise historic exterior features on the structure, such as siding or trim, porch elements, etc.
  - It is 25 square feet or less in total area.
  - It is installed without damage to significant historic material.

Construction of:

- Free-standing (detached) garages and garage apartments, free-standing carports, and other secondary structures, as long as they have a footprint of 600 square feet or less and are located at the rear of the lot
- A rear porch that is not taller than the existing structure and does not extend beyond the existing side walls of the structure

Repair or reconstruction of internal structural elements (such as interior shiplap) that are essential to support the building envelope to which they are attached. The following conditions must be met:

- You must demonstrate to the satisfaction of the Planning Director that the structural repair or reconstruction can be accomplished without harming those exterior features of the structure that are visible from the right-of-way.
- You must provide a written statement from a structural engineer, licensed by the State of Texas, that the proposed repair or reconstruction can be accomplished without harming those exterior features of the structure that are visible from the right-of-way.

WHEN IS A PROPERTY CONSIDERED SINGLE FAMILY VS. MULTI-FAMILY?

A property may contain two dwelling structures and still retain its classification as Single Family Residential property, as long as the secondary structure (such as a garage apartment) is not larger than 900 square feet and contains only one living space.

A property with a main house plus a garage apartment building with two apartment units, or a main house plus a garage apartment with one unit over 900 square feet, would be classified as Multi-Family and subject to the applicable building code.

Note: The information on this page is taken directly from the City's historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.

MANDATORY APPROVALS FOR ADDITIONS

The City of Houston's historic preservation ordinance provides that the Planning Director shall issue a Certificate of Appropriateness for the construction of any one, but not a combination, of the following additions to a contributing structure in a historic district. This has been referred to in the past as "shall approve" criteria.

In order to qualify for Mandatory Approval, your project must meet **all** of the following conditions for **one** of these types of additions.

REAR ADDITION "SHALL APPROVE"

A rear addition that:

a. Is not taller than the existing structure;

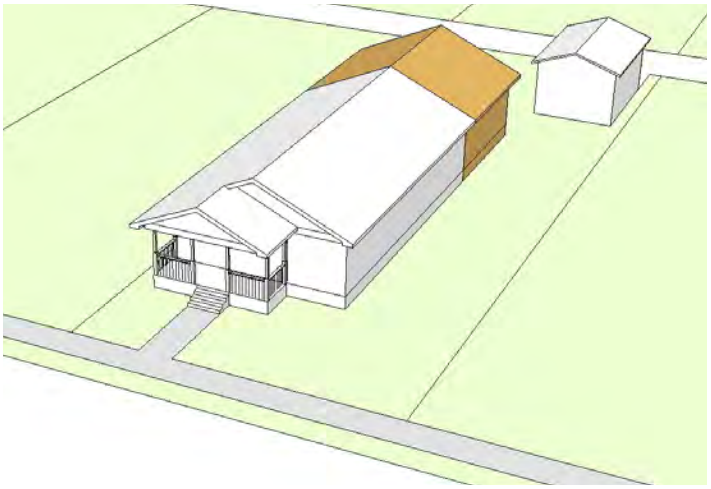
b. Is set back from the side property lines at least as much as the structural walls of the existing structure;

c. Is not wider than the wall to which it is attached;

d. Does not require the demolition of any portion of the existing structure except for the rear wall to which the addition will be attached;

e. Has a roof pitch that is less than or equal to the existing structure; and

f. Is not constructed on a building that has already had an addition approved with a Certificate of Appropriateness.



Note: The width of the addition may not exceed the width of the structural rear wall to which the addition is attached.

- If the existing house features a small open or screened-in side porch, that porch is not used to determine width.
- If the proposed addition includes a side porch, the porch is included in the width of the rear addition.
- If a porch is desired, consider instead incorporating one which is inset, with the front of the porch in line with the side wall of the addition.

Note: The information on this page is taken directly from the City's historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.

PARTIAL SECOND-STORY ADDITION "SHALL APPROVE"

A partial second-story addition that:

a. Is constructed on top of a one-story structure;

b. Does not extend outside of the footprint of the existing structure;

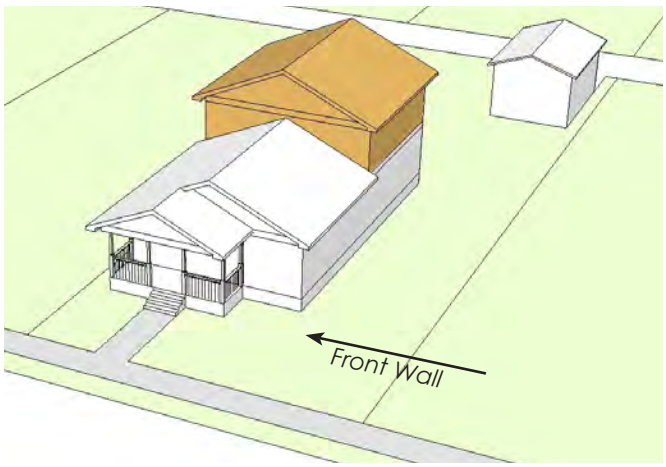
c. Is set back from the front wall of the existing structure at least half the distance between the front wall of the existing structure and the farthest point of the rear of the existing structure;

d. Has a plate height that does not exceed the plate height of the story beneath the proposed addition;

e. Has a roof pitch that is less than or equal to the existing structure;

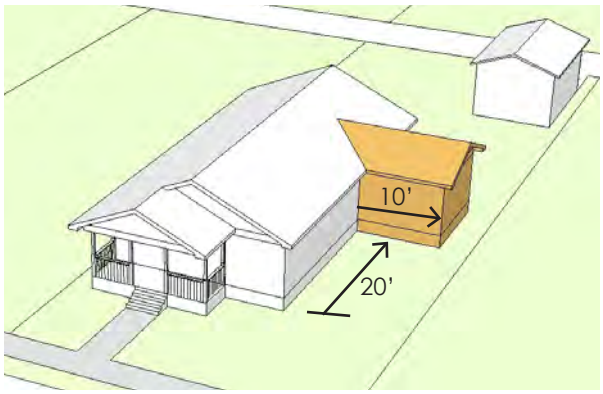
f. Is constructed without the removal of any existing exterior walls; and

g. Is not constructed on a structure that has already had an addition approved with a Certificate of Appropriateness.



Note: The front wall of the porch is NOT considered to be the front wall of the house.

SIDE ADDITION "SHALL APPROVE"



Example: This addition is set back 20 feet from the front of the side wall, so the addition may not be more than 10 feet wide.

A side addition that:

a. Is not taller than the existing structure;

b. Is attached only to one exterior wall of the existing structure and does not extend past the existing rear wall of the side to which it is attached;

c. Is set back from the front of the wall to which it is attached at least 30% of the distance between the front of the wall to which it is attached and the rear of the wall to which it is attached;

d. Is not wider than half the distance that the addition is set back from the front of the wall to which it is attached;

e. Does not require the demolition of any portion of the existing building except for the exterior wall to which the addition is attached;

f. Does not deviate from the roof pitch of the existing structure, except for cross-gabled or hipped roofs; and

g. Is not constructed on a building that has already had an addition approved with a Certificate of Appropriateness.

A contributing structure

OTHER ALTERATIONS AND ADDITIONS TO CONTRIBUTING STRUCTURES

All other activities, including additions, require a Certificate of Appropriateness and must meet the criteria for exterior alterations as established in the historic preservation ordinance (Sec. 33-241):

1. The proposed activity must retain and preserve the historical character of the property.
2. The proposed activity must contribute to the continued availability of the property for a contemporary use.
3. The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance.
4. The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment.
5. The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site.
6. New materials to be used for any exterior feature (excluding what is visible from public alleys) must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale.
7. The proposed replacement of exterior features, if any, should be based on accurate duplication of features, substantiated by available historical, physical, or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures.
8. Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site.
9. The proposed design for any exterior alteration or addition must not destroy significant historical, architectural, archaeological or cultural material, including (but not limited to) siding, windows, doors, and porch elements.
10. The proposed alteration or addition must be compatible with the massing, size, scale, material, and character of the property and the context area.
11. The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

Note: The information on this page is taken directly from the City's historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.

CRITERIA FOR CHANGES TO NONCONTRIBUTING STRUCTURES

A structure may be classified as *noncontributing* because it was less than 50 years old when the district was designated, or because it has been altered in a way that removes or conceals character-defining features or otherwise does not share the characteristics that make the historic district, as a whole, significant. Since noncontributing buildings already do not support the historic qualities of the district, the criteria for making changes to them are less strict than those for contributing structures. However, the visual qualities of noncontributing structures still impact the character of the historic district, so many changes to them must be managed.

This noncontributing house was constructed in 2004.

In addition, a building that is classified as noncontributing due to previous inappropriate alterations may have the potential to be restored. **Neither the historic preservation ordinance nor these design guidelines require any property owner to restore a building.** However, it is important to recognize whether a building has the potential to contribute to the significance of the historic district, and avoid destroying that potential with additional changes, if possible.

Most changes to noncontributing structures within a historic district require a Certificate of Appropriateness. If the Historic Preservation Office staff find that a proposed alteration or addition to a noncontributing building is appropriate, the Planning Director can approve it administratively. If staff find that the proposed project is inappropriate, or if they are unable to make a determination, the Planning Director can send the COA to HAHC for review.

Alterations, Rehabilitation, or Restoration

The HAHC is required to review any application for a Certificate of Appropriateness that proposes the alteration, rehabilitation, or restoration of a noncontributing structure if the proposed change requires the removal or replacement of the structural elements (not including the foundation) within **67% or more** of the structure. In other words, that level of "alteration" qualifies as new construction and, therefore, must be reviewed by HAHC if the result conforms to the criteria for new construction.

An addition, alteration, rehabilitation, or restoration of a noncontributing structure that *does not require* the removal or replacement of the structural elements (not including the foundation) within 67% or more of the structure, can be approved administratively by the Planning Director, **if it meets both of the following conditions**:

- The proposed activity must recognize the building, structure, object, or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and
- The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

Note: The information on this page is taken directly from the City's historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.

Additions Must Also Meet These Criteria

Proposed additions to a noncontributing structure are eligible for administrative review, as long as they meet the following conditions:

- The front and side setbacks (the distance from the property line to the front and side walls, porches, and exterior features) of any proposed addition or alteration must be compatible with the front and side setbacks of existing contributing structures in the context area.
- The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

Regardless of style and features, additions to a noncontributing building must be compatible with the contributing buildings in the context area in terms of mass, scale, and proportion. If your building is already larger than the contributing buildings in the context area, an additional expansion may not be appropriate.

The Planning Director may approve a COA if they find that the application meets these conditions. If not, the application will be reviewed by HAHC.

Relocation

A noncontributing structure can be **moved out of** a historic district without a Certificate of Appropriateness.

In order for a noncontributing structure to be **moved within or into** a historic district, it must meet the criteria for new construction. This applies to structures that come from non-historic district areas, as well as buildings that were classified as contributing or noncontributing within another historic district. A contributing classification in another historic district does not automatically transfer.

Demolition

Demolition of a noncontributing structure does not require a Certificate of Appropriateness.

Note: The information on this page is taken directly from the City's historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.

NEW CONSTRUCTION

Historic districts can change over time and still retain the qualities that make the area historically, culturally, and architecturally significant. For the purposes of this document, "new construction" means an entirely new building or structure, rather than an addition. The construction of any new building or structure within a historic district requires a Certificate of Appropriateness.

The City of Houston's historic preservation ordinance establishes clear requirements for new construction within a historic district. These rules seek to differentiate old from new, while ensuring that all buildings within the district are compatible with one another.

A contemporary infill house in a historic district in Little Rock, Arkansas

Accommodating Contemporary Design in Historic Districts

Many changes can take place within a historic district. New construction, alterations to existing buildings or structures, and other changes can all affect the character of a historic district. The Planning staff and members of the HAHC are charged with determining whether those alterations are *compatible* with the district — in other words, whether the proposed change preserves the character of the district.

Compatibility does not require new buildings to mimic historic properties. In fact, the City encourages contemporary design within its historic districts. When a new building is constructed, its design should relate to historic buildings in the area through mass, form, scale, proportion, siting, and materials, but a new building should be "of its own time."

New buildings can relate to historic buildings in the context area by being similar to:

- The way contributing buildings (and their front doors) are oriented to the street
- The basic forms and materials of contributing buildings
- The height of contributing buildings' foundations, porches, eaves, and walls
- The arrangement of windows and doors on the front of contributing buildings

These basic design elements are more important than the details of individual architectural styles. As a result, new buildings can be compatible with the historic district even when they are clearly of contemporary design and construction.

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The mass and scale of this new infill building would be appropriate in some Houston Heights contexts. In addition, the materials, porch, and window features would be appropriate if they were similar to other buildings in the context area.

The mass and scale of this infill building might be appropriate for Houston Heights, but the stone materials, shutters, and solid-to-void ratio are incompatible.

The construction of any new building or structure within a historic district requires a Certificate of Appropriateness, which must meet the following criteria:

Any new building or structure must be compatible with the existing contributing structures in the context area in the following ways:

1. Front and side setbacks (the distance from the property line to the front and side walls, porches, and exterior features).

2. Exterior features.

3. Scale and proportions, including the relationship of the width, overall heights, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other.

   Note: Special circumstances, such as an atypical use, location, or lot size, may warrant an atypical scale and proportions.

4. Height. The new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size warrant an atypical height.

   However, in the Houston Heights Historic District East, Houston Heights Historic District West, and Houston Heights Historic District South, a new two-story building may be constructed in a context area with only one-story contributing structures as long as:

   - the proportions of the first story of the new building are compatible with the contributing structures in the context area, and
   - the second story has similar proportions to the first story.

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RELOCATION

Relocation, for the purposes of the City of Houston's historic preservation ordinance, includes the following activities:

- Moving a structure into a historic district
- Moving a structure out of a historic district
- Moving a structure to a different location on the same lot or to a different lot within the same historic district

Relocation may be used as a tool to protect a contributing structure from demolition resulting from a public improvement project, or as an alternative to demolition, following an application for a Certificate of Appropriateness for demolition.

Relocation of historic buildings from other, similar areas of the City into one of the Houston Heights Historic Districts is an acceptable strategy for infill. Buildings being relocated into the districts should be appropriately sized to be compatible with the existing neighborhood. Infill on vacant lots is encouraged.

The ordinance lists different requirements for these activities, depending on where the structure is being moved and whether it is classified as contributing or noncontributing.

In order to **move a contributing structure within the same historic district**, the applicant must meet all of the following criteria:

a. The structure can be relocated without significantly diminishing the integrity of the historic district in which it is located.

b. The structure can be moved without significant damage to its physical integrity.

   Note: It may be necessary to install structural supports within the building during the move. Consult a qualified structural mover, who can assess the condition of the structure and take the appropriate steps to stabilize it before, during, and after relocation. Secure the building to prevent unauthorized entry while it is unoccupied.

c. The structure will be located to an area that is compatible with and retains the distinguishing qualities and historical and architectural character of the contributing structure.

d. There are compelling circumstances justifying the relocation of the structure.

e. The front and side setbacks of the structure in its new location will be compatible with the front and side setbacks of existing contributing structures in the new context area.

These criteria apply to either moving the structure to a different location on the same lot or moving it to a different lot within the same historic district. *Note: the original primary building on a lot should not be relocated behind a new main house.*

These houses were relocated from various locations within the City of Houston.

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Moving a contributing structure out of a historic district is equivalent to demolishing that building. The applicant must comply with all of the criteria listed on the previous page. They also must establish that relocation is necessary to prevent an unreasonable economic hardship by meeting **all of the following criteria (the same criteria that are required for demolition)**. The applicant must prove that:

1. The property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value;

2. That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser, or by a lessee, which would result in a reasonable return;

3. That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and

4. If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a Certificate of Appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation.

This applies even if the structure is proposed to be moved into another historic district.

A **noncontributing structure may be moved out of a historic district** without a Certificate of Appropriateness.

In order to move any structure into a historic district, it must meet the criteria for new construction, as established in the historic preservation ordinance. This applies to structures that come from non-historic district areas, as well as those that were classified as contributing or noncontributing within their own historic district; a previous contributing classification does not automatically transfer.

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DEMOLITION

Demolition should be a measure of last resort. A historic district is created in order to protect an area that has historic and architectural significance, and designating an historic district in the City of Houston requires the support of 67% of property owners. All of the properties in an historic district, together, establish the character of the neighborhood. The removal of a contributing house or building is damaging to the neighborhood as a whole.

Demolition of a contributing resource is not allowed, except when:

1. The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and

2. The HAHC finds, based on the preponderance of credible evidence presented by the applicant, the existence of an unreasonable economic hardship, per criteria established in the historic preservation ordinance, Sec. 33-247(c), or the establishment of an unusual and compelling circumstance, Sec. 33-247(c).

Substantial documentation and evidence is required to establish these claims, and the burden of proof rests on the applicant. An application for a Certificate of Appropriateness for demolition **requires all of the following information:**

1. Photographs and other documented evidence detailing the deteriorated state of the property and the inability to reasonably repair the property;

2. A certified appraisal of the value of the property conducted by a certified real estate appraiser that takes into account that the property is a landmark, protected landmark, or contributing structure in a historic district, as well as the two most recent assessments of the value of the property, unless the property is exempt from local property taxes;

3. All appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property, or during the ownership of the property;

4. All listings for the sale or lease of the property by the owner within the last year, and a statement by the owner of any bids and offers received and counteroffers given on the property;

5. Evidence of any consideration by the owner of uses and adaptive reuses of the property;

6. Itemized and detailed rehabilitation cost estimates for the identified uses of the property;

7. Any financial statements showing revenue and expenses incurred for the property;

8. Complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable; and

(continued on next page)

Examples of demolition

Note: The information on this page is taken directly from the City's historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.

ARCHEOLOGICAL SITES

Please refer to the historic preservation ordinance (Sections 33-246 and 33-247) if the proposed project would relocate a building, structure, or object into or out of an archeological site.

9. Plans to salvage, recycle, or reuse building materials, if a Certificate of Appropriateness is granted.

10. An applicant that is a nonprofit organization shall provide the following additional information:

    a. A comparison of the cost of performance of the mission or function of the nonprofit organization in the existing building and in a new building;

    b. The impact of the reuse of the existing building on the organization's program, function, or mission;

    c. The additional cost, if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area;

    d. Grants received, applied for, and/or available to maintain or improve the property;

    e. The nonprofit organization's budget for the current and immediately past fiscal year.

11. In addition, an applicant may be required to provide any additional information the Planning Director determines is reasonably necessary to the review of the application.

The removal of non-historic additions, including attached garages or carports, requires a Certificate of Appropriateness, but that can be approved administratively by the Planning Director.

Demolition of noncontributing structures does not require a Certificate of Appropriateness. However, historic garages that are visible from the public right-of-way should be maintained and preserved when possible.

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SECTION 2: PRESERVATION FUNDAMENTALS

Historic preservation seeks to:

- Keep properties and places of historic and cultural value in active, productive use
- Accommodate appropriate changes that maintain the viability of historic places
- Maintain the key character-defining features of historic properties and districts
- Keep cultural resources intact for the benefit of future generations
- Promote neighborhood livability, sustainability, economic development, and cultural appreciation

In order to accomplish these goals, cities create historic preservation ordinances that establish rules for the changes that can be made to historic landmarks and within historic districts. Those ordinances, including the City of Houston's historic preservation ordinance, use terms and are based on standard concepts that are central to preservation practice. These include:

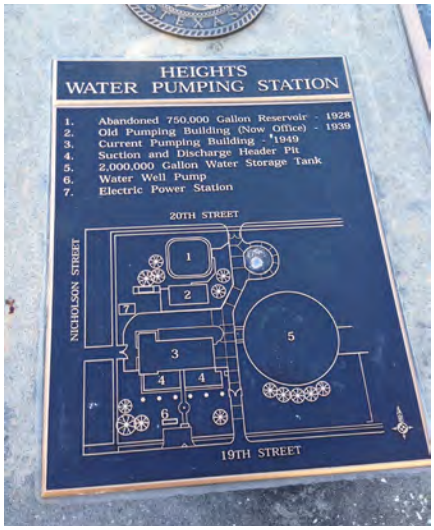
- Significance
- Period of significance
- Integrity
- Contributing and noncontributing classifications
- Character-defining features

These historic preservation concepts, and the benefits of utilizing them in decision-making for historic landmarks and districts, are explained on the following pages.

IN THIS SECTION

The Heights Theater is a City Protected Landmark, as are the other buildings pictured below.

The Robert and Dena Cole House, 945 Harvard Street



Plaque showing the layout of the Heights Water Pumping Station, a City Protected Landmark

KEY HISTORIC PRESERVATION CONCEPTS

The following concepts are complementary and work together in preservation practice.

Significance

A historic resource — a building, structure, object, site, or district — may be considered important for a variety of reasons. If the resource meets certain criteria established by local, state, or federal laws, it may be considered *significant*. Usually, these criteria include the quality of architecture, whether the resource is associated with important people or events, or if it might be an important archaeological site.

While individual resources within a historic district might not have high significance on their own, they have significance as a collection or group. Losing one contributing building may not destroy the district, but every such loss reduces the district's integrity. Over time, the cumulative loss of buildings can harm the district substantially.

Government agencies are in charge of historic designations at the local, state, and federal level. Each agency has determined what criteria it will use to evaluate whether a historic resource is significant or not. It is common for local or state criteria to be based on the National Register of Historic Places criteria for the evaluation of significance, as stated below:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of significant persons in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That have yielded or may be likely to yield, information important in history or prehistory.

The State of Texas, through the Texas Historical Commission, recognizes buildings that are particularly significant because of their architecture. These Recorded Texas Historic Landmarks also must be significant for their association with people or events, or for their importance to the community.

The City of Houston uses eight criteria to evaluate the significance of a potential historic Landmark or Historic District (Houston Code of Ordinances, Sec. 33-224):

1. Whether the building, structure, object, site, or area possesses character, interest, or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;

2. Whether the building, structure, object, site, or area is the location of a significant local, state, or national event;

3. Whether the building, structure, object, site, or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;

4. Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;

5. Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;

6. Whether the building, structure, object, or site or the buildings, structures, objects, or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;

7. Whether specific evidence exists that unique archaeological resources are present; and

8. Whether the building, structure, object, or site has value as a significant element of community sentiment or public pride.

In addiiton, either the building (or the majority of the buildings within a district) must be at least 50 years old at the time of designation.

Note: It is helpful to know why a historic district or landmark was designated, because the basis for its significance comes into play when we consider the concepts presented on the following pages.

Integrity

When a historic resource retains the characteristics that are associated with its significance, we say that it has *integrity*. This can mean, for example, that a building looks much as it did when it was built, or that a park maintains its original design. Sometimes, changes that are made over the years become old enough that they achieve historical significance of their own; in such cases, those alterations do not weaken the resource's integrity. Other changes — especially those that cover or remove important character-defining features — can damage or destroy a resource's integrity, so those types of changes should be avoided. The City of Houston's historic preservation ordinance is intended to prevent the destruction or removal of character-defining features, which would damage a building's integrity.

The illustrations below show how integrity can be lost through alterations. One major alteration can destroy integrity, but a series of multiple smaller changes — which singly might be fine — can have the same cumulative, negative effect.

It is also important to note that a building can be altered without losing its integrity. The presence of alterations does not mean that integrity has necessarily been damaged. In cases where integrity has been impacted, it can be restored by returning a historic resource to the condition it was in during the period of significance. While that is possible, it is better to maintain a building's integrity through good preservation practices than to restore it later.

Building Integrity

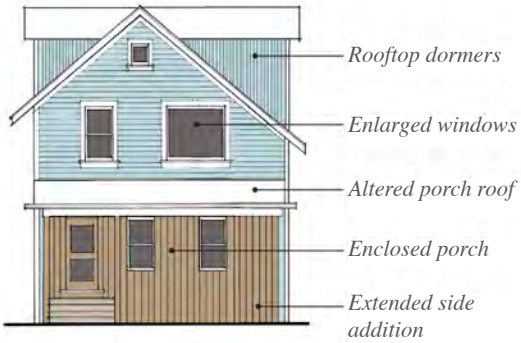
Original design

This building retains its integrity.

Partially altered

Some alterations: This building remains contributing with opportunity for restoration.

Substantially altered



Major alterations: This building does not retain its integrity.

Period of Significance

No matter which government agency is evaluating the significance of a historic resource, the basis for significance is always tied to a specific period of time during which the important activities took place. This is called the *period of significance*; it may be as short as a single year or many decades long.

The period of significance usually begins with the construction date of a building or the start of an event. For example, the city of Houston Heights was founded in 1891, so its period of significance begins that year. A period of significance usually ends when construction or the association with a person or event ends. For example, the subdivision of Glenbrook Valley was built between 1953–1962. and that is the period of significance for the Glenbrook Valley Historic District. For the three Houston Heights Historic Districts, the 1940s are generally considered the end of the period of significance.

Contributing and Noncontributing Classifications

When a historic district is designated, the City creates an inventory that lists each historic resource (building, structure, object, or site), along with its address, legal description, construction date, and whether the resource is *contributing* or *noncontributing* to the district.

Each inventory is established at the time of the district's designation and do not reflect changes that have occurred on a property since then. This is especially true in Houston Heights Historic Districts East and West, which were designated two or more years before the historic preservation ordinance was changed to add protections for historic resources. During that time, from 2007–2010, a property owner whose COA application was denied only had to wait 90 days before doing whatever they wanted. Many buildings were demolished and new buildings constructed during those years.

In addition, at the time when the Houston Heights Historic Districts were designated, the City used three classifications: contributing, noncontributing, and potentially contributing. The "potentially contributing" classification was used to indicate that the building could become contributing if previous inappropriate alterations were reversed. Buildings classifed as potentially contributing were subject to the same criteria for design review as contributing buildings, and in 2010, the "potentially" part of the term was eliminated to reduce confusion. The design review criteria for contributing buildings remained the same before and after 2010.

The inventory for each historic district is provided online in the City's Historic Preservation Manual; inventories for the Houston Heights Historic Districts are provided in the Appendix to this document. A map of each district is provided at the end of Section 3.

The City's historic preservation ordinance says that a resource is considered contributing when it "reinforces (or has conditions which, if reversed, would reinforce) the cultural, historical, or architectural significance of the district" as a whole. The presence of alterations do not automatically make a building noncontributing, however, just as changes do not necessarily impact integrity.

The contributing/noncontributing classification applies to each resource, not to the entire property; a single property may contain multiple buildings with different classifications, such as a contributing house and a noncontributing garage or shed. Some garages and garage apartments (especially on corner lots) were included in the inventory, but many were not. If a building or structure is not listed in the inventory, it is considered noncontributing.

A building that was constructed during the period of significance could be considered contributing even if its architectural style differs from the rest of the district. On the other hand, any building that was constructed outside of the period of significance is considered noncontributing, even if it looks like a historic building. That is because contributing status is based on the property's ability to convey the significance of the district, not its appearance or compatibility with historic properties.

Finally, the historic preservation ordinance was amended in 2015 to allow the contributing/noncontributing status of properties to be reclassified if they are found to be incorrectly classified or in the event of "unusual and compelling circumstances," at the discretion of the Planning Director.

Character-Defining Features

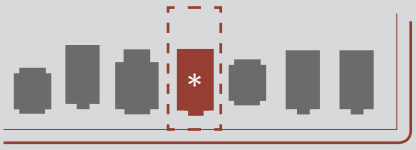
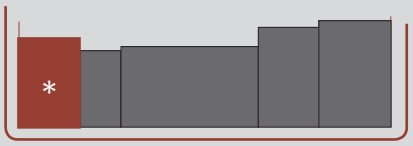
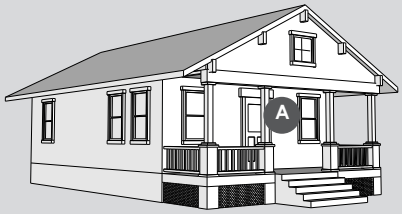
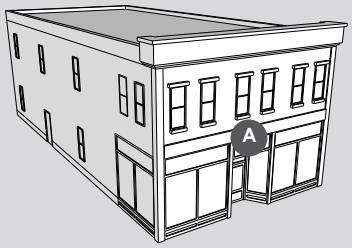
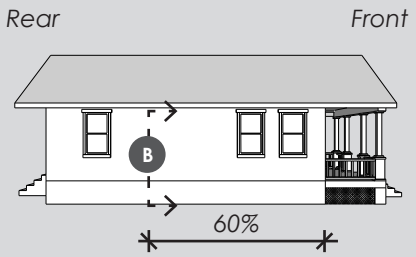
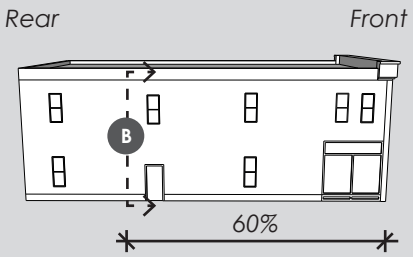
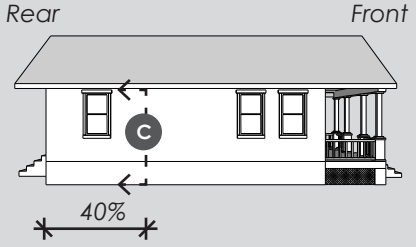
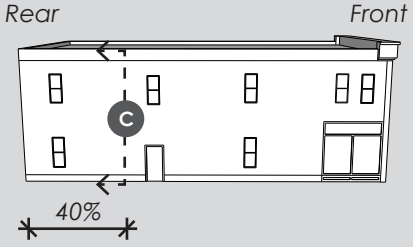
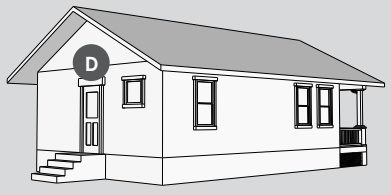
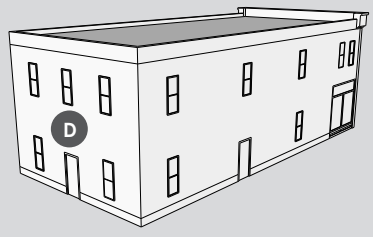
We can judge whether a historic resource is significant and retains its integrity based on its character-defining features. These are visible, physical parts of a building and include the overall shape of the building, the materials with which it was built, evidence of craftsmanship in design and construction, decorative details, and elements of the site. The historic preservation ordinance states that the "distinguising qualities or character" of a property should be preserved.

The individual components of a building and its architectural details are often associated with architectural styles, such as Craftsman, Queen Anne, Tudor Revival, or Ranch. By identifying the features that contribute to an architectural style (or more than one style, in some cases), we can make informed decisions about which features are character-defining and, therefore, should be preserved.

In addition to character-defining features that represent a style of architecture and are located on a relatively prominent or visible part of the building, any examples of skilled craftsmanship (such as carpentry or masonry) should be preserved. These may include turned columns, brackets, exposed rafter tails, jigsaw ornaments, moldings, trim, and similar architectural details, as well as decorative brickwork and other patterns in masonry walls.

PRIORITIZING CHARACTER-DEFINING FEATURES BY LOCATION

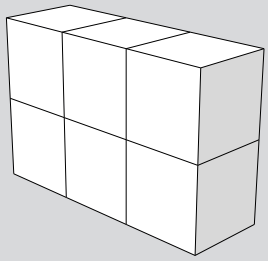
The relative importance of character-defining features also depends on their location. Building elements that are located on or toward the front of the building tend to be more important than those located toward the rear of the building, although that is not always the case. For example, when a building is located on a corner lot, features on the entire side that faces the street, as well as portions of the rear wall that are visible, may be significant.

	RESIDENTIAL BUILDING	COMMERCIAL BUILDING
		
LOCATION A: PRIMARY FAÇADE For most historic buildings, the front facade is the most important to preserve intact.		
LOCATION B: HIGHLY VISIBLE SECONDARY WALL Many side walls are also important to preserve where they are highly visible from the street. Location B is the front 60% of the historic side wall length, measured from the front wall plane.		
LOCATION C: LESS VISIBLE SECONDARY WALL Portions of a side wall that are not as visible have more flexibility. Location C is the rear 40% of the historic side wall length, measured from the front wall plane.		
LOCATION D: NOT VISIBLE REAR WALL The rear wall is usually the least sensitive location. Alterations to the rear that are not visible from the street do not require a Certificate of Appropriateness.		

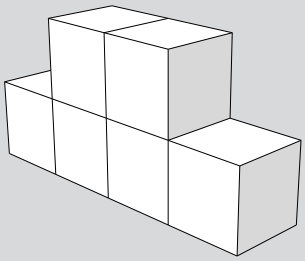
This chart illustrates the relative position of the most sensitive parts of a contributing structure. While each building is considered on a case-by-case basis, this type of analysis will be used to determine where a change may occur. As an example, a new window might be installed in Location C without a negative effect to the historic character of a building. On the other hand, locating a new window opening in Location B would have a negative effect.

MASSING CUBE ARRANGEMENT

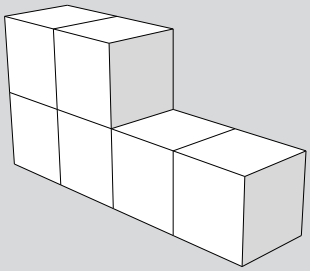
Arrangement #1



Arrangement #2



Arrangement #3



Arranging equally sized cubes into different configurations changes the effect of massing while keeping the volume equal.

Mass, Form, and Scale

A building's size and shape have as much effect on its overall appearance as do stylistic details and decorative accents. In architectural terms, size and shape are more precisely described by the terms mass, form, and scale. These three characteristics are important by themselves, but together they determine a building's visual impact. They are among the most important character-defining features of a historic building and for new infill construction.

Mass

Mass, or massing, is a combination of building volume (height x width x depth) and the arrangement of the shapes and forms that make up the building. Each dimension in the volume equation also contributes individually to the overall visual effect of the building. For example, a building might be made up of six equally sized cube forms; no matter how you arranged the cubes, the volume would be the same, but the overall effect would be different. The building could be long and low, tall and skinny, or something in between. (See diagram at left.)

The arrangement and the size of differently-shaped building components, in relation to one another, contribute to the building's overall massing.

Scale

Scale includes not just the overall height and width of a building, but also to the sizes and proportions of building elements and details, as they relate to each other and to people. A sense of scale is also affected by the size and proportions of a building as it relates to its neighbors.

Although the two houses are quite different in design, the overall effect is harmonious, thanks to similar massing, scale, and form.

Form

These four examples of houses in the Houston area (below)are all similar in size, but the building volume is arranged very differently from house to house. In large part, that is because they were built in different decades, and the design of each house reflects changing tastes and trends in architecture.

1960s

2000s

2015

We can look at those houses another way: in terms of the building blocks that are put together to create those volumes. This is what we mean by the arrangement of forms in a building and how that contributes to massing. Massing can be simple, as in the 1960s or 2015 examples, or complex, as in the 2000s example.

1960s

2000s

2015

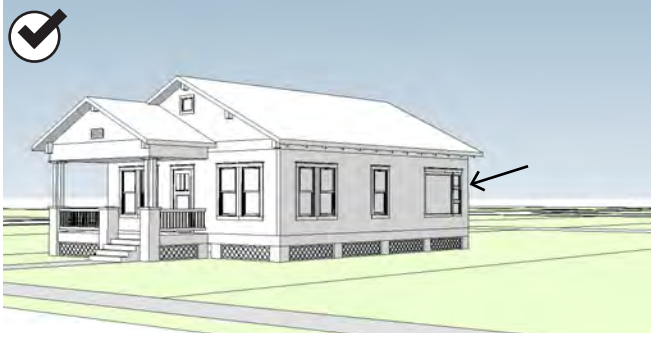
The Cumulative Effect of Multiple Alterations

As noted above, a series of multiple changes to a building can have a negative impact on integrity and, as a result, contributing status. Therefore, all proposed changes must be considered as part of a whole. A project that might be found appropriate, if the building has not already been altered, could be considered inappropriate as the latest in a series of changes, each of which chip away at character-defining features and the overall integrity of a building.

Keep in mind that the entire planned project should be presented in the Certificate of Appropriateness application. Applicants who hold back "future phases" of a project in order to gain approval for initial work may find that subsequent proposals will not be approved, if the cumulative effect of all of the changes is too great and, collectively, diminishes the integrity of the building.

CUMULATIVE EFFECTS DIAGRAM

1. Original condition



2. Window on the side has been altered

3. Dormer has been added.

4. Large rear addition

Alternative Treatments for Historic Resources

What is the appropriate approach for work on a historic resource that will help to maintain its integrity? Four treatments are recognized by the National Park Service: *preservation, restoration, reconstruction,* and *rehabilitation*. Although these approaches are not part of the City of Houston's historic preservation ordinance, they are included here for informational purposes, and property owners are encouraged to consider them during project planning.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses, while retaining the property's historic character.

Restoration returns a property to its appearance at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

It is common to combine more than one of these approaches in a single project.

The Secretary of the Interior's Standards for the Treatment of Historic Properties (which are available free of charge online at: www.nps.gov/tps/standards.htm) provide a practical guide to applying these concepts to real-world situations. While Houston's historic preservation ordinance does not refer to the Secretary's Standards directly, the Standards incorporate some of the same concepts and include a great deal of useful information, and are, therefore, recommended reading.

Preservation of historic materials

Restoration to a previous period by removal of "stone" paneling

A commercial building before rehabilitation

The same building after rehabilitation

Reconstruction of the porch on a historic house: (top) before; (bottom) after

Preferred Sequence of Work

This set of design guidelines is organized based on the recommended order for undertaking work on a historic resource, as shown in the chart below.

1. Preserve

If a historic feature is intact and in good condition, preserve it with regular maintenance to maintain its integrity.

↓

2. Repair

If a historic feature is deteriorated or damaged, repair it to its original condition.

↓

3. Replace

Replacement is only permitted for a feature or portion of a feature that cannot be reasonably repaired. If replacement is permitted, replace the feature *in-kind* (that is, using the same materials, detail, and finish).

↓

4. Reconstruct

If all or part of a historic feature is missing, reconstruct it based on appropriate evidence, such as historical photographs or from studying features on similar adjacent properties.

BENEFITS OF HISTORIC PRESERVATION

Historic areas within a city, when preserved and maintained, are often attractive places to live and work. Each historic district has its own distinct character, created by the collection of historic resources within its boundaries. Because every historic building contributes to the qualities of the district as a whole, changes to any one building can impact the district's overall character. A historic district can only be preserved through the protection of individual buildings.

Historic preservation programs and activities — whether carried out by the City, nonprofit organizations, businesses, or individuals — add value to the City of Houston in many ways. Investing in historic resources, to keep them in good condition and productive use, returns a variety of benefits.

Quality of Life

Historic districts appeal to individuals, families, and businesses that value an authentic sense of place. Unlike modern suburban development, most historic neighborhoods contain a variety of buildings that were constructed over time. As a result, they feel genuine, rather than manufactured or designed. The architectural styles found in historic districts also distinguish these areas from newer areas of the city and attract property owners who want to own and maintain buildings that represent our heritage.

Whether in a residential neighborhood or a commercial district, the size and scale of historic buildings are often smaller than modern buildings being constructed today. While this is due in part to changing consumer expectations, the growing popularity of narrow houses, townhouses, and the "tiny house" movement signals a return to the efficient utilization of space that can be found in, for example, 1920s bungalows. In fact, downsizing has been recognized as one of the most important trends in real estate in the past five years. Citing affordability, individuals and families of all ages are choosing to live in smaller spaces, particularly in urban areas. Historic commercial and converted residential buildings also are often right-sized for start-ups, small businesses, and entrepreneurs.

HOW MILLENNIALS ARE CHANGING THE HOUSING MARKET

Source: Nationwide Mortgages, as reported in *Inc. Magazine*, July 13, 2017.

Promotes Economic Sustainability

Historic preservation is an effective economic development tool. Commercial, residential, and mixed-use neighborhoods have all benefited from the injection of new vitality that comes with the appropriate rehabilitation of older buildings. The economic benefits of investing in historic buildings and preserving historic districts is well-documented through studies nationwide and here in Texas, such as the report *Economic Impact of Historic Preservation in Texas*, by the University of Texas and Rutgers University, first published in 1999 and most recently updated in 2015. According to that report, "Historic preservation is a major industry in Texas. The numbers tell the story: in 2013, preservation activities in Texas generated more than $4.6 billion of state gross domestic product (GDP) in Texas, and supported more than 79,000 Texas jobs. This produced significant net tax revenue for both state and local governments in Texas, equaling over $290 million annually."

Supports the Local Economy

Projects that involve rehabilitating existing buildings contribute more to the local economy than tearing down a building and constructing a new one. Most of the cost of a rehab project (up to 70%) is usually spent on labor, which tends to be local and often made up of job-creating small businesses. Those workers spend their earnings in the community and support the local economy. At least 50% of the budget for new construction, however, typically goes to buy materials, which are likely manufactured by non-local companies. Even if a new building is being constructed by a local contractor, much of the money associated with that building leaves the community in the form of payment for materials. Rehab projects also typically create 50% more jobs than new construction projects, according to the National Trust for Historic Preservation.

Supports Stable Property Values

Designated historic districts have been shown, though multiple studies all over the United States, to protect the investments of those property owners who have spent time and money to preserve the character of the area. (See the E*conomic Impact of Historic Preservation in Texas* report for more details.)

When the size of new construction and additions in a historic district is not managed, however, speculative development can drive up property values until the land is more valuable than the building that occupies the lot. As a result, property owners can be forced out of the neighborhood by rising property taxes. This happened in several Houston neighborhoods, before the City's historic preservation ordinance was changed to protect buildings in historic districts.

Supports Local Business Development

Unlike many large office buildings, historic commercial spaces are often right-sized for new businesses. Historic homes also may be repurposed as office space, or for retail establishments or restaurants, such as on Heights Boulevard. As *Entrepreneur Magazine* wrote about Boston in 2016, "While shiny, new buildings are nice for impressing out-of-town visitors or luring Fortune 500 companies, gritty old cheap space is essential if we want to be a city that has room for fledgling companies focused on the future."

May Include Tax Breaks

Tax incentives for historic preservation are available through the following programs:

- Federal Historic Preservation Tax Incentives offer a 20% credit against federal income tax for projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. Information about this program is available from the National Park Service and the Texas Historical Commission.
- The Texas Historic Preservation Tax Credit Program offers a tax credit, worth 25% of qualifying expenses, which can be transferred through the state comptroller's office. For-profit businesses, nonprofit organizations, and city/county governments are all eligible to participate, under certain conditions. This program can be combined with the federal incentives. The Texas Historical Commission manages this program.
- The City of Houston offers a Historic Site Tax Exemption program, which freezes property taxes at pre-improvement levels for up to 15 years, when a historic property undergoes significant rehabilitation. More information is available through the Planning Department and the Historic Preservation Office. (See Code of Ordinances Ch. 44.)

PLEASE NOTE:

For more information about tax incentives for historic preservation, visit the Texas Historical Commission's website: http://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/about-preservation-tax-incentives.

Heritage tourists at a historic site

Enables Heritage Tourism

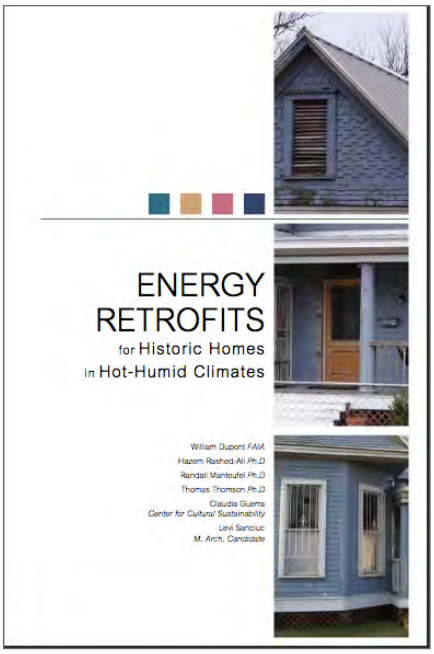
Many cities have experienced the economic benefits of heritage tourism, which the National Trust for Historic Preservation defines as "people traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past." According to the 2015 *Economic Impact of Historic Preservation in Texas* report, heritage tourism is a $7.3 billion dollar industry in Texas and accounts for more than 10.5% of all travel in the state. Studies show that heritage travelers stay longer and spend more money than other tourists, and this economic activity helps to create and sustain jobs in travel, retail, restaurant, and service businesses.

Promoting heritage tourism is an important part of the City of Houston's adopted Arts and Cultural Plan, which identifies heritage as a component of *culture*, which is defined as "traditions, historical resources, community heritage, and practices and forms of expression that are valued, practiced, and preserved by a community." The Plan specifically recommends that, among other things, the City should develop a program of neighborhood-based cultural tourism with the Greater Houston Convention and Visitors Bureau and other partners.

Neighborhood-based cultural tourism is most likely to occur in historic districts, where the authentic architecture and character of the neighborhood has been preserved. Historic areas inherently provide a strong foundation for the arts and other cultural activities. The City of Houston's historic preservation program, therefore, directly supports these tourism objectives.

FOR MORE INFORMATION:

For more information, please see a 2017 study from the University of Texas-San Antonio: *Energy Retrofits for Historic Homes in Hot-Humid Climates*, online at: https://www.sanantonio.gov/portals/0/Files/HistoricPreservation/Retrofit_Pamphlet_CCS.pdf.



Promotes Environmental Sustainability

Sustainable development and conservation are central principles of historic preservation. Reusing an existing building keeps construction materials out of landfills and reduces the need to produce new materials. The U.S. Environmental Protection Agency has estimated that 40% of the nation's waste every year is made up of construction materials. A study by the National Association of Home Builders found that about 8,000 pounds of waste material — mostly wood, drywall, and cardboard — is created from the construction of a 2,000-square-foot home.

Careful maintenance and continuing to use an existing building preserves the resources that were invested in its construction. According to the Preservation Green Lab of the National Trust for Historic Preservation, "It can take between 10–80 years for a new energy-efficient building to overcome, through efficient operations, the climate change impacts created by its construction. The study *The Greenest Building: Quantifying the Environmental Value of Building Reuse* finds that the majority of building types in different climates will take between 20–30 years to compensate for the initial carbon impacts from construction."

The most cost-effective energy savings in historic buildings are usually achieved not by replacing original building materials but by repairing, weather-stripping, and insulating them. For instance, you can save energy at a higher rate by properly caulking windows and doors and adding insulation to attic spaces than by replacing single-pane windows. In addition, the materials used to build historic houses (such as old-growth lumber) are more durable than materials available today. A 100-year-old window is made of stronger wood than a new wood window; vinyl is a plastic, petroleum-based product that is not as recyclable as wood and may not be as durable.

SECTION 3:
ABOUT THE HISTORIC DISTRICTS

This section describes the history of Houston Heights, the character of the three Houston Heights Historic Districts, and the architectural styles and significant buildings contained within them. Although strictly informational, this material will help property owners and design professionals understand what makes these historic districts significant, as well as how to identify character-defining features of historic buildings and prioritize those features for preservation during a project.

IN THIS SECTION

One-story buildings are common to the Houston Heights Historic Districts.

A mature tree canopy is present throughout the Houston Heights Historic Districts.

THE HISTORY OF HOUSTON HEIGHTS

Houston Heights was founded in 1891, incorporated as its own city in 1896, and annexed by the City of Houston in 1918. It contains a variety of architectural styles from around the turn of the 20th century.

Houston Heights was Texas' earliest planned community. It was developed by the Omaha and South Texas Land Company, which formed in 1887 as a subsidiary of the American Loan and Trust Company. Founder Oscar Martin Carter, a former bank president from Nebraska, hired one of his bank employees, Daniel Denton Cooley, to be the treasurer and general manager of the new company. In 1890, company representatives came to Houston to look for land and to start a new town. The next year, they purchased 1,756 acres of land, northwest of Houston and 23 feet higher in elevation. The elevation was important to the new development's success; because of Houston's low elevation near the coast, mosquitoes were plentiful and yellow fever, malaria, and cholera outbreaks were common, and often fatal. As the city of Houston grew and developers tried to solve this problem through improved sanitation and water systems, they also looked to the area north of downtown, which — at a higher elevation — seemed to have fewer mosquitoes. This area became a popular location for Houston's new suburbs.

In 1892, the Omaha and South Texas Land Company sent Cooley and other representatives to oversee the development of their land. The company built streets, sidewalks, and utility systems, and led efforts to electrify Houston's streetcar system and extend the streetcar lines to Houston Heights, allowing people to work downtown but live in the new community.

The neighborhood was laid out on a rectangular grid with a north-south emphasis, with Heights Boulevard as the central spine. The north-south streets have names; the east-west streets are numbered. Heights Boulevard also serves as the dividing line between 'East' numbered streets and 'West' numbered streets. Some streets were named for colleges and universities, such as Harvard, Yale, Columbia, and Oxford. Other streets were named for cities in New England, where the American Loan and Trust Company was founded. Heights Boulevard features a 60-foot-wide esplanade inspired by Commonwealth Avenue in Boston.

Lots were platted in a variety of sizes so that both wealthy and working-class people could afford to buy them. After the land was platted, the Omaha and South Texas Land Company needed to do something so that people would buy lots in the neighborhood. It hired the Houston Land and Trust Company to build 17 elaborate homes along Heights Boulevard and Harvard Street. One of those was Cooley's own house, at the northeast corner of 18th Street and Heights Boulevard where Marmion Park is now located. Carter also built several commercial buildings, including a hotel, on West 19th Street, near Ashland Street. The commercial area started to grow, which attracted new residents.

The City of Houston Heights was incorporated in 1896. W.G. Love served as its first mayor. He was followed in that office by John A. Milroy, David Barker, and Robert F. Isbell. J.B. Marmion was the last mayor of Houston Heights before it was annexed by the City of Houston. Two parks in the Heights are named for former mayors: Marmion Park, at 18th Street and Heights Boulevard, and Milroy Park at Yale and 12th Streets, near the former fire station.

Houston Heights had its own schools, city hall, jail, fire department, and hospital. In 1918, residents of Houston Heights agreed to be annexed to the City of Houston, in order to access a broader tax base for school funding. As part of the annexation agreement, the Heights kept its "dry ordinance," which banned the sale of alcoholic beverages in large portions of the neighborhood. The dry ordinance was passed in 1912, eight years before Prohibition became law across the United States. Even after the end of Prohibition in 1933, the Heights remained dry. The ordinance was upheld by the Texas Supreme Court in 1937 and remains in place in portions of the Heights.

A vintage map of Houston Heights

Houston Heights' original development included deed restrictions that controlled setback, use, quality, and size of construction in the city. The deed restrictions created a consistent look and feel for Houston Heights. After it was annexed to the City of Houston in 1918, the deed restrictions were no longer enforced and properties began to change; small houses were built in the spaces between large houses, and some large homes were replaced by apartment buildings. The neighborhood eventually began to decline.

In recent years, the neighborhood has been revitalized. Modern buildings are being built on vacant lots, using traditional details in order to blend in with the rest of the neighborhood. The Houston Heights Association was organized in 1973 to promote revitalization. That organization currently has about 1,000 members and manages new deed restrictions adopted in various sections of the neighborhood.


One-story buildings align within this Houston Heights context.

Heights Church of Christ

Miller House, 1245 Yale Street

Wilkins House, 1541 Ashland Street

Significant Buildings and Sites

Many properties within Houston Heights are individually listed on the National Register of Historic Places (NR). Some of those are also Recorded Texas Historic Landmarks (RTHL), City Landmarks (CL), or City Protected Landmarks (CPL). Below is a small sample of individually significant institutional and religious buildings, residences, and sites located within the Houston Heights Historic Districts.

Burnett House (NR, CL), located at 219 W. 11th Street, is a well-preserved example of the ornate, Queen Anne cottages built in the Heights. It remains in the family of the original owner, George Burnett, who built it around 1904.

Jones House (NR), located at 1117 Allston Street, was built in 1905. It is an excellent example of one of the most common house types in the district: a bungalow with a hipped roof.

Lula J. Doughty House (NR, CL), located at 1233 Yale Street, is an elaborate, one-story Queen Anne home built in 1909.

Miller House (NR), located at 1245 Yale Street, was built in 1913 in the Classical Revival style. Its two-story columns support a front gable roof. On the second floor, the original porch has been enclosed between the columns to create an additional room.

Wilkins House (NR), located at 1541 Ashland Street, was built in 1894. It was designed by architect Silas D. Wilkins in the Colonial Revival style.

East Heights Christian Church (original) (NR), 1703 Heights Boulevard, was built in 1927. Architect C. N. Nelson designed it in the Classical Revival style. Today, it is used by Opera in the Heights. The congregation now meets at 1745 Heights Boulevard, built in 1965 in a Neo-Gothic style.

Heights Church of Christ (RTHL, CPL), 1548 Heights Boulevard (aka 120 E. 16th Street), was designed by architect Alfred C. Finn in the Neoclassical style and built in 1924.

Heights Methodist Episcopal Church, was renamed Grace United Methodist Church in the 1950s. The church originally met in a red brick building that faced Yale at 13th Street. The congregation built a Craftsman-style church hall at 1240 Yale (aka 116 West 13th Street) in 1926. The original sanctuary was demolished in 1970. A new sanctuary was built in 1971 directly in front of the original one, at 1245 Heights Boulevard. Iron rings for hitching horses are still present in the curb in front of the church hall. They probably were installed when the 1912 church was built.

Houston Heights City Hall and Fire Station (NR, CL 2001, CPL 2005), located at 107 West 12th Street, was designed by architect Alonzo C. Pigg. It was built in the Jacobean Revival style, which combined Gothic and Classical elements. The two-story red brick building was built in 1914. It also served as the fire station and jail. After Houston Heights was annexed in 1918, the City of Houston used it as Fire Station No. 14.

Houston Heights Woman's Club Building (NR, CPL), 1846 Harvard Street. The Woman's Club combined several earlier ladies' clubs that focused on arts and crafts, music, and literary pursuits. Daniel D. Cooley, who managed the Omaha and South Texas Land Company, owned many lots in Houston Heights. He often gave his wife land for her birthday or their anniversary. She donated one of her lots to the Woman's Club for its clubhouse. The members raised $1,500 to construct the building in 1912.

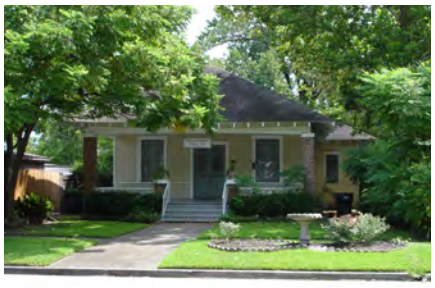
Houston Public Library, Heights Branch (NR, CPL), was the first branch library constructed in the City of Houston. It was designed by J. M. Glover and built in 1925, just one year after the main library in downtown Houston was constructed. The Heights Branch Library was built in the Italian Renaissance Revival style. This library's importance was recognized in 2005 when it was one of the first Protected Landmarks designated by the City of Houston.

Immanuel Evangelical Lutheran Church (original) (NR), is located at 1448 Cortlandt Street (aka 306 E. 15th Street). It was built in 1932 in the Gothic Revival style. The church's gymnasium/parish hall, also at 1448 Cortlandt Street, was built in 1949 with a barrel-vaulted roof. The parish built a new church in 1961 at 1447 Arlington Street. Although this building was threatened with demolition, community support encouraged the congregation to save and renovate it.

Masonic Lodge Buildings, both of which housed Reagan Lodge No. 1037. The first lodge was built in 1918 at 1100 Harvard Street. It was an elaborate Classical Revival style building (now converted to condominiums). In 1948, the lodge built a new hall at 1606 Heights Boulevard in the Neoclassical style.

Second Church of Christ, Scientist, 1402 Harvard, is a Craftsman-style building constructed in 1922. It is now a residence. When it was restored in 1997, a wing on the north side of the church was detached, moved to 1416 Harvard, and converted to a single-family home.

South Donovan Park, located on Heights Boulevard at 7th Street, was named for James G. Donovan, the last city attorney of Houston Heights. The park is owned by the Houston Heights Association, not the City of Houston. Donovan drafted the ordinance in 1912 prohibiting the sale of alcohol within the city.



Heights Women's Club Building

1918 Masonic Lodge Building


Southwestern Bell Building

Former All Saints Catholic Church Rectory (NR), built in 1912, was sold to a private owner and moved from its original location at 1002 Harvard Street in 1927. (It is now a private residence with the address 943½ Cortlandt Street.) The original 1909 church building was demolished that year to make way for a larger church. Several other buildings are located on the church campus at 201 East 10th Street, which is just outside the boundaries of this district. These include a school constructed in 1913 for children of parishioners and a newer school building. The church's administration building and grotto are also historic.

Harvard Elementary School, located at the corner of 8th and Harvard. The original one-room school was constructed in 1898. It was expanded, and then replaced in 1911 by a two-story brick schoolhouse. The current school was built in 1923 and expanded in 1979.

Reorganized Church of Jesus Christ of Latter Day Saints Church was located at 945 Oxford Street. It was built in 1930. Although the sanctuary was demolished, the educational hall remains and has been turned into a residence.

Southwestern Bell Telephone Company Building (NR) is located at 743 Harvard Street. It was built in 1926–1927 in the Renaissance Revival style. This building was designed to complement the Harvard School on the opposite corner.

Heights Boulevard Esplanade (NR). When Houston Heights was developed, the Boulevard was the first street constructed. (A boulevard is a strip of land in the middle of a street, also called a median or an esplanade.) Heights Boulevard has a wide landscaped esplanade between the northbound and southbound lanes of the street. It was patterned after Commonwealth Avenue in Boston, Massachusetts. Today, the esplanade contains a walking path, gazebos, benches, street lamps, and monuments.

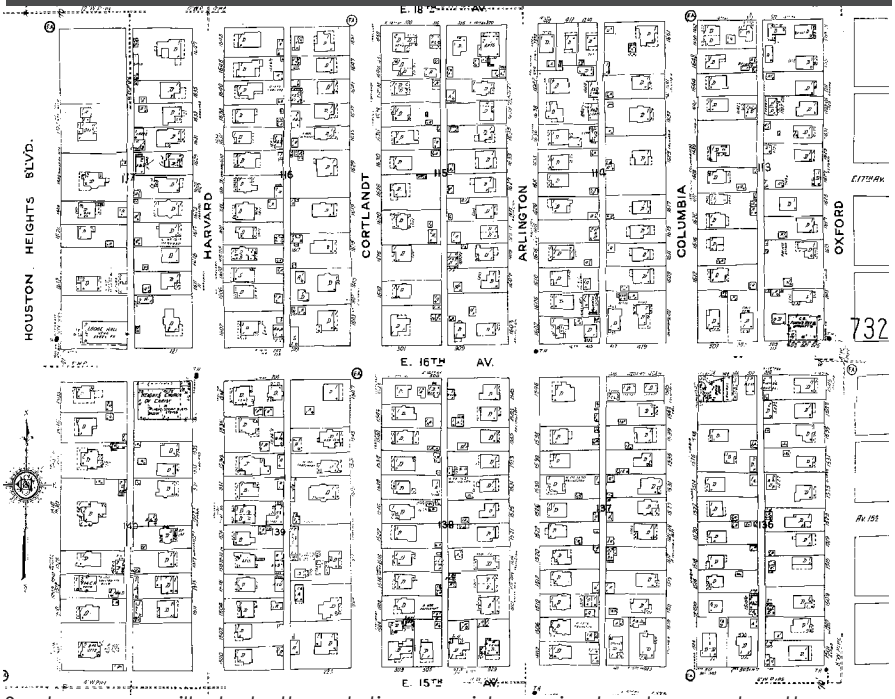
Pattern-Book Houses. Some houses in Houston Heights were built from designs published in pattern books. George Barber, an architect from Knoxville, Tennessee, was one of the most famous pattern-book publishers in the United States. Several dozen homes in Houston Heights were built from Barber's designs or adapted by local builders from his patterns. Those still standing include the Mansfield House (1802 Harvard), the Milroy House and carriage house (1102 Heights Boulevard), and the house at 443 Heights Boulevard.

Original Character and Changes Over Time

The typical residential block in Houston Heights contains 24 residential lots, each 50 feet wide by 132 feet deep. Corner lots and lots allocated for churches, schools, or important houses on or near Heights Boulevard, were often larger in size. The residential lots were oriented so that most buildings face east or west, which helped counter Houston's hot humid summers and subtropical climate. Exceptions to this grid pattern were the areas west of Yale and north of 16th Street, which had a north-south orientation. Retail establishments were mainly located on 19th Street west of Heights Boulevard, but also developed along 11th and 20th Streets.

The town plan also included industrial and commercial areas, to create a complete city where people could live, work, and shop. (Those areas have undergone significant changes and, therefore, are not included in any of the Houston Heights Historic Districts.) Many changes in Houston Heights have also taken place along Yale Street, East and West 11th Street, East 19th Street and East 20th Street, and the frontage road of Interstate 10 (just south of 4th Street). In those areas, many historic buildings have been demolished to make way for commercial development. Historic buildings have been demolished west of Ashland Street, as well. The neighborhoods east of Oxford Street were not part of the original Houston Heights plats; the block sizes and shapes are varied, and the lots are oriented north and south. The original Heights commercial district was located north of West 16th Street and west of Yale Street, and the lots there are configured differently.

SANBORN MAP (1950)



Sanborn maps illustrate the relative consistency in development patterns that existed in Houston Heights. Houses were placed in the front half of their lots, with relatively similar front setbacks. Secondary structures (garages) were placed along alleys.

DESIGNATION OF THE HOUSTON HEIGHTS HISTORIC DISTRICTS

Houston Heights was designated as a Multiple Resource Area (MRA) in 1983 by the National Park Service. An MRA designation is used when an area contains multiple potential landmarks and historic districts that are not contiguous. Houston Heights qualified for an MRA designation because it had been an independent municipality of fewer than 50,000 inhabitants (between 1896–1918), it retained its own character and diversity when it was annexed by Houston, and it already contained many buildings which were individually listed in the National Register of Historic Places. During the MRA designation process, both the National Park Service and the Texas Historical Commission recommended establishing multiple historic districts within the original boundaries of Houston Heights.

Houston Heights currently contains three City-designated historic districts. They are named for their location within the original city of Houston Heights: West, East and South. Houston Heights West was designated as an historic district in December 2007; Houston Heights East was designated as an historic district in February 2008. Houston Heights South is the most recent of the three districts, designated in June 2011. The designations were based on the value of the areas as part of the City of Houston Heights, from 1891–1918; its identification with Oscar M. Carter, Daniel D. Cooley, and other notable residents; its residential, commercial, religious, and governmental architecture; and its importance to the community.

An inventory of all properties in each historic district, including contributing/noncontributing classification, is provided in the appendix to this document and online in the Historic Preservation Manual.

Houston Heights East

Houston Heights Historic District East is roughly bounded by Heights Boulevard to the west, Oxford Street to the east, West 20th Street to the north, and West 11th Street to the south. The 1200 block of Yale and two lots at Yale and 17th are also included. The district contains 34 full blocks and nine partial blocks of residential, commercial, and institutional buildings.



Contributing buildings in Houston Heights Historic District East

Houston Heights West

Houston Heights Historic District West is roughly bounded by West 16th Street to the north, Yale Street to the east, West 11th Street to the south, and Ashland Street to the west. It includes 13 full blocks and 14 partial blocks of mostly residential buildings. Smaller (33-foot-wide) lots were platted along Ashland, Rutland, and Tulane Streets, although two or more of these were often combined to make a larger lot.



Contributing buildings in Houston Heights Historic District West

Houston Heights South

Houston Heights Historic District South is roughly bounded by Heights Boulevard to the west, Oxford Street to the east, West 11th Street to the north, and West 4th Street to the south. The district contains 26 full blocks and 16 partial blocks of residential, commercial, and institutional buildings. It is directly south of, and contiguous to, Houston Height Historic District East.



Contributing buildings in Houston Heights Historic District South

PLEASE NOTE:

The City of Houston now uses a standard reference, *A Field Guide to American Houses* by Virginia McAlester, to classify buildings by architectural style. Inventories for the Houston Heights Historic Districts may include different style names that were used when the districts were designated.

Craftsman bungalows in the Heights

ARCHITECTURAL STYLES IN THE DISTRICTS

The Houston Heights Historic Districts contain both one- and two-story houses in a variety of styles, as well as some commercial and institutional buildings. Houses in these districts were mostly built with wood siding, on pier-and-beam foundations, and featured a prominent front porch. The architectural styles found in the districts reflect the changing tastes and trends around the turn of the 20th century, as the exuberant Queen Anne style gave way to the more subdued Craftsman bungalow.

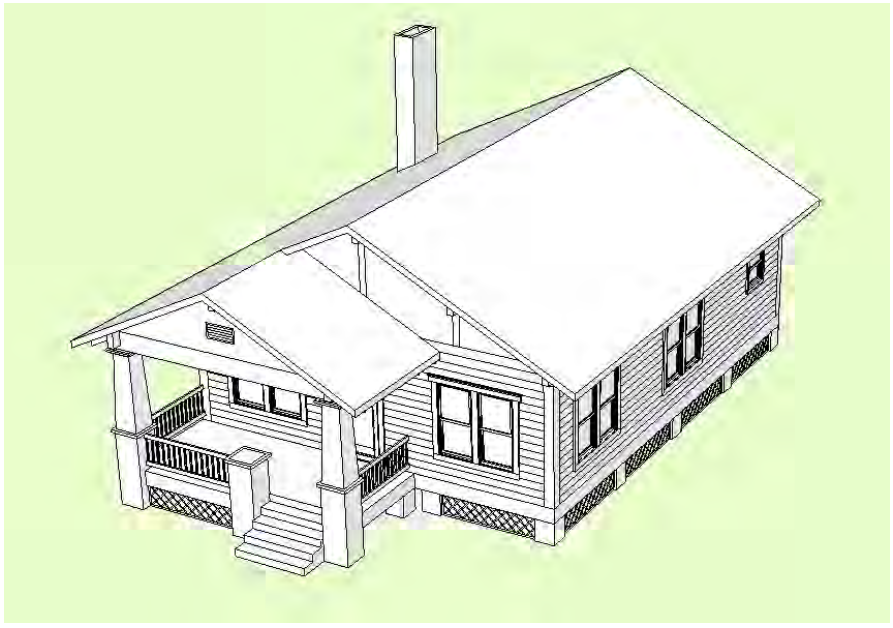
The most common architectural styles in the Houston Heights Historic Districts are Craftsman, Queen Anne, Folk National, and Folk Victorian.

Craftsman

One-story Craftsman bungalows were very popular in Houston between 1905–1925. Characteristic Craftsman details include prominent front porches, low-pitched roofs, wide bracketed eaves, and groups (or "ribbons") of windows. Roofs may be gabled or hipped, or a combination of the two.

A Craftsman bungalow in the Heights

CHARACTER DEFINING ELEMENTS: 1-STORY CRAFTSMAN HOUSE/BUNGALOW



KEY:	
A	Gabled Roof (can also be hipped)
B	Chimney
C	Decorative Roof Beam/ Triangular Brackets
D	Attic Vent or Window
E	Exposed Rafter Tail
F	Double-Hung Windows (often paired or multiple in the same frame)
G	Columns/Posts (sometimes tapered)
H	Squared Piers
I	Porch Railing
J	Foundation Piers
K	Foundation Screening

Typical Mass/Form/Scale:
one-story, front-gabled, two rooms wide by three rooms deep

Queen Anne

The Queen Anne style was popular during the Victorian era, particularly at the end of the 19th century. These houses typically have a front-facing gable and an asymmetrical façade. They often feature tall, narrow, two-over-two paned windows; large, sometimes wraparound porches; and decorative wood siding and ornamentation. Some Queen Anne homes are decorated with spindlework trim (also known as "gingerbread"). In this neighborhood, they tend to instead have more classical porch columns and railings.

The pattern-book Queen Anne house at 433 Heights Boulevard

Transitional Architecture

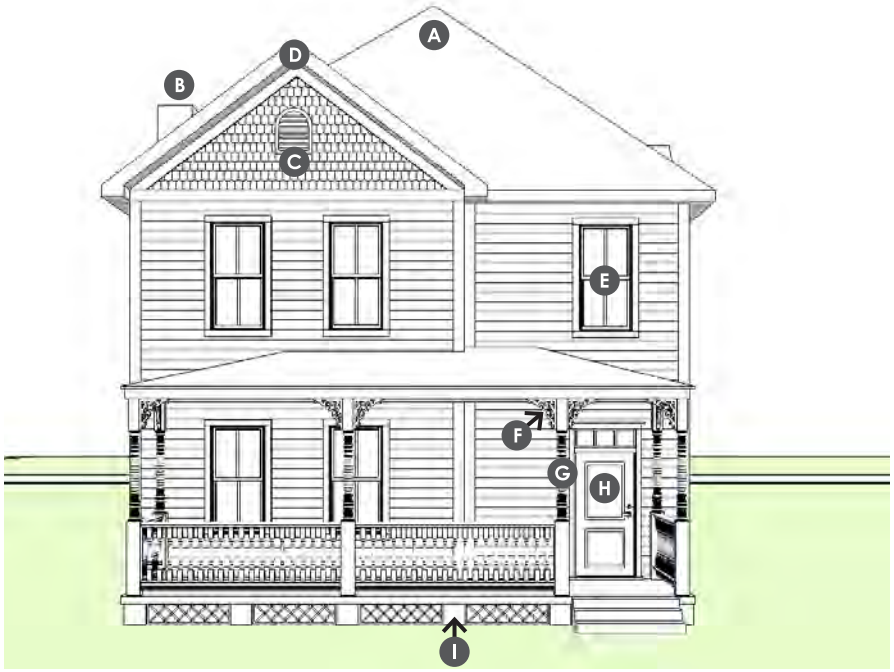
During the early 20th century, builders often combined the Queen Anne style, which was beginning to go out of fashion, with the newly popular Craftsman style. This was not uncommon, and the practice continued through the 20th century. As a result, it is not unusual to see buildings that historically combined details from different architectural styles.

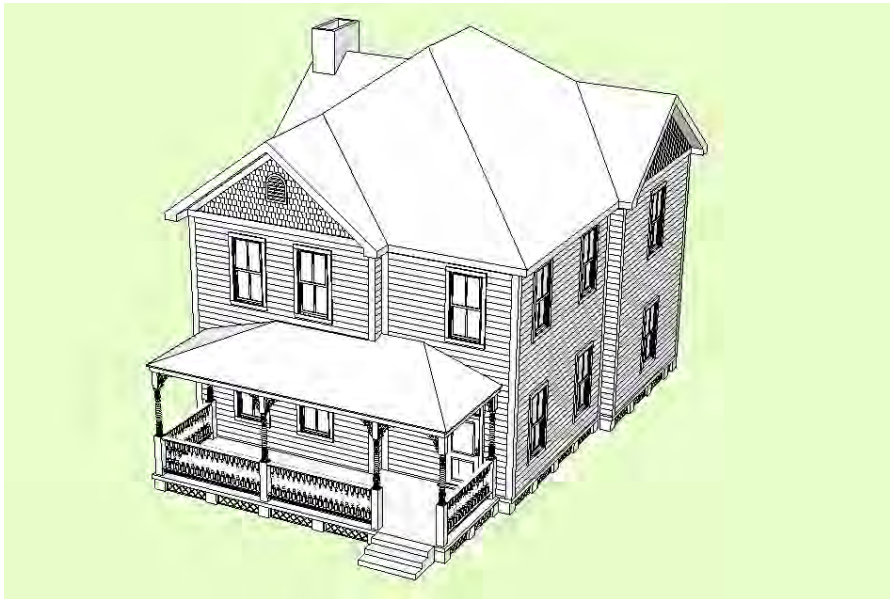
This house at 1213 Harvard Street incorporates a Queen Anne roof form and front door with a Craftsman front porch and paired windows.

CHARACTER DEFINING ELEMENTS: 2-STORY QUEEN ANNE

KEY:	
A	Steep, Complex Hipped Roof
B	Chimney
C	Attic Vent or Window
D	Gabled Roof, Hipped Roof
E	Double-Hung Windows
F	Spindlework or Jigsawn Elements
G	Turned Columns/Posts
H	Primary Entry Door
I	Foundation Piers

Mass/Form/Scale:
Two-story, front-gabled roof, two rooms wide by two rooms deep





Folk National

Folk Victorian

Heights Public Library

PLEASE NOTE:

Buildings are classified as residential, commercial, or institutional based on their original function, rather than their current use.

Folk National and Folk Victorian

Sometimes described as cottages, these relatively small, modest houses are common in the Houston Heights Historic Districts. Many of the examples in this neighborhood have a front-gabled roof or a hipped roof with an inset porch (as shown in the top photograph, left). Full-width porches are also common.

Folk National houses were constructed from the mid-1850s through the 1920s. As a result, they may include or combine architectural details typical of other styles that were popular at the time, such as Craftsman-style bracketed eaves or Queen Anne-style turned porch supports.

When these simple houses are ornamented with spindlework and patterned siding, the resulting architectural style is called Folk Victorian. Some Folk Victorian houses in Houston Heights are two stories tall, with two-tier front porches.

Commercial and Institutional Buildings

The Houston Heights Historic Districts contain a small number of historic commercial buildings, as well as churches, schools, a fire station, the current and former Masonic Lodges, other meeting halls, and the Heights Library. Most of these buildings are one or two stories in height and are constructed with brick or stone masonry. They vary widely in style, design, and construction.

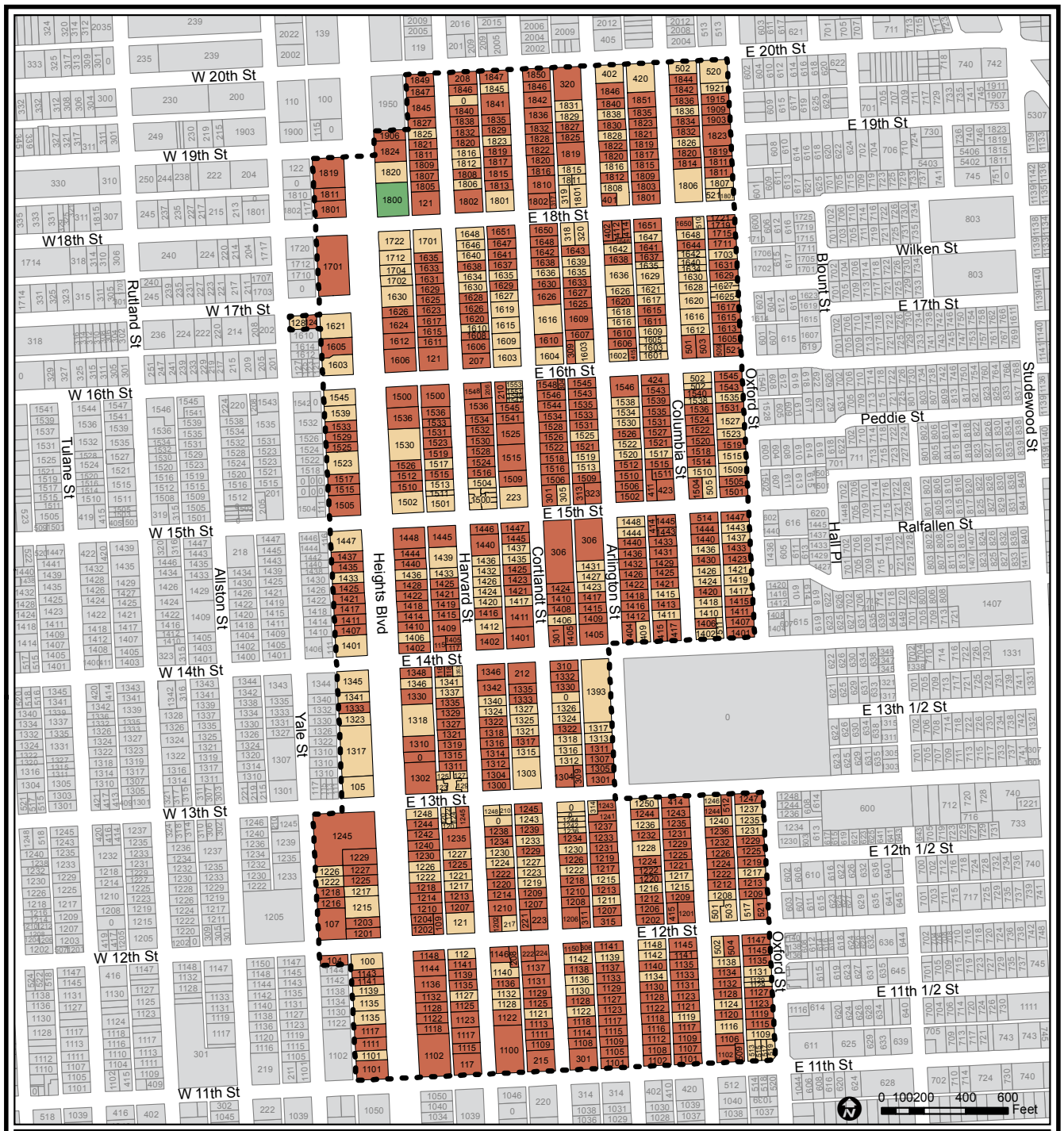
The guidelines and treatments for commercial and institutional buildings are generally the same as those for residential buildings. Where specific information in this document is provided for commercial buildings, that is clearly identified.

Objects and Sites

In addition to historic buildings and structures, the Houston Heights Historic Districts contain several other types of historic resources, including objects and sites. The following are classified as contributing resources:

- The hitching posts at 1522 Columbia Street
- The 1986 gazebo at 1800 Heights Boulevard
- The esplanade in Heights Boulevard from 11th Street to 19th Street

DISTRICT MAP: HOUSTON HEIGHTS EAST



Houston Heights East Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: February 20, 2008
Source: GIS Services Division
Date: May 1, 2013
Reference: pj17025_Heights_East

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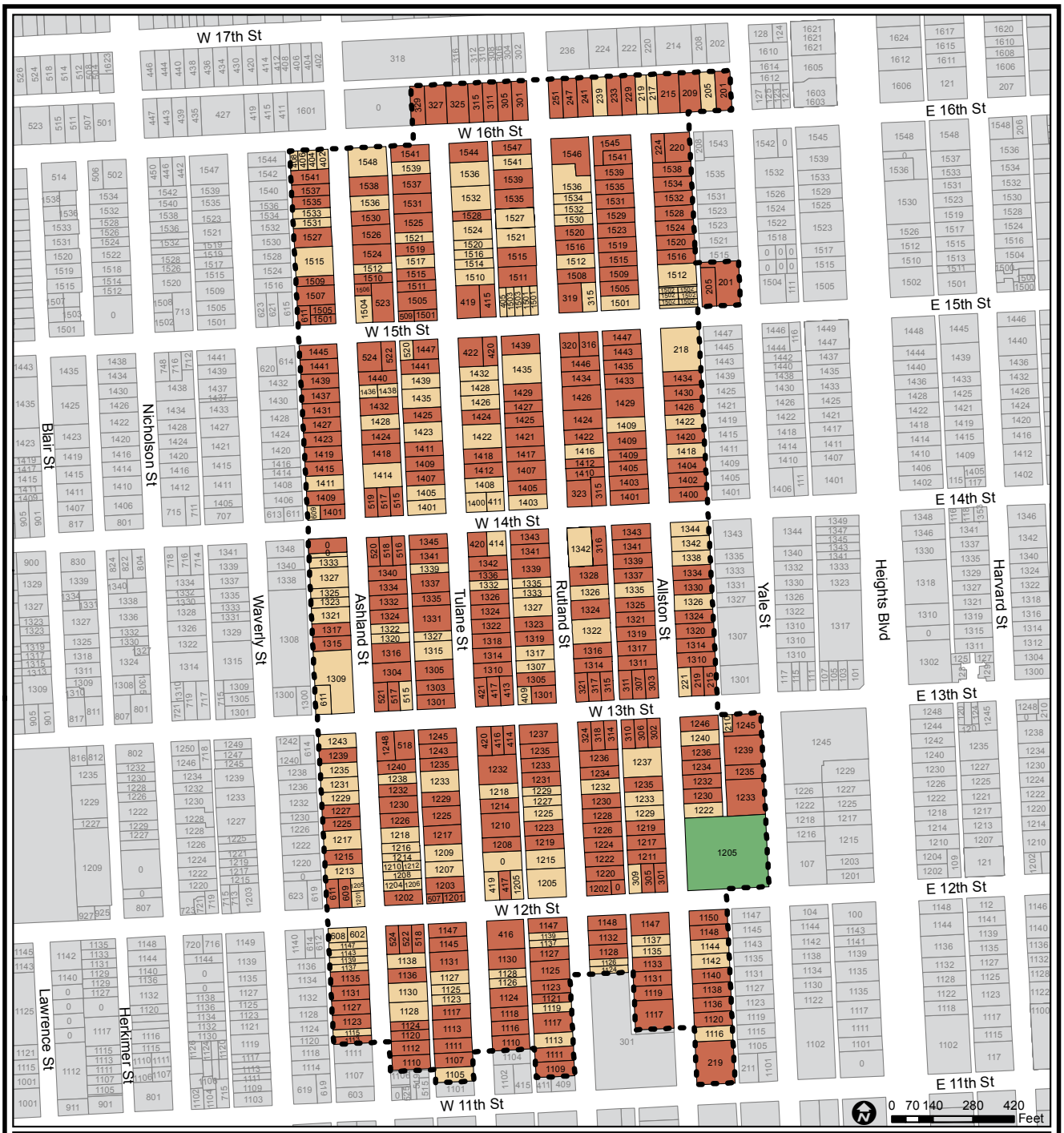
PLANNING & DEVELOPMENT DEPARTMENT

DISTRICT MAP: HOUSTON HEIGHTS WEST



Houston Heights West Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: December 19, 2007
Source: GIS Services Division
Date: May 21, 2013
Reference: pj17025_Heights_West

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DISTRICT MAP: HOUSTON HEIGHTS SOUTH

Houston Heights South Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: June 29, 2011
Source: GIS Services Division
Date: 4/24/2013
Reference: pj17025_Heights_South

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PLANNING & DEVELOPMENT DEPARTMENT

SECTION 4:
CHANGES TO EXISTING BUILDINGS

The City of Houston has established historic districts as a way to preserve the character of neighborhoods which possess cultural, historical, and architectural significance. Good stewardship involves the responsible use and management of historic properties, protecting them for future generations. This is best practiced by maintaining the features that define the character of individual historic buildings, structures, sites, and objects of historic significance. When individual historic resources are appropriately maintained, the historic district — the collection of those resources — will be preserved as well. By taking the time to learn about character-defining features and how to treat them sensitively, we can serve as good stewards for properties in historic districts, while they are in our care.

Since noncontributing buildings already do not support the historic qualities of the district, the criteria for making changes to them are less strict than those for contributing structures. However, the visual qualities of noncontributing structures still impact the character of the historic district, so many changes to them must be managed. *Note: If a historic building, which was classified as noncontributing due to alterations, is restored, it could be reclassified as contributing, making the owner eligible for tax incentives and other benefits.*

This section includes qualitative design guidelines — that is, those rules that are not numerically based and may require interpretation — for exterior alterations. It also includes useful information about preservation and maintenance. This information will also be useful for property owners or design professionals who are planning additions or new construction.

IN THIS SECTION

PLEASE NOTE:

Check with the Preservation Office staff to determine if your proposed work requires a COA, could be approved administratively, or is exempted. (See Section 1.)

PLEASE NOTE:

See the National Park Service's Preservation Briefs for technical advice on best practices for maintaining and repairing historic building elements, at https://www.nps.gov/tps/how-to-preserve/briefs.htm

ARCHITECTURAL ELEMENTS

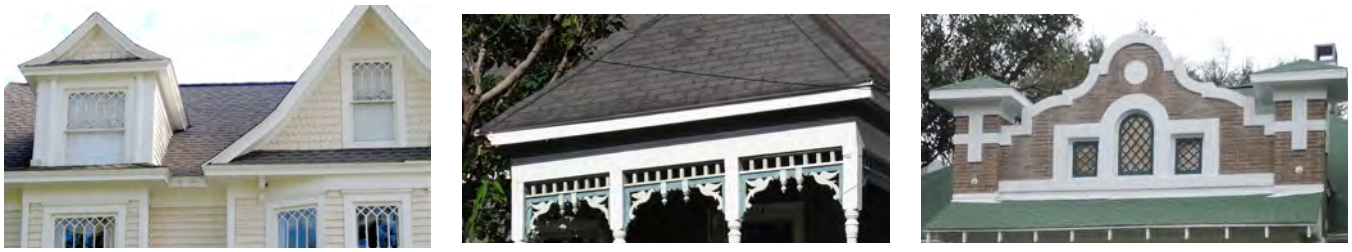
Identify those features which are character-defining, located in a prominent or visible location, and/or examples of skilled craftsmanship. Maintain and preserve those features in good repair.

4.1 Use care when cleaning or repairing an architectural element.

- Patch, piece-in, splice, consolidate, or otherwise address deteriorated elements using recognized preservation methods.
- Minimize damage to historic architectural elements when repairs are necessary.
- Use the gentlest means possible when cleaning or repairing an architectural feature.
- If an architectural element must be removed for repair, use methods that minimize damage to surrounding materials and that will make the item easy to reinstall.
- Before removing the architectural element, document its location with photographs and sketches so it can be reinstalled correctly.

4.2 If repair is impossible, replicate an architectural element accurately.

- When an architectural element is too deteriorated to repair, it may be replaced with an accurate replica of that element or an identical one.
- If exact replication is not possible, due to the lack of a source element, use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history. Use the same kind of material as the original detail, when feasible. A substitute material may be acceptable if the size, shape, texture, and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are less visible or where they are unlikely to receive direct physical contact, such as a cornice at the top of a wall.
- Avoid adding architectural details, such as decorative millwork or other ornaments, that were not part of the original structure; doing so can create a false sense of history.



Distinctive stylistic features and other examples of skilled craftsmanship are character-defining features of a historic building and should be preserved. Examples include decorative glazing, shingles, dormers, brackets, and parapets.

HISTORIC BUILDING MATERIALS

These design guidelines apply to all materials that are original to the building, including wood, stone, brick, metal, stucco, plaster, and concrete. Historic building materials should be preserved in place, as much as possible, and repaired when necessary. If the material is damaged beyond repair, only then should you consider replacing it. Only replace material that is damaged, and use replacement material that matches the original.

If historic materials have been covered, consider removing the covering; do this carefully, so that the underlying original building material is not damaged, and repair the original material as needed, once it is exposed.

PLEASE NOTE:

For more information about appropriate maintenance methods, please see the National Park Service's Preservation Brief No. 47: *Maintaining the Exterior of Small and Medium Size Historic Buildings*.

A house with original building materials

4.3 Keep historic building materials clean.

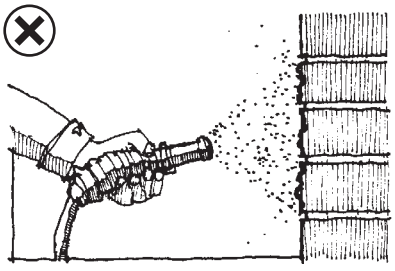
- If building materials become dirty or mildewed, use gentle cleaning products and methods, rather than harsh chemicals or abrasive treatments.
- A low-pressure water wash is preferred; avoid high-pressure or abrasive methods, which can damage historic building material.
- Mild chemicals should be tested in an inconspicuous location before using on larger areas.

4.4 Preserve historic building materials.

- Do not remove original material that is in good condition.
- Do not cover or obscure historic building materials.
- Consider removing later covering materials that are inappropriate.
- Repair historic building materials.
- Use storm drains, flashing, coping, gutters, etc. to provide proper drainage away from historic materials and minimize damage to them.

Inappropriate siding being removed from a historic brick Italianate building

Brick showing damage from inappropriate cleaning (photo courtesy of Heritage Ohio)



Harsh cleaning methods, such as sandblasting, can damage historic materials, changing their appearance.

PLEASE NOTE:

For technical information about the causes of damage and suggestions for appropriately repairing historic materials, please see the National Park Service's Preservation Briefs, available online at https://www.nps.gov/tps/how-to-preserve/briefs.htm.

4.5 Regularly inspect materials, so that damage can be caught and repaired early.

- Repair deteriorated historic building materials by patching, consolidating, or otherwise reinforcing the material.

4.6 Replace historic materials in kind.

- Remove and replace only the material which is deteriorated or damaged beyond reasonable repair. For example, if a few pieces of siding are damaged beyond repair, replace only those boards, not the entire wall.
- Use replacement material that matches the original in profile, shape, finish, and size.
- Consider relocating historic material from a less visible area to replace damaged building material in a key location.
- An alternative material may be considered for a location that is not critical to the integrity of the property, such as a rear wall. (See "Prioritizing Character-Defining Features by Location" on page 2-7 for more information.)

Wood

Early woodwork includes siding, wall corner boards, window sashes and frames, doors, trim around window and door openings, foundation skirting, and soffits. When properly maintained, original wood building elements can last for many years.

4.7 Maintain a coat of paint on wood surfaces; repaint only as needed to prevent deterioration.

Paint is used to protect wood surfaces, but because it weathers over time, paint must be reapplied; the National Park Service recommends re-painting every 5–8 years, after properly preparing the painted surface.

- Avoid repainting for cosmetic reasons only.
- Do not use paints or sealants that are described as being water-repellent or water-proof; these can trap moisture within the wood and cause damage.
- Prime and coat all sides and edges of new wood, including cut ends, to block moisture and extend service life.

4.8 Repair, rather than replace, damaged wood whenever possible.

No matter how well wood building materials are maintained, sometimes exposure to moisture results in small areas of rot or other damage.

- Small areas of damage can often be easily repaired using an epoxy wood consolidant. These consolidants are available as liquids or putties, and are also formulated to be flexible, so that they do not crack as wood shrinks or swells with changes in humidity. Unlike wood fillers, epoxy can be shaped, carved, sanded, and painted just like wood.
- If a patch or Dutchman repair is appropriate, remove the least amount of material needed to properly execute the repair. Use wood as close to the original material as possible (same species, grain pattern, and color) for a less visible result.
- Identify the source of the moisture or damage and take steps to prevent further damage.
- Consider replacing rotten wood with a putty consolidant, or leave the damaged wood in place and consolidate it with the liquid version.
- When the repair is complete and the wood has been appropriately shaped and sanded, paint it to protect the rest of the original wood, as well as the repair.
- Regularly inspect for and address any ongoing problems.

PLEASE NOTE:

See the National Park Service's Preservation Brief No. 10, *Exterior Paint Problems on Historic Woodwork*, for information about appropriately dealing with painted wood. https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

Maintain protective coatings to retard deterioration and ultraviolet damage.
© iStockPhoto.com/YinYang

4.9 If repair is not possible, replace only the damaged wood.

- Do not replace undamaged wood or a larger area than necessary.
- Use hand tools and take care to avoid damaging adjacent wood during removal.
- Replace the damaged boards with siding of the same species, texture, size, and profile.
- Use stainless steel nails to prevent corrosion and staining from rust.

4.10 Do not replace or cover undamaged wood.

Before: A historic house with inappropriate synthetic siding

After: The same house, after the historic siding was uncovered

Historic Masonry

Masonry is a type of construction that uses individual building units, such as bricks or stones, and binds them together with a *mortar*, a stiff paste that hardens as it dries. Mortar is usually made by mixing sand, water, and a binder; historically, lime was used as a binder, but it was replaced by Portland cement, which began to be manufactured in the United States in 1875 and became widely used by the early 1900s. The spaces between masonry units, which are filled with mortar, are called *mortar joints*. These joints can be *struck* or *tooled* (shaped) to give a variety of appearances and to channel water away from the surface of the masonry wall.

Brick is probably the most common masonry material used in Houston's historic districts. Natural stone, cast stone, structural clay tiles, and various types of concrete tiles and blocks are less commonly found in historic buildings here. Decorative tiles, which are set in mortar, and stucco, a plaster coating sometimes used over a masonry structure, are also common.

Masonry construction is designed to allow moisture to move from the inside of a wall or building to the outside, through evaporation or weep holes. **If moisture is a problem, address the source of the leak or infiltration directly**; avoid paint, coatings, or sealers which can trap moisture inside a building or masonry wall and cause damage and deterioration.

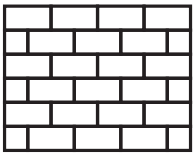
4.11 Preserve original masonry materials.

- Preserve significant masonry features, including cornices, pediments, steps, and foundations.
- Avoid dismantling and rebuilding a masonry wall (or a portion of it) if the wall can be repaired or repointed instead. Consult a qualified mason.
- Do not paint previously unpainted masonry without first obtaining a Certificate of Appropriateness.
- Clean masonry materials using gentle products designed for that specific material or type of stone. Graffiti may be removed with a poultice (see Preservation Brief No. 1).
- Do not use high-pressure methods, including power washers, sandblasting or abrasive material of any kind; do not scrub with a wire brush. Abrasion from any of these sources can damage the face of masonry units (particularly bricks) and strip mortar from joints.

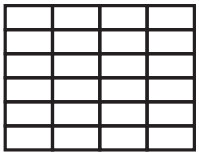
PLEASE NOTE:

For more information about appropriate maintenance methods, please see the National Park Service's Preservation Brief No. 1: *Assessing, Cleaning, and Water-Repellent Treatments for Historic Masonry Buildings*. https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

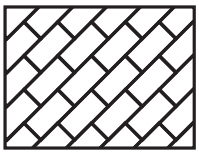
COMMON MASONRY PATTERNS



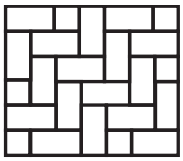
Running Bond



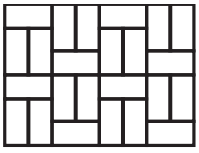
Stacked Bond



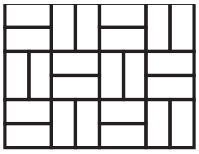
45 Degree Running Bond



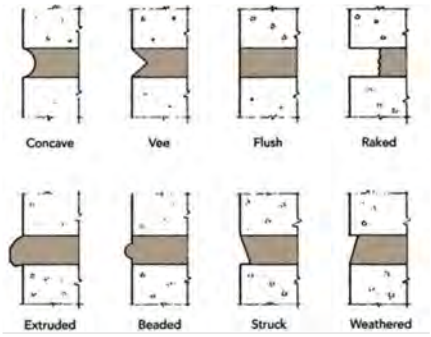
90 Degree Herringbone



Single Basketweave



Double Basketweave



Typical mortar joint profiles

Re-point mortar joints where there is evidence of deterioration.

4.12 Repoint a deteriorated mortar joint.

- Duplicate the original mortar in strength, composition, color, and texture. Mortar color-matching and composition analysis can be provided by a qualified laboratory for a relatively small fee.
- Avoid using mortar with a high Portland cement content if a softer mortar was used originally. Mortar is supposed to be the "sacrificial" element of a masonry wall system; that is, mortar must be softer than the masonry units, so that any cracks that occur will spread through the mortar, rather than the bricks.
- Match the original mortar joint in depth, width, and profile. A qualified mason can appropriately clean, repoint, and strike mortar joints.

4.13 Replace damaged masonry units only as a last resort.

- Match a replacement masonry unit to the rest of the historic masonry in the building. For example, salvaged, reclaimed, or color-matched historical bricks are available from suppliers.
- If a large masonry feature, such as a cornice or column, is too damaged to repair, replicate it in either the same kind of material or a compatible alternative material. Consult with the Historic Preservation Office staff for technical assistance.

Historic Metals

Historically, metals were used for a variety of applications. Cast iron columns, railings, and skylights; copper or zinc roofs, gutters, and downspouts; wrought iron balcony and stair railings; and other structural and decorative features were common and can still be found on many historic buildings. More recent historic buildings have incorporated steel and aluminum components. In some cases, a building component may be constructed from one type of metal and then plated (coated) with a different metal.

Like other materials, metal must be appropriately maintained. Damage can be caused by moisture, weathering, corrosion, impact damage, and failure of the material or its connections. For example, galvanic corrosion is an electrochemical reaction caused when two different metals, such as aluminum and steel, come into direct contact with one another and an electrolyte.

Historically, metals were used for a variety of applications, including columns, roofs, balcony railings, and other decorative features.

4.14 Preserve historically significant architectural metals.

- Identify the type of metal used and how it is expected to perform over time; regularly inspect the condition of metal components.
- Maintain protective coatings (including paint) on exposed metals, to prevent corrosion.
- If necessary, identify and consult with building restoration or conservation professionals who have expertise in specific types of metal (such as steel windows or cast iron).

4.15 Repair a metal feature, rather than replace it.

- Some metal building components may appear to be decorative, but may actually be structural. If you are not sure, consult with a qualified engineer or architect before beginning repair work.
- If the repair involves "hot" techniques such as welding, brazing, or soldering, be sure to use materials appropriate for the specific type of metal being repaired. Consult a qualified welder.
- For patching, splicing, reinforcing, and other "cold" repairs, use stainless steel parts and fasteners.

4.16 Replace a metal feature in kind only when it is beyond repair.

- Match the replacement to the original feature in design, character, and finish.
- Ensure that the new metal is compatible with the original. Avoid combining metals that would result in galvanic corrosion.
- If a connector fails between two pieces of metal, replace it with another appropriate connector, rather than using caulk or other adhesive to join the pieces of metal together.

Installation of fiber-cement siding

Faux stone panelized wall cladding (not appropriate for the Houston Heights Historic Districts)

Alternative Materials

An alternative material is one which is different from that used originally for a specific application. Such materials may also be called "substitute," "replacement," "synthetic," or "imitation" materials, and can include:

- Vinyl siding
- PVC or composite decking
- Aluminum siding
- Cementious fiber siding
- Synthetic stucco (EIFS)
- Panelized brick
- Other non-original material

Substitute materials may sometimes be used to replace historic architectural features, such as a resin-cast cornice used in place of a stamped metal cornice. An alternative material may be traditional when used for other applications, but new for the particular detail being considered.

Alternative materials may be considered by the HAHC on a case-by-case basis as replacement materials or for use on a new addition or new building in a historic district. In evaluating alternative materials, HAHC will consider:

- **Potential impact on historic significance.** Because removing original material diminishes the integrity of a historic building, retaining the original material is always preferred. If this is not possible, an alternative material may be considered, if it conveys the character of the original, including detail and finish, to the extent that is feasible.
- **Durability.** An alternative material should have proven durability in similar applications.
- **Appearance.** An alternative material should have a similar profile, texture, and finish as the original. For example, some synthetic siding has an exaggerated rusticated finish that is an inaccurate representation of original clapboard; many vinyl products have a glossy sheen that is out of character with painted wood or metal.
- **Cost.** Some alternative materials are promoted because their initial costs appear to be less than repairing or maintaining the original material. The lifecycle of a new material, and its long-term costs, should be considered.
- **Environmental impacts.** Consider the impacts associated with manufacture, tranpsortation, installation, and ability to recycle.
- **Location.** Rear walls are not regulated (except on corner lots); parts of the building away from the street can be treated more flexibly than front walls or walls closer to the street.

PARTS OF A BUILDING

Siding

Siding is often identified by its *profile*, or the shape of the cut end of a board. Some particularly distinctive shapes are beveled, drop, and shiplap siding. The 117 and 105 profiles are particularly common in many of Houston's historic districts. The size of the *reveal* (the portion of the siding board that is visible after installation) and the finish of the siding, whether smooth or textured, also contribute to the overall visual impact of siding.

The most common types of siding found on historic houses in the Houston Heights Historic Districts are wood siding and decorative shingles (in gables).

In modern construction, siding usually covers a framed structural system. Shiplap siding, used in some early types of construction methods, may also serve as part of the structure of a building. As a result, structural siding must not be removed unless you have taken precautions to protect the structural integrity of the building. Please consult with the Planning staff in the Historic Preservation Office if you are unsure whether this applies to your project.

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Wood Siding

4.17 Preserve and maintain wood siding in good condition.

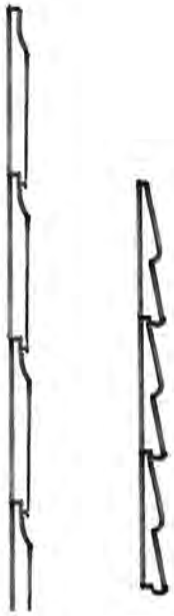
- Keep siding painted or stained to provide a protective coating against the weather.
- Regularly inspect siding for damage, and re-attach loose siding to prevent water intrusion into the wall.

4.18 Replace wood siding in kind.

- Replace the least amount of siding necessary. Wholesale replacement is not recommended and requires a COA.
- Match the original siding in size, profile, and thickness.
- Choose a durable and sustainable species of wood, such as cedar, cypress, or Douglas fir.
- Changing to a synthetic material is not recommended.

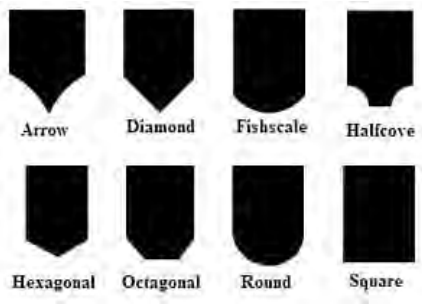
4.19 Determine whether siding components are damaged beyond repair.

- Individual pieces of siding may be replaced in-kind, per the ordinance. If more than 50% of siding on one wall/elevation is damaged beyond repair, it may be replaced with siding of the same material, profile, and finish. This requires a COA. Please contact the Historic Preservation Office staff for information about the documentation required to substantiate this level of damage.



Typical siding profiles in the Heights: (left) 105 and (right) 117

Examples of decorative shingles in various shapes and patterns



Typical shapes for decorative wood shingles

Asbestos Siding

Asbestos-cement siding was made by combining Portland cement with asbestos fibers. Developed by the Johns-Manville Company, asbestos siding was popular between 1900 and 1950 for its durability and resistance to fire, termites, and rot. Asbestos siding can be painted.

4.20 Do not attempt to remove or cover asbestos siding yourself. Contact a qualified professional.

- Asbestos siding does not need to be removed; if left alone, it is not dangerous. However, breaking, cutting, sanding, or otherwise destroying any material containing asbestos is dangerous and creates a health hazard by releasing asbestos fibers into the air. Do not clean asbestos siding with a pressure washer, which can break it.

Decorative Shingles

Decorative shingles are used to create a textured wall surface. They often are used in front gables, particularly on Queen Anne and Folk Victorian houses. Fish-scale, dog-ear (octagonal), sawtooth, diamond, square, and rectangular shapes are common, and these may be combined and painted to create patterns and designs.

Decorative shingles are often made of cedar, which is moisture resistant but not "waterproof." Shingles should be kept painted, stained, or sealed with an appropriate coating for best protection against weathering. Even so, cedar shingles may crack or deteriorate over time, and broken shingles should be replaced as needed.

4.21 Preserve and maintain decorative wood shingles in good condition.

- Keep shingles painted or stained to provide a protective coating against the weather.
- Regularly inspect shingles for damage and to ensure that they are still nailed securely. Re-attach loose shingles to prevent water intrusion into the wall.

4.22 Replace decorative shingles in kind.

- Replace the least number of shingles necessary.
- Match the original shingles in size, shape, and thickness.
- Choose a durable and sustainable species of wood, such as cedar or Douglas fir.
- Back-prime and paint all surfaces before installation.

Windows

Most windows are character-defining features and can help with the identification of architectural styles. This information applies to all types of windows, as well as window-like wall openings, such as gable vents that provide ventilation for attic spaces.

The proportion, profile, lite pattern, material, and location of windows all contribute to the character of a window. For example, Queen Anne houses often have tall, narrow windows, reflecting the more vertical orientation of that architectural style. On the other hand, Craftsman houses tend to be more horizontally oriented, and their windows similarly are likely to be less tall, although still vertical in dimension. Windows on a Craftsman house are often arranged in pairs or horizontal *ribbons* (multiple windows, side-by-side) within a single frame. Some windows are more decorative than others, with leaded glass or multiple panes in an upper sash; these windows are usually found at the front of a house, and they are particularly important to preserve.

Windows in historic buildings were historically made of wood. Metal windows are also found in historic buildings; steel windows were common in industrial settings, and aluminum windows became popular in residential construction in the mid-20th century.

PLEASE NOTE:

The National Park Service publishes Preservation Brief No. 9: *The Repair of Historic Wooden Windows*, which is available free of charge online at https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm.

A house with intact historic windows.

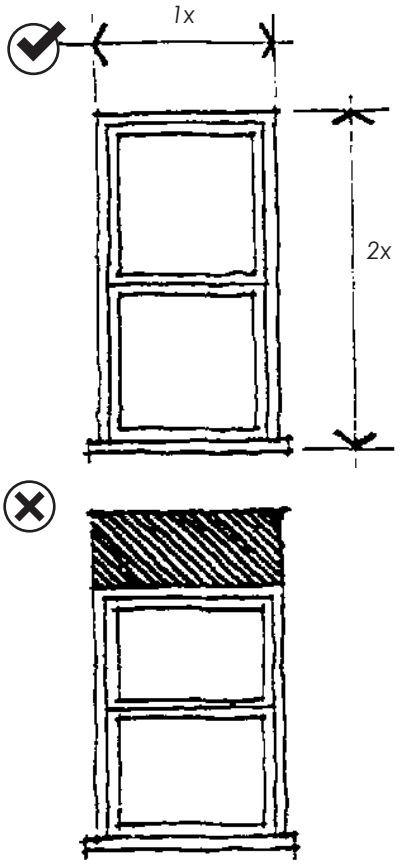
Wood Windows

Historic wood windows that were built before 1940 are likely to have been constructed with old-growth timber, which grew slowly and naturally, resulting in strong wood with a tight grain. Lumber available today is farmed to grow quickly, resulting in a product that is not as hard, strong, or stable. The quality of historic wood windows is usually far superior to a new wood window, and historic windows should be preserved and repaired, not replaced. In many cases, a historic window that is damaged or deteriorated can be repaired by re-glazing, patching, and splicing wood elements. A homeowner with a few hand tools can complete most window repairs, with no special skills needed.

Although studies have shown that 90% of energy loss from a building is through attics, doors, and floors — not windows — historic windows can be made more energy efficient. Repair and weatherization is usually less expensive than replacement. If an original window has been so damaged that it cannot be repaired, however, its replacement should be in character with the historic building.

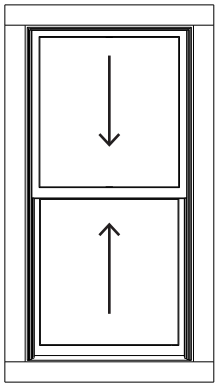
4.23 Preserve the proportions of historic window openings.

- Preserve the original size and shape of a window opening.
- Restore altered window openings on primary façades to their original configuration, when feasible.
- Do not significantly increase the amount of glass on a primary façade as it will negatively affect the integrity of the structure.

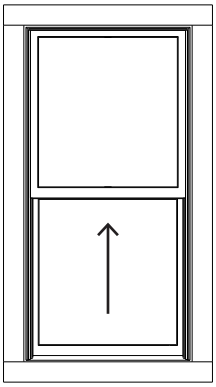


Choose a window that fits the opening; don't use a smaller window and fill in above it.

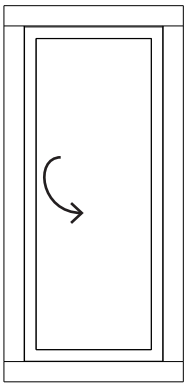
TYPICAL WINDOW TYPES



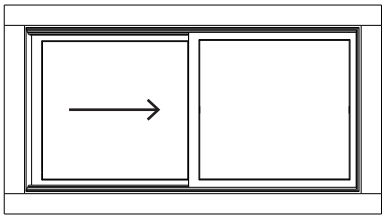
Double-Hung Window



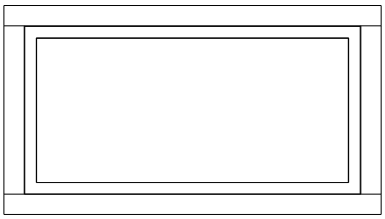
Single-Hung Window



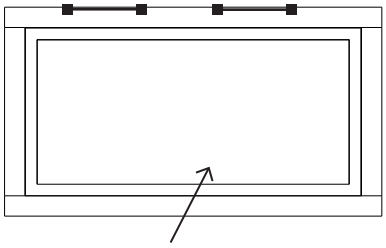
Casement Window



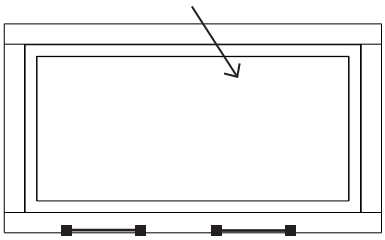
Sliding Sash Window



Fixed Window



Awning Window (hinged at top)



Hopper Window (hinged at bottom)

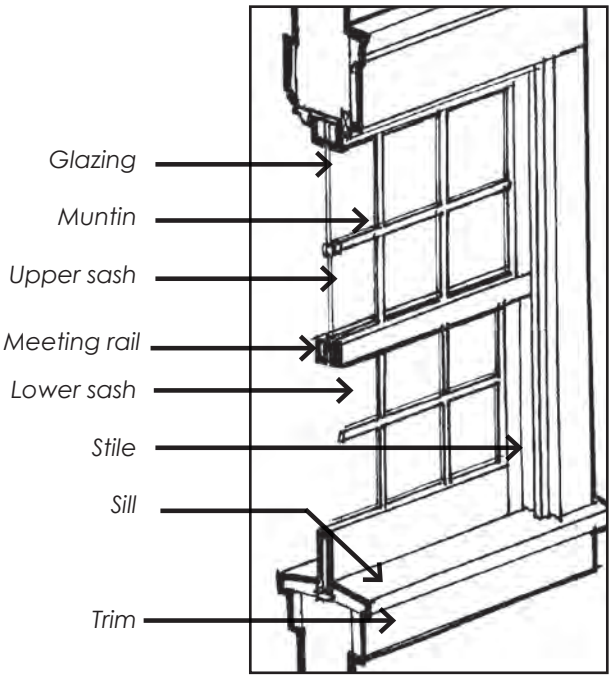
4.24 Preserve historic window components.

- Preserve the original size, position, number, and arrangement of historic windows in the wall of a building.
- Preserve historic window components, including the frame, sash, panes, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.

4.25 Repair, rather than replace, frames, sashes, and other features.

- **Windows that have been painted shut are not considered damaged.** Use hand tools, such as a putty knife or five-in-one tool, to cut carefully through paint around the window sash without damaging it. Gently pry the window open, using a small pry bar, if necessary.
- Broken sash cords can be replaced by a handy homeowner with just a few tools.
- Brittle or missing glazing putty or glazing strips can be replaced; do not use caulk instead of appropriate glazing material.
- Small areas of rot or similar damage are most likely to be found at the window sill, where water may pool or splash onto the lower edge of the sash. Consider using a wood consolidant in these locations to preserve the original wood.
- If a patch or Dutchman repair is appropriate, remove the least amount of material needed to properly execute the repair. Use wood as close to the original material as possible (same species, grain pattern, and color) for a less visible result.
- Avoid painting windows shut.
- If using heat to strip paint from windows, take care to remove or otherwise protect the glass.

Replacing glazing putty
© iStockPhoto.com/Elaine Odell



Double-hung window components

The profile of this window and its trim both lack the proper depth.

Unfinished metal windows such as these alter the character of window openings, and should not be used in highly visible locations.

Appropriate new windows are the right size and material.

4.26 Determine whether window components are damaged beyond repair.

For the purposes of this calculation, a component includes an individual sash, the casing, the jamb, or the sill, as defined below:

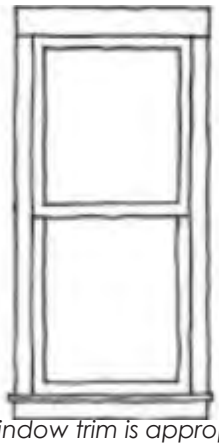
- The sash includes the stiles, rails, and muntins.
- The casing includes the vertical and horizontal trim surrounding the sashes.
- The jamb includes the interior structure of the window into which the sashes are mounted.
- The sill includes the sill and the apron.
- Each component of a window is considered separately. Only that particular component may be replaced if more than 50% of its material is damaged beyond repair due to rot, breakage, deformation, etc. Windows painted shut, cut or broken sash cords, missing sash weights, or broken glass are not considered "damage" for the purposes of these calculations.
- If all components (all sashes, as well as the casing, jamb, and sill) are individually damaged more than 50%, the entire window may be replaced with a unit that matches it, within 1/4 inch in all dimensions. The replacement window must be sized to fit the existing window opening.
- Damage to individual components may not be combined in order to obtain a total of 50%. Components may not be combined to average the damage. For example, if one component has 80% damage but another has only 20% damage, only the component with the amount of damage over 50% (not both) will be permitted to be replaced; the other must be repaired. Staff will not monitor the repairs of individual window units to determine, over time, the extent to which material in each unit is original, due to the unreasonable administrative burden that would create.

4.27 Enhance the energy efficiency of an existing historic window, rather than replacing it.

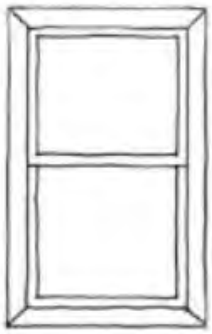
- Add weatherstripping and caulking around the window frame.
- Install a storm window or insulated window shade. Interior storm windows are available and easy to install and remove. Exterior storm windows may be added without a COA.
- Use clear ultraviolet (UV)-blocking films or low-E films to prevent heat gain. If using low-E films, place them on the most exterior window surface (such as a storm window).

4.28 If replacement cannot be avoided, match a new window to the original.

- Do not replace an entire window if new components, such as sash packs, are available. Repace the frame as a last resort.
- Match the original sash configuration; single-hung, double-hung, casement, etc.
- If damage is confined to one sash, look for a historic salvage replacement sash.
- Select a similar profile and depth of trim, as well as the arrangement and number of layers of trim from the frame to the glass. (No flat boards.) All new windows must be recessed.
- If the original window had divided panes (lites), select a replacement window that is made with genuine muntins, with panes of glass set between them. Do not choose a window with strips of material located between large panes of glass to simulate muntins.
- Use the same material as the original window, especially on highly visible walls. Consider an alternative material only if the appearance of the window components will match those of the original in dimension, profile, and finish. The type of material is likely to affect the dimensions of the sash components; historic wood windows often have more narrow sashes and frames than modern synthetic windows, due to the nature of the material and manufacturing process.
- Although the City does not regulate glass, consider using clear window glass (glazing) to convey the visual appearance of historic glass. Visible differences in the reflectivity of new vs. historic glass can have a negative impact. If transparent low-E glass is used, ensure that the low-E glass is the outermost surface, to avoid damaging a storm window.
- While windows with unfinished metals, metallic finishes, and reflective window glazing are allowed, if mounted appropriately, they are not recommended.
- Vinyl windows are not recommended; if used, they must be recessed and inset to simulate a traditional window profile. Fin-mounted windows are not appropriate or compatible within the historic districts.



This window trim is appropriately size and includes a proper sill.



Avoid using same-sized trim with mitered corners.

Altering an existing window opening

Although preserving all historic windows is recommended, a change in the size and shape of an original window opening may be considered (a) in a location that is not highly visible from the street, such as on a side wall toward the rear of the building, and (b) when the existing window is not a key character-defining feature. Do not alter a window opening on or near the front of a building.

4.29 Reuse the original window to replace another that is beyond repair; move to another location, when feasible; or store it.

- If a window opening is to be altered, resulting in the removal of an original window, consider using that window to replace another that is beyond repair.
- Original windows that have been removed may also be used in an addition, in some cases.
- Store an original window in a location where it will be protected from damage and weather. Store the window upright and elevated on plastic-covered blocks to keep moisture from wicking from the ground to the window. Do not store a window in a flat orientation, where glass is more likely to be broken, or stack windows on top of one another.

4.30 Design a new window to be compatible with the historic building.

- Use a simple shape for the window, with a profile that is simple in character, to identify the window as being new.
- More flexibility in window design, including size and detailing, may be considered farther back on the side wall of a building.
- Reglazing with frosted glass is permitted if privacy is a concern.

Installing a window in a new location

Occasionally, a new window may be needed in a location that did not have one historically. This may be considered where (a) the new window would not be in a highly visible location and (b) creating the opening would not destroy any key character-defining features, such as on a side wall toward the rear of the building. Do not create a new window opening on the front of a building.

Be aware that shiplap is a structural element of an exterior wall, so installing a window in a new location may not be a simple task.

4.31 Design a new window to be compatible with the historic building.

- Use a simple shape for the window, with a profile that is simple in character, to identify the window as being new.
- More flexibility in window design, including size and detailing, may be considered farther back on the side wall of a building.
- Properly detailed trim around openings should mimic a structure: the jambs should appear to rest on the sill and to support the lintel. The lintel should be deeper than the jamb width. Avoid mitered corners.

Doors

Many types and styles of front doors can be found on historic Houston buildings. Some are solid wood with decorative panels, while others are wood with glass lites; some have sidelights and transoms. The door is often one of the primary character-defining features of a historic building, and a door's character is based on its design, materials, and location. When a new door is needed, it should be in character with the building, especially when it is the primary entrance.

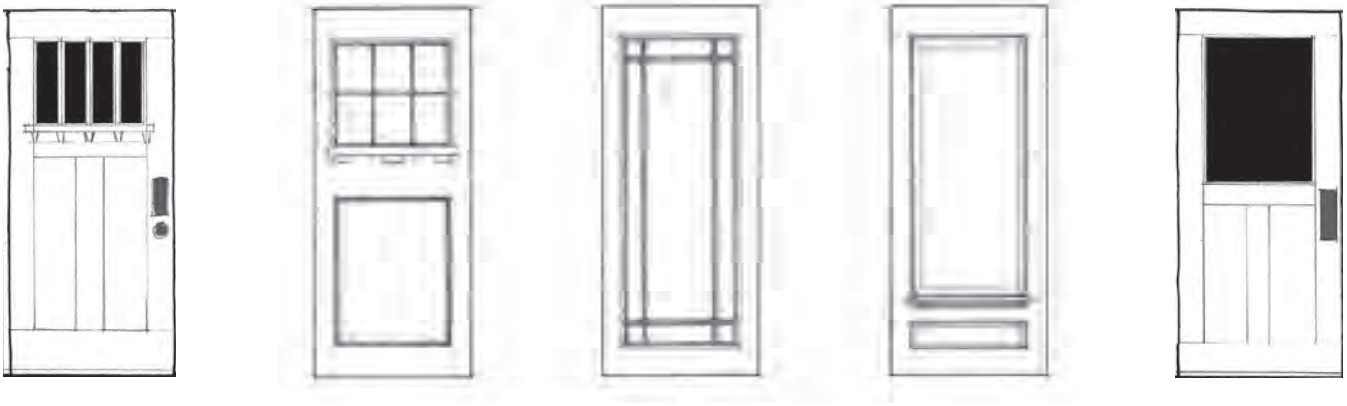
4.32 Preserve the proportions of a historic door and its opening.

- Preserve a door's character-defining features, including its location, size, frame, panels, panes, muntins, glazing, thresholds, and moldings.
- Keep doors appropriately painted or stained to protect the wood from weather.
- Do not alter the original size and shape of a historic door opening that is located in a highly visible location.
- When possible, restore a previously altered door opening in a highly visible location.

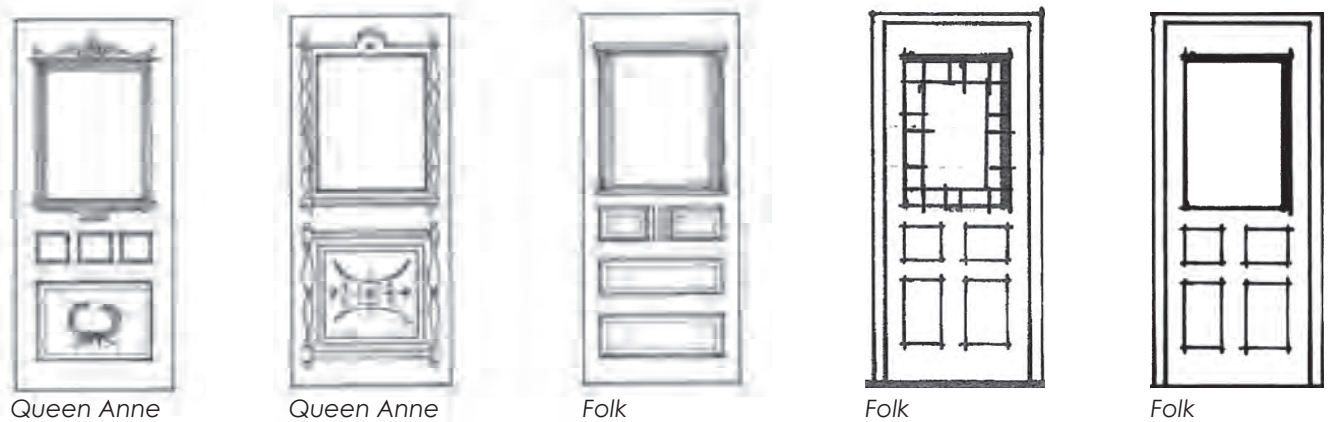
PLEASE NOTE:

If **security** is a concern, install long-throw deadbolt locks with reinforced deadbolt and lockset strike plates. Use extra-long (3") screws to attach strikeplates through the doorjamb and into the studs.
For **energy efficiency**, apply caulk around the interior door frame and maintain or install weatherstripping. Historic solid and paneled wood doors have good thermal properties.

TYPICAL CRAFTSMAN RESIDENTIAL DOORS



TYPICAL VICTORIAN ERA RESIDENTIAL DOORS



Queen Anne *Queen Anne* *Folk* *Folk* *Folk*

This door with a transom above is appropriate for a Victorian-era house.

This replacement door with ornate, faux "leaded" glass would be inappropriate on many historic buildings.

4.33 Repair, rather than replace, a historic door.

- For information about repairing the window or lites in a door, see information about repairing historic wood windows.
- For small areas of damage, consider using a wood consolidant to preserve the original wood.
- If a patch or Dutchman repair is appropriate, remove the least amount of material needed to properly execute the repair. Use wood as close to the original material as possible (same species, grain pattern, and color) for a less visible result.

4.34 If a door cannot be repaired, match its replacement to the original.

- If a similar door on the same building is available to be moved from a less prominent location, this option is preferred.
- If an existing replacement door is not available, match the new replacement door to the original door's design. For example, the number, size, and arrangement of panels and lites should be the same.
- Match the material of the original door, or choose a material that will look similar after it is painted.
- If the original door design is unknown, use a design that is appropriate to the architectural style of the house.

Altering an existing door opening

A change in the size and shape of an original door opening may be considered if (a) the door is not highly visible from the street, such as on a side wall toward the rear of the building, and (b) the existing door is not a character-defining feature of the building and, therefore, may be altered without substantially affecting the integrity of the historic building. Do not alter a historic door opening on the front of a building. If a change is appropriate:

4.35 Design the new door to be compatible with the historic building.

- Use a design that is simple in character and of its own time, so that the door will be easy to identify as being new.
- More flexibility in door design, including size and detailing, may be considered farther back on the side wall of a building.

4.36 Reuse the original door in another location, if possible, or consider storing it for future use.

- If a door opening is to be altered, consider using the original door to replace another door in a more prominent location that is beyond repair.
- Store a historic door in a location where it will be protected from weather and moisture. If storing a historic door in a garage, keep it in an upright position and elevate it above the floor on blocks covered in plastic, to prevent moisture wicking up from the ground.

Doors on a duplex

When converting a duplex with two front doors to single family use, the treatment depends on whether the building was originally a duplex or not.

4.37 Preserve both front doors on a duplex when they are original.

- Retain both front doors; one may be made inoperable.
- Alternatively, replace one of the doors with a window and leave the other door as-is.

4.38 A previously altered front entry may be restored.

- If a building was converted from single-family use to a duplex, and historical evidence for a single front entry door is available, you may restore the front entry to its original configuration.

Installing a door in a new location

In some cases, a new door may be needed in a location that did not have one historically. This may be considered where (a) the new door would not be highly visible from the street and (b) creating the opening would not destroy any key other character-defining features. (See page 2-7 for diagrams that illustrate sensitive and less-sensitive locations for alterations.)

4.39 Design the new door to be compatible with the historic building.

- Use a design that is simple in character and of its own time, so that the door will be easy to identify as being new.
- More flexibility in door design, including size and detailing, may be considered farther back on the side wall of a building.

Preserve the proportions of a historic door and its opening.

This replacement door is a style popular in the mid-20th century and would be inappropriate for a contributing building in the Houston Heights Historic Districts.

A wrap-around porch

Porches

Porches are one of the most important character-defining features for houses in Houston's historic districts. Front porches frame and shelter primary entrances, and they often include distinctive decorative details which help to define an architectural style. Front porches often establish a consistent one-story line along a blockface. Some porches *wrap around* from the front to one or both sides of a house.

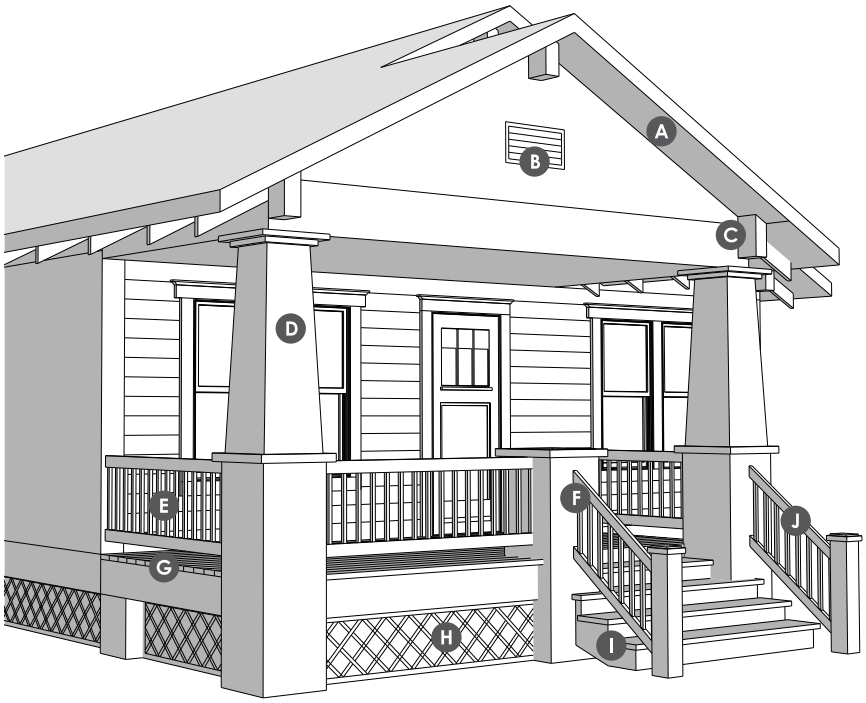
Separate side porches are present on some historic houses. When visible from the street, side porches contribute to the character of both the property and the historic district, particularly when the house is located on a corner lot and the side porch faces a street.

Porches typically consist of the following parts: a hipped, gabled, or shed roof, which is supported by posts or columns and finished with a ceiling; a guardrail/balustrade between the posts, which includes top and bottom rails, with balusters in between; a floor or deck; and steps from the ground to the porch, which may be flanked on either side by posts or piers and sometimes handrails.

Note: Please refer to the Houston Building Code for additional requirements for guardrails and handrails.

TYPICAL PORCH FEATURES

KEY:	
A	Porch Eave
B	Gable Vent
C	Decorative Roof Beam/ Triangular Knee Brace
D	Column
E	Balustrade/Guardrail
F	Raised Pier
G	Porch Deck
H	Skirting/Screening
I	Stringer
J	Handrail



Porches are such important visual elements that inappropriate changes can have a negative impact on the entire house. For example, original porch materials may have been replaced with inappropriate designs, porch components or details may be missing, or a porch may have been partially or completely enclosed to create more living space. Most of these alterations are, fortunately, reversible; many off-the-shelf products match historic designs, and custom fabrication is readily available, when necessary. A property owner who wishes to restore a porch should refer to historic photographs of the property and consult with Historic Preservation Office staff, who can provide helpful guidance.

For Existing Porches

4.40 Preserve an original porch, including its form, materials, and details.

- Keep wooden porch elements painted.
- Maintain the height and pitch of a porch roof.
- Do not enclose a front porch in a way that alters its open character.
- When screening a porch, do not damage or remove existing porch elements, such as posts and railings.
- Maintain the original location of front porch steps.

4.41 Repair, rather than replace, damaged portions of a porch.

- For small areas of damage, consider using a wood consolidant to preserve the original wood.
- If a patch or Dutchman repair is appropriate, remove the least amount of material needed to properly execute the repair. Use wood as close to the original material as possible (same species, grain pattern, and color) for a less visible result.
- Do not replace an entire porch when repair is possible.

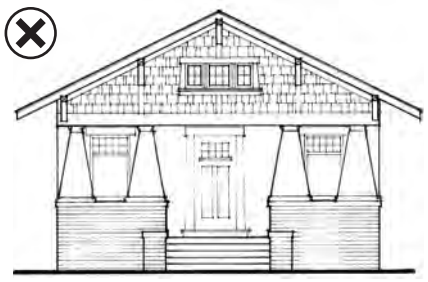
REPAIRING PORCH RAILINGS

Avoid removing original materials that are in good condition or that can be repaired in place.

Before: A deteriorated handrail

After: Handrail repaired and the post replaced in kind

This original porch has been preserved in an appropriate manner.



Oversized columns like these are a modern interpretation of historic details and are appropriate for new construction, but not an existing historic porch.

Consider restoring a porch to its original condition. This porch enclosure is inappropriate.

4.42 If repair is not possible, replace only those elements of the porch which are not repairable.

- Replace a historic porch element to match the original.
- Use materials that match the style, texture, finish, composition, and proportion of the original.
- Match the guardrail (balustrade) of a historic porch in scale, profile, and character.
- Replace wooden porch steps with the same size material and profile. Substitute materials, such as composites, may be appropriate if the appearance matches the original material.

4.43 Replace porch decking with similar materials.

- When replacing deck boards, use the same size material and profile (such as tongue-and-groove). Substitute materials, such as composites, may be appropriate for porch decking.
- Do not replace undamaged deck boards.
- Do not replace a wooden porch deck with concrete.
- Do not cover porch decking with tile.

Adding a New Porch to an Existing Building

A new porch may be added in a location where it will not affect the integrity of the contributing building, such as at the rear of the building or toward the rear on a side wall. A new porch can also be included as part of a larger addition, particularly when the porch helps to reduce the perceived mass and scale of the addition. A new front porch may be added to a noncontributing building where one did not originally exist.

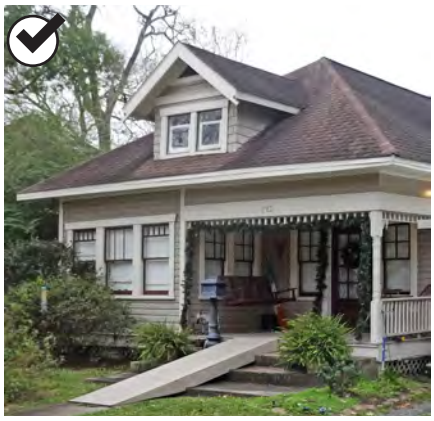
4.44 Design a new porch to be compatible with the existing building.

- Keep the scale, proportion, and character of the new porch compatible with the historic structure.
- Match the finished floor height of the new porch to the existing building.
- The eave height of a new porch can match the eave height of an existing front porch or be lower.
- Use materials that are similar in scale, proportion, texture, and finish to an existing front porch.

4.45 If a porch element or the entire porch is to be reconstructed, base the new design on historical evidence.

- Where an entire original porch is missing, base the replacement design on physical evidence (such as ghosting of post profiles remaining on wood surfaces) or on photographic evidence. Sanborn maps can show the location of the previous porch and whether it was full or partial width. If no photographic evidence exists, look at houses of the same style in your context area and design the porch using simplified versions of those porch elements.
- Size columns and posts appropriately for the porch roof they are supporting and for the bases on which they rest. For example, slender posts will be visually out of balance with large roofs and massive bases.
- Select columns and posts that are appropriate for the architectural style of the house. For example, slender turned wood columns are typical for Queen Anne houses, while thicker square-tapered columns are typical for Craftsman houses.
- Do not use metal columns or railings unless there is clear evidence that they were used historically.
- Use a brick base beneath a wood column only for a Craftsman house and where evidence is available that this previously existed. Stone is not appropriate in the Houston Heights Historic Districts.
- Choose a railing that is in character with the style of the building, and not more elaborate than what existed historically.
- If a one-story porch has its own roof, the height of the porch roof should be lower than the main roof.
- The roof of the porch may be hipped, gabled, or shed. It is not required to match the main roof of the house.

Replacement porch elements (unpainted) match the original components.



A temporary ramp that does not alter character-defining features is appropriate.

Accessibility

If accessibility solutions, such as ramps or lifts, are needed, owners of historic properties should comply to the fullest extent possible with the Americans with Disabilities Act (ADA) and Texas Accessibility Design Guidelines (TAS) provisions, while also preserving the integrity of the character-defining features of their buildings and sites. Design accessibility solutions to minimize impacts on a historic structure.

Installation of accessibility ramps and lifts require a Certificate of Appropriateness but can be approved administratively by the Planning Director. The **removal** of ramps and lifts does not require a Certificate of Appropriateness.

4.46 Adapt historic doorways to make them accessible.

- Instead of widening an existing door opening, install offset or "swing wide" door hinges to increase the usable size of a door opening by two inches.
- Consider replacing door thresholds with beveled alternatives, no higher than ¾ inch, to allow wheelchairs and scooters to maneuver over them easily.
- If historic door hardware is removed for replacement with accessible alternatives, such as lever handles, store the original hardware in a secure location where it will be protected from weather, so that it may be reinstalled at some point in the future.

4.47 Add ramps or lifts to provide access to at least one door.

- The Americans with Disabilities Act recommends that a ramp to be used by someone in a wheelchair or scooter should have no more than a 1:12 slope; that is, for every one inch in height between the starting point and ending point, the ramp should be one foot long.
- If porch components must be removed in order to create access for a ramp or lift, take photographs to document the original condition of the porch. Use hand tools and take care that the components to be removed are not damaged. Store the original components in a secure location, away from weather, with a copy of the photo documentation (also protected from weather). Additional notes about the project may help someone to re-install the removed porch elements in the future.

Building Foundations

Every building sits on a *foundation,* which transfers the weight of the building to the ground. Historically, many 19th-century buildings (regardless of size) were constructed on pier-and-beam foundations. Piers were usually built using bricks or stone blocks, laid together with mortar to create a load-bearing column. Later, piers were built using concrete blocks or poured concrete and sometimes covered in brick or stone veneer. (When wooden posts were used instead of masonry piers, that is a *post-and-beam* foundation.)

A foundation with masonry piers

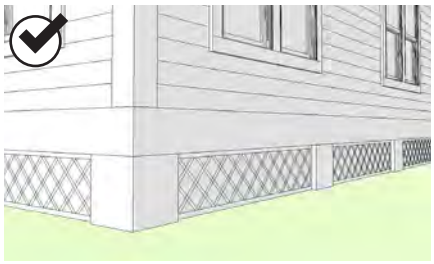
To construct a pier-and-beam foundation, piers were placed at the corners of the building, then equally spaced around the perimeter and across the interior of the foundation. Heavy beams were laid across the piers, with floor joists resting on the beams, and the floor atop the joists. The house was then built on that platform. Pier-and-beam foundations have many benefits, including good ventilation and drainage, easy access to plumbing and other utilities within the crawlspace under the building, and the ability to move with Houston's heavy clay soils as they swell and shrink.

The design of a building's foundation, including the materials used, height of the finished floor, and screening details (where present), are character-defining features.

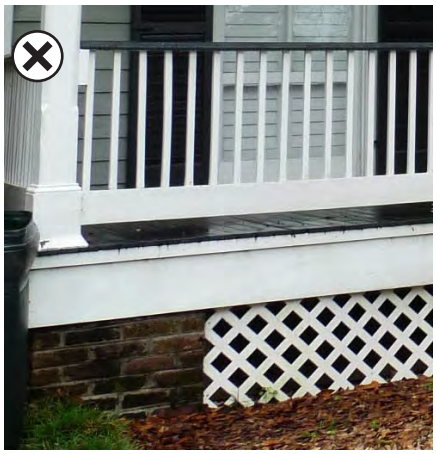
4.48 Maintain the historic height of the finished floor above natural grade, if possible.

HAHC may allow structures to be raised to maintain an appropriate height above the soil, if there is a demonstrated need. Please contact the Historic Preservation Office staff to discuss your individual situation and how best to address the conditions specific to your property.

- Foundation height should not be changed unless required to preserve the integrity of the foundation, such as problems that can occur with insufficient space between the ground and the structure. Changing the height of a foundation may damage porch piers and chimneys, which also must be raised.
- Have piers adjusted or shimmed, if needed, to keep the house level. Consult a qualified foundation professional for more information about this process.



Screening panels may be installed between foundation piers. Screening panels should be framed around the lattice pieces.



Examples of Inappropriate unframed lattice

4.49 Maintain (or add, if desired) screening between piers.
To keep animals out of the crawlspace area, it was and is common for homeowners to install *skirting* or *screening* between foundation piers, particularly under the porch. Historically, this consisted of framed lattice panels, sawn wood balusters, or horizontal wood siding. Because these materials are in contact with the ground, maintenance is essential, and they may need to be repaired or replaced at regular intervals.

- Repair foundation components that are damaged or deteriorated.
- Keep screening materials painted and secured to the piers.
- Periodically inspect and repair any damage to wooden screening material.
- Re-point any eroded mortar joints, to prevent moisture infiltration and damage.

4.50 New screening panels may be installed between piers.

- Choose a screening design that is consistent with the architectural style of the house. Diagonal or square lattice is a good choice for most houses.
- Create panels by setting wood lattice, siding, or balusters into a frame. Do not use unframed materials. Do not use paneling that gives the appearance of stone or brick, or fill the space between piers with concrete blocks or other masonry.
- If using lattice, choose a pressure-treated wood product rather than plastic "garden" lattice, which has very large holes that are likely to admit animals into the crawlspace. If you build your own lattice, you may wish to use wooden slats that measure 1½ inches wide by ¼ inches thick and are arranged with a 1-inch x 1-inch space between, for a historically authentic appearance that will keep out animals.
- If using square (vertical-horizontal) lattice, install so that the vertical pieces are toward the outside.
- Inset the screening panels from the face of the foundation piers. Do not lean or attach panels against the outside of the house or piers, or cover the lower portion of a wall.
- Secure screening panels in a way that does not damage historic materials; for example, attach to mortar joints, rather than drilling into brick.

Historic Shutters

Wooden shutters are found on many historic buildings, although the number of houses in Houston Heights that may have originally had shutters is unknown. Shutters provide security and protection from weather. In the southern United States, shutters typically were constructed with angled, adjustable louvers to allow ventilation while blocking the sun. Not all historic houses had shutters, however, and while historic shutters should be preserved, shutters should not be added to a building that did not historically have them.

Preserve a historic wood shutter.

4.51 Preserve a historic shutter.

- Do not remove historic shutters.
- Shutters are meant to be operational; do not nail them to the wall. Use original hardware, if it still exists, or source appropriate replacements.
- Louvered shutters should be installed so that the louvers angle down and back toward the house when the shutters are open.
- Keep shutters painted, particularly on the upper surfaces, which are more prone to weathering. If painting shutters, ensure that they remain operational afterward.

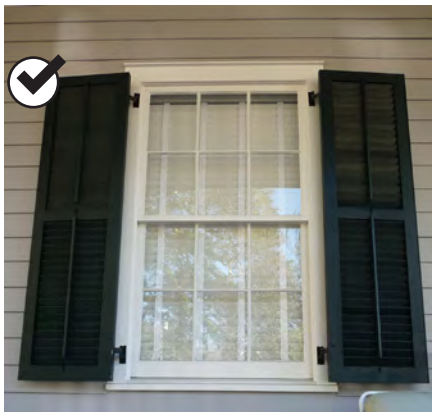
4.52 Repair historic shutters, rather than replacing them.

- Small areas of rot or similar damage are most likely to be found at the window sill, where water may pool or splash onto the lower edge of the shutter. Consider using a wood consolidant in these locations to preserve the original wood.
- If a patch or Dutchman repair is appropriate, remove the least amount of material needed to properly execute the repair. Use wood as close to the original material as possible (same species, grain pattern, and color) for a less visible result.

Use a replacement shutter that fits the window opening.

4.53 If repair is not possible, match a replacement shutter to the original.

- Match the size, depth, texture, and scale of the original shutters. The type of material is not regulated, as long as it is visually compatible.
- Shutters should appear to be operable (even if they are not).
- Do not install shutters that are narrower than the associated window or opening.



Use operable blinds or shutters hung with hinges.

4.54 Do not add shutters to a building that did not have them historically.

- Document the historic presence of shutters through photographs.
- Match the historic shutters in design, size, and proportion.
- Shutters should appear to be operable.

PLEASE NOTE:

For more information, refer to the National Park Service's Preservation Brief No 44: *The Use of Awnings on Historic Buildings, Repair, Replacement and New Design*. https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm

Maintain awning frames and any moving parts.

Awnings are still present on the Milroy House today.

Awnings

Awnings can provide shade and heat control in the summer and may be considered as a preferred alternative to installing replacement windows. Otherwise, awnings are most appropriate when evidence such as photographic evidence or *ghosting* (physical marks on the house) suggests that they were used historically. Fabric awnings have a limited service life of about eight to ten years, if left up year-round. When replacing fabric awning covers, choose a durable, weather-resistant material, such as canvas or a similar woven fabric. A COA is not needed to replace fabric, as long as the awning frame is left intact.

4.55 Preserve and repair an original awning, if possible.

- Do not remove an original historic awning that is made of a material other than fabric.
- Maintain awning frames and any moving parts.
- Keep awnings clean.

4.56 If historical evidence shows that an awning was present, a new awning that fits the window or door opening may be installed.

- Use a shed-type awning for a rectangular window or door opening.
- Use rounded awning forms over arched windows to match the curve of the window opening.
- Do not install a rounded (bubble or dome) awning over a rectangular opening.
- Do not install awnings so that they cover transom lights or decorative millwork, unless historical evidence or documentation shows this condition.

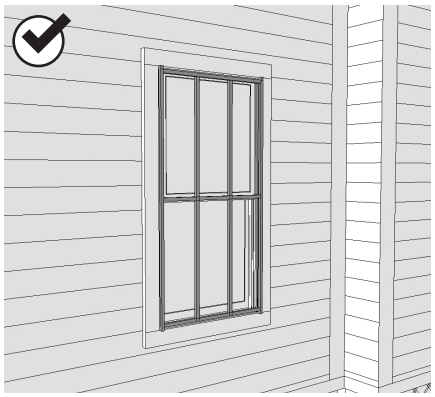
Awnings are visible on the Milroy house in this historic photo (courtesy of Randy Pace).

Burglar Bars

If it is necessary to install security bars (aka *burglar bars*) on a historic building, the bars should be as inconspicuous as possible and must not alter character-defining features of the building. Consider using interior, operable, or transparent devices which will not alter the exterior appearance of the building. The installation of burglar bars requires a Certificate of Appropriateness, but this can be approved administratively by the Planning Director. Removal of burglar bars does not require a Certificate of Appropriateness.

4.57 Minimize the visual impact of burglar bars and similar security devices.

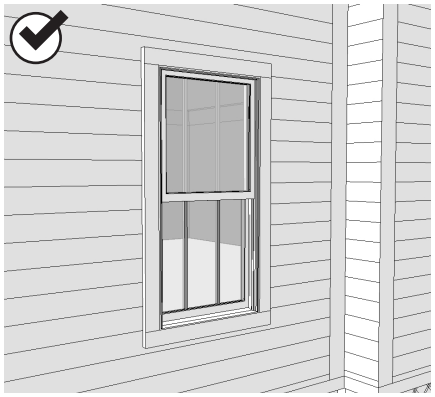
- Locate security bars inside the structure, if possible.
- Avoid an ornate design that would be out of character with the historic building.



Minimize the visual impact of burglar bars by avoiding ornate designs and not damaging features of the building.

4.58 Do not damage character-defining features when installing burglar bars and similar devices.

- Identify character-defining features in advance and plan to avoid drilling, cutting, or removing them during the installation process. The installation of burglar bars must be reversible.



Locate burglar bars inside the structure, if possible.

PLEASE NOTE:

Roof pitch, or steepness, is described as "X-over-12" where X is the number of inches the slope rises vertically for every 12 inches that it runs horlizontally.

A front gabled roof

A hipped roof

A hip-on-gable roof

Roofs

A roof is a prominent character-defining feature of a historic building. The shape, pitch, complexity, materials, and treatment of eaves and soffits are all key characteristics of a roof.

Many roofs on older residential buildings have one of the following shapes: gabled, hipped, pyramidal, hip-on-gable, gable-on-hip, or some combination. Roof shapes may be simple or complex; they may be sloped with a steep pitch or a low pitch. Craftsman roofs typically have a 5-over-12 or 6-over-12 pitch, while Queen Anne roofs are steeper, with an 8-over-12 pitch or higher.

"Flat" (actually flat-appearing, but still slightly angled) roofs are found in many commercial and some later Mid-Century residential buildings. Along with a roof's shape, its complexity and pitch can help identify a building's architectural style.

Typical 19th and early 20th century roofing materials included slate, metal, wood shingles, clay tile, asbestos-cement tile, and composition materials. Today, dimensional composition shingles are common. Slate and clay tile roofs are secured with metal fasteners, which may deteriorate over time and need to be replaced. These roofs can be damaged by unskilled repair attempts; consult with a qualified roofing company that specializes in these products in historic applications.

Eaves may be boxed with soffits, or open with exposed rafter tails. They may be wide or narrow, and may be ornamented with brackets or braces. All of these character-defining details are stylistically distinctive.

While slate, metal, and tile roofing materials should be preserved, composition shingles are designed to have a limited service life. When replacing roofing materials, the new material should be similar in size, shape, and texture with what was used historically, if that is known. If documentation is not available, examples from similar buildings may be considered. A Certificate of Appropriateness is not required for re-roofing with in-kind materials, as long as there is no change to the structure, shape, or pitch of the roof.

If you have or are seeking windstorm insurance, the roofing contractor may need to use impact-resistant shingles, install them in a certain way, and possibly install strapping to secure the roof deck to the trusses, in order for your roof to receive windstorm certification by a qualified inspector. Please consult your insurance agent for more information.

4.59 Preserve the original form of a historic roof.

- Maintain the perceived ridge line, eave line, and orientation of the roof, as seen from the street.
- Maintain the size, shape, and pitch of the historic roof (and dormers, where present).
- Do not alter the pitch of a historic roof.

4.60 Preserve the original eave depth and design.

- Maintain traditional overhangs; these contribute to the building's historic character.
- Do not cut back soffits or exposed roof rafters.

4.61 Repair, rather than replace, historic roofing materials and details, if possible.

- Re-attach loose shingles or other materials.
- Fix any roof leaks or damage immediately.
- When roof materials such as glazed clay tile or slate are in need of repair, consult with a qualified roofing company that specializes in these materials on historic buildings.
- Patch and replace only those areas that are damaged, rather than replacing the entire roof.
- Do not attempt to repair an asbestos-cement shingle roof yourself. Walking on asbestos-cement shingles can cause cracking and other damage. Contact a qualified contractor that specializes in slate or tile roofs.

Do not cut back a roof eave so it is flush with the wall.

Asbestos-cement shingles have an estimated 50–70 year service life.

Maintain traditional overhangs; these contribute to the perception of the building's historic scale and its character.

Patch and replace damaged areas of the existing roof.

PLEASE NOTE:

A certificate of appropriateness is not required for ordinary maintenance and repair, or for reroofing with in-kind materials with no change to the structure, shape, or pitch of the roof.

Re-roofing includes replacing shingles and/or underlayment/ decking. Repairing or reinforcing existing roof joists or rafters as needed to meet windstorm certification requirements, or adding hurricane straps, also does not require a COA.

See: DIVISION 4. - CERTIFICATES OF APPROPRIATENESS
Sec. 33-237. - Exemptions.

The red metal roof on this house is more appropriate for a commercial building, not a residential one.

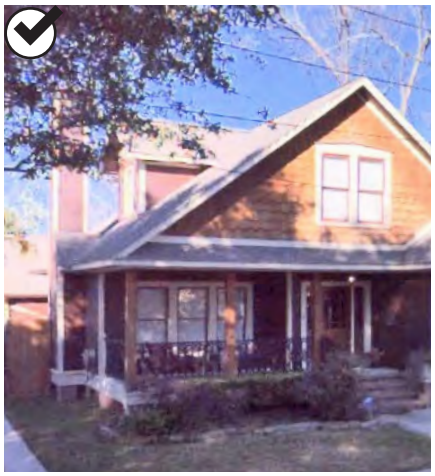
4.62 Apply new roof materials that convey a scale and texture similar to historic materials.

- Use materials that appear similar in texture, pattern, and finish to the original roof material.
- An asphalt or asphalt-fiberglass composition shingle is appropriate for most styles and periods, unless specialty roofing materials (such as slate or clay tile) are present. Either three-tab or architectural (dimensional) shingles may be used. Windstorm-certified, impact-resistant shingles are permitted.
- If new roof decking is needed, consider using a material with a reflective coating on the underside for better energy efficiency.
- If installing a new metal roof, apply it in a manner that is compatible with the historic character.
- Metal roofs are allowed for additions to **residential buildings.**
    - Material should be a typical metal color (silver, bronze, etc.) with a matte, nonreflective finish.
    - Material should be appropriately sized for a residential building. For example, standing seam metal roofs should measure approximately 18–24 inches between interlocking seams. (If ribs are present between the interlocking seams, measure between the seams, not between the seam and the rib.)
- Metal roofs for additions to **commercial buildings** should be appropriately sized and may be finished in a neutral color.
- A tile or slate roof is only appropriate where documentation indicates that it was used historically.

Dormers

A dormer is a small structure that projects from (sticks out of) the roof and has its own roof, window(s), and walls. Dormers were often used, historically, to house a window so that light could enter an attic space. In some cases, dormers were used to create headroom in upper floors and finished attics, creating additional livable space. Dormers may be found singly or in pairs; their roofs are typically the same style (gabled, hipped, etc.) as the main roof of the house. Lower-profile, shed-roofed dormers can be found on some bungalows.

Dormers are subordinate in scale and character to the primary roof. Where they are already present, historic dormers should be preserved. New dormers, if desired, should be compatible with the character of the historic building and subordinate to the primary roof.



Preserve and maintain a historically significant dormer.

4.63 Preserve and maintain a historic dormer.

- Maintain the original size and shape of a dormer.
- Original dormers which are located on a front-facing roof should be preserved.
- For additional information about the parts of a dormer, refer to the guidelines for preserving and maintaining roofs, windows, and walls.

4.64 Repair, rather than replace, deteriorated or damaged elements of a dormer.

- See the guidelines for repairing roofs, windows, and wall materials.

4.65 If repair is not possible, replace only those elements that are beyond repair.

- See the guidelines for repairing roofs, windows, and wall materials.

Locate a new single dormer in a location that is toward the rear of the house and on the side of the roof that is as close to the middle of the lot as possible.

This dormer overwhelms the house and is inappropriate.

4.66 Design a new dormer to be compatible with the historic structure.

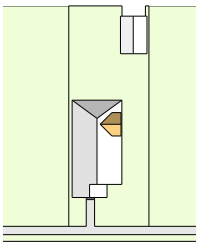
- Dormers must be functional — to create additional living space or allow light to enter an attic space — not merely decorative.
- The style of a new dormer should be in keeping with the style of the house.
- Locate a new single dormer in a location that is toward the rear of the house and on the side of the roof that is as close to the middle of the lot as possible. Do not locate a new dormer on a front-facing roof.
- If two dormers are desired on the same side of the roof, they may be arranged with a historically appropriate spacing between them and do not necessarily need to be located toward the rear of the building.
- If two dormers are desired and they will be on opposite sides of the roof, they may not extend to or cover the ridge of the roof, and they must be located in the rear half of the roof.
- Use a simple design that can be distinguished from, but is compatible with, any historic dormers.
- Do not cover the ridge of the roof with a new dormer.
- Do not extend the dormer over the eave of the roof; set it back from the eave.
- A dormer must be inset from the first-floor side wall below it.

APPROPRIATE AND INAPPROPRIATE DORMER DESIGNS

These images illustrate how the design guidelines for adding a dormer would apply to a series of alternatives.

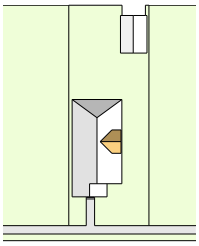
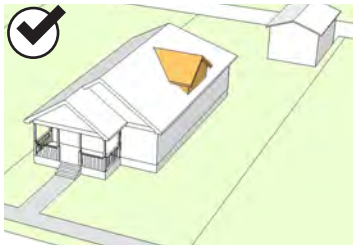
Single Gable Dormer at Rear of Roof

- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



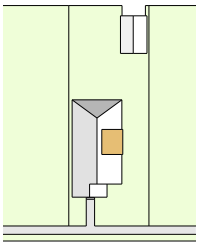
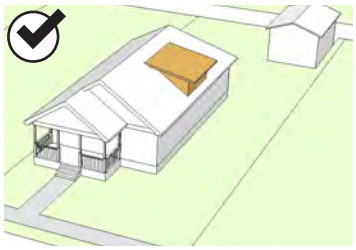
Single Gable Dormer at Mid-Point of Roof

- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions

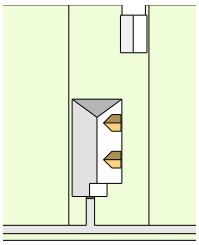

Single Shed Dormer at Mid-Point of Roof

- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions

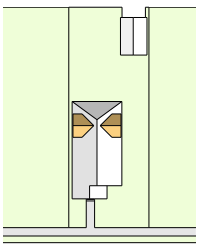

Two Gable Dormers, Traditional Spacing

- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



Two Gable Dormers, Aligned at Rear of Roof

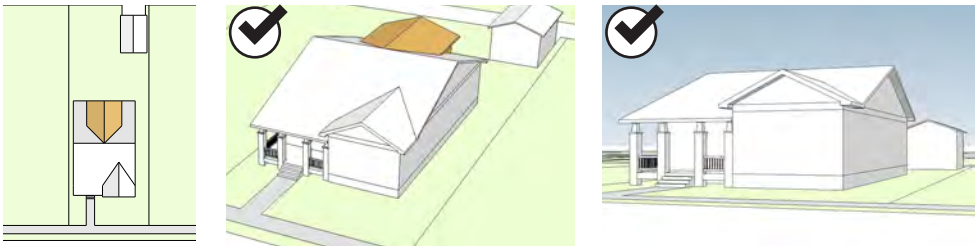
- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



APPROPRIATE AND INAPPROPRIATE DORMER DESIGNS

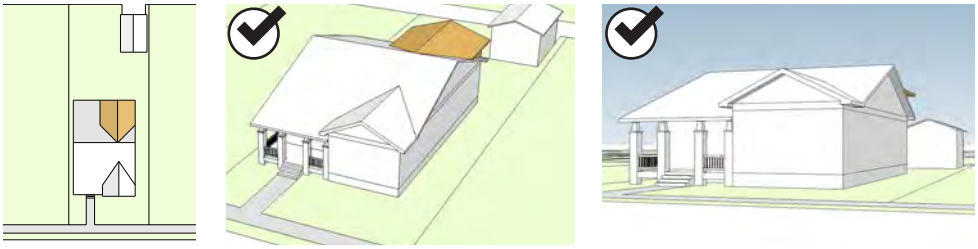
Single Gable Dormer at Rear of Side-Gable Roof (centered)

- Dormer aligns with historic ridge line
- Eave line maintained
- Dormer in historic proportions
- Dormer hidden from street view



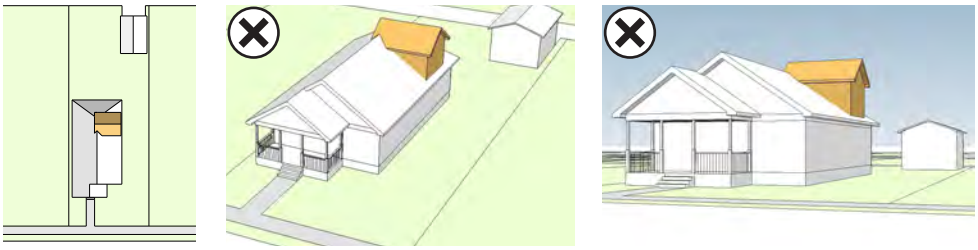
Single Gable Dormer at *the Rear of Side-Gable Roof (moved to one side)*

- Dormer aligns with historic ridge line
- Eave line maintained
- Dormer in historic proportions
- Dormer minimally visible from street view



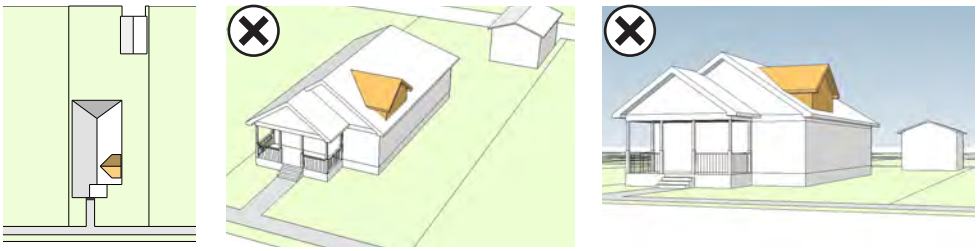
Tall Gable Dormer at Rear of Roof

- Dormer extends past ridge line
- Eave line not maintained
- Dormer is out of proportion



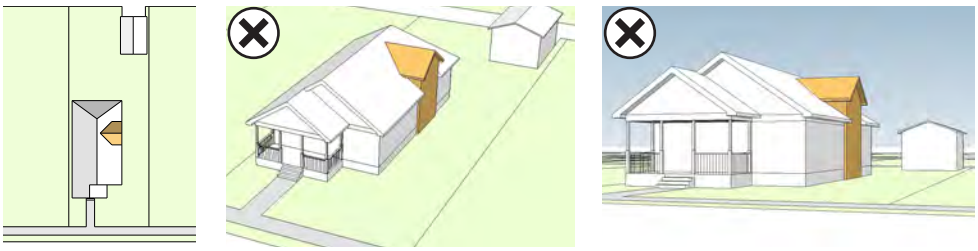
Single Gable Dormer at Front of Roof

- Dormer is not in a subordinate location
- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



Single Gable Dormer at Mid-Point of Roof Extending Out to the Side

- Dormer extends past the historic sidewall
- Ridge line maintained
- Eave line not maintained



Chimneys

Chimneys appear on many historic buildings. In addition to being functional, chimneys are distinctive features which accent rooflines; they should be preserved when that is feasible.

In Houston, exterior chimneys historically were located on any side of a building; interior chimneys are also found in historic buildings.

Common chimney problems include blockages from creosote and other materials, cracks or other damage to the chimney flue, cracks or deteriorated mortar in the brickwork, and issues with the chimney cap or crown, which protects the top of the chimney opening from weather and pests.

A typical brick chimney

4.67 Preserve a historic chimney.

- Do not cover a historic brick chimney with any other material.
- For more information about cleaning, maintaining, and preserving historic masonry, see pages 4-7 and 4-8.

4.68 Repair a historic chimney that has deteriorated.

- Consult with a qualified chimney professional to regularly inspect and repair a chimney, as needed. A mason can help with brick, mortar, or stucco damage.

4.69 Construct a new chimney to be in character with the style of the house.

- Brick or stucco are appropriate materials. Stone is not allowed.
- Do not cover a chimney with siding or leave a metal chimney pipe exposed.
- If there is already a historic chimney, locate any new chimney in a less visible location.

Many historic chimneys are located on the sides of houses in Houston.

PLEASE NOTE:

For information about installing solar panels on the roofs of historic buildings, please visit https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm.

Roof Equipment

Equipment such as antennas, skylights, satellite dishes, and solar panels may be installed on a roof. A Certificate of Appropriateness is required before these items can be installed on the front half of a roof, but the Planning Director can approve that administratively. No Certificate of Appropriateness is needed in order to install roof equipment on the rear half of the roof.

Solar panels should be designed, sized, and located to minimize their effect on the character of a historic building.

4.70 Locate and size roof equipment to minimize its effect on the character of a historic building.

- Locate roof equipment to the side of the roof, below the ridge line, and set it back from the front wall. Do not locate a skylight so that it spans the ridge of the roof.
- Do not locate equipment on front-facing roof slopes.
- Skylights must be low-profile or flush with the roof. Bubble skylights are inappropriate.
- Size the solar panels to remain subordinate to the roof.
- Mount solar panels flush with the roof slope.
- Use a solar panel design that is similar in color to the background of the roof when feasible.
- Ensure that any exposed hardware, frames, etc., have a matte finish, and blend with the roof color (to the extent feasible).
- If possible, locate solar panels toward the rear of the roof.

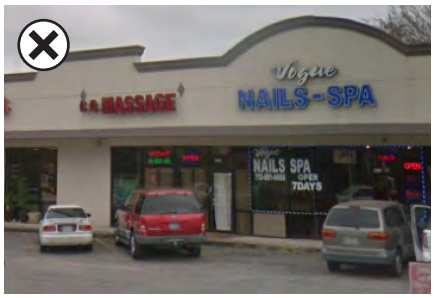
4.71 Do not damage character-defining features when installing roof equipment.

- Protect exterior woodwork, masonry, and trim details.
- Minimize the amount of historic roof material that is to be removed when installing a skylight.
- Avoid obscuring character-defining features such as ornamental details and decorative shingle designs.
- Locate a solar panel so that the ridge line and edges of the roof remain visible.
- Locate a solar panel so that the roof form and materials remain prominent. A substantial amount of the roof surface should remain visible.
- Use the least invasive method to attach solar panels to a roof.
- Do not damage the structural integrity of the roof when installing a solar panel.
- Technologies change over time. Install a solar panel so that it can be removed and the original character of the roof can be restored.

PLEASE NOTE:

For more information about historic signs, see the National Park Service Preservation Brief No. 25: *The Preservation of Historic Signs. https://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm*

A small hanging/bracket sign located under a canopy in the public right-of-way



A noncontributing strip center with internally-lit plastic channel letter signs

Signs

Signage options for traditionally commercial buildings are different than those for residential buildings that have been converted for commercial use. Painted signs on a previously unpainted masonry wall require a COA; no other paint-only signs do. All other types of signs require a COA.

All signs must meet the City of Houston Sign Ordinance (Chapter 46).

4.72 Do not remove or damage historic signs.
Historic signs are those which have gained historic significance due to age; photographic documentation may support this.

- Historic signs which advertise businesses that are no longer on the property may be kept intact or refaced.
- "Ghost" signs (painted on a building) may be restored if this work is done appropriately.

4.73 Use minimal hardware to attach a sign to a building.

4.74 Signs must be appropriate in size, scale, and number.

- Design a sign to be is in scale with the size of the building.
- Appropriately designed signs that are 25 square feet or less in area may be administratively reviewed.
- A commercial sign on a strip shopping center must fit within the storefront space allotted to that business.
- Depending on the building size and location, more than one sign may be appropriate

4.75 Locate and mount a sign appropriately for the type of building.

- Signs should be parallel or perpendicular to the public right-of-way and may not obstruct key character-defining features of the building.
- Signs on commercial building may be placed:
  - Flat against the wall above entrances, windows, storefronts, canopies, or awnings; may not cover windows or decorative architectural elements such as cornices
  - Hanging beneath a canopy, perpendicular to the building
  - Projecting from and perpendicular to the building, mounted on a bracket or vertical fin/blade
  - As painted lettering directly on the building (COA required for masonry buildings)

- Signs on residential buildings which have been converted to commercial use may be placed:
  - Hanging from and in line with a front porch beam
  - Flat against a front porch beam
  - Flat against wall within gable
  - As painted lettering directly on the building (COA required for previously unpainted masonry buildings)
  - As lettering on a canopy or awning
  - On a bracket mounted perpendicular to the building
- Roof signs are not allowed.
- Consider using window signs or decals, monument signs, or pole signs (none of which are regulated) as an alternative to attaching a sign to a building. Window signs should not cover more than 50% of a window.

PLEASE NOTE:

Plastic cabinet signs or channel letters may be considered **only** for a noncontributing structure.

Open faced, individual letters inset with neon lighting, located above the entrances and canopy on stilts instead of against the wall face

4.76 Select an appropriate material for the sign.
Decisions about appropriate materials may depend on the type and style of building. Signs may be fabricated from the following materials:

- Wood
- Metal
- Paint applied directly to the building
- Fabric
- Neon
- Individually cut metal channel letters/graphics
- Acrylic non-illuminated letters

Creative signs that represent the kind of business being advertised are encouraged.

4.77 If desired, select an appropriate method of lighting a sign.
If a sign is lighted, it must be illuminated indirectly, using an external light source. Signs may be illuminated using the following methods:

- Flood lighting or gooseneck lighting
- Neon
- Lighting inside open-faced metal cabinet letters
- Reverse-channel (backlit) individual letters mounted on the building with a separate light source behind each one
- Signs may not be internally illuminated.

A noncontributing building with signs located within allotted storefront space, placed above entrances along the canopy

SECTION 5:
MEASURABLE STANDARDS AND RELATED GUIDELINES FOR ADDITIONS AND NEW CONSTRUCTION

The City of Houston's historic preservation ordinance requires changes to existing buildings, including additions and all new construction within the historic districts, to be compatible with contributing buildings in the context area in terms of massing, form, scale, and proportions. Property owners, builders, and architects have asked for more specific guidance to help them plan projects that are likely to be approved by the HAHC. In response to those requests, this document includes measurable (quantitative) standards which do not require interpretation; the standards are either met or they are not.

These standards were developed using the City of Houston's Geographic Information Systems data about contributing properties in the three Houston Heights Historic Districts, as well as input and feedback from the community, gathered over more than 24 months through numerous public meetings, a historic district-specific Compatible Design Survey, and comments from individuals.

This section includes measurable standards for additions and new (infill) construction. Additional qualitative design guidelines for additions are provided in Section 6. Additional qualitative guidelines for new construction are provided in Section 7.

IN THIS SECTION

A streetcape with front porches and yards encourages neighborly interaction.

A streetcape of townhouses

INTRODUCTION

The collection of buildings along a blockface creates a streetscape. The size and shape of those buildings, along with their distance from the street and orientation, together affect the overall look and feel of the neghborhood.

The way that buildings relate to the street and each other affects the way that people relate to them, as well. For example, consider a block full of tall townhouses with front-loading garages and little or no lawn and landscaping between the buildings and the street. Contrast that with a neighborhood where one- and two-story houses are all set back from the street far enough to create a sizeable front yard, with room for plenty of flowers and shrubs, but close enough to the sidewalk so that neighbors sitting on their porches can converse with passersby.

To maintain a consistent streetscape, buildings must be appopriately sized and sited on their lots. In order to determine what is appropriate for the Houston Heights Historic Districts, the City has evaluated the historic buildings within the districts to determine typical lot and building sizes, massing, orientation, and setback from the street.

GUIDELINES RELATED TO MEASURABLE STANDARDS

The following guidelines are intended to supplement the measurable standards that follow.

Lot Size and Orientation

Although lot sizes vary, most lots in the Houston Heights Historic Districts are 50 feet wide by 132 feet deep, or 6,600 square feet.

Building Orientation

The way in which buildings address the street is an important characteristic of the streetscape. Most buildings in the Houston Heights Historic Districts face the street, with very few exceptions. In most cases, front doors also face the street, although some houses have inset porches with side-facing doors that open onto the front-facing porch. Some commercial buildings, which are located on corner lots, have cutaway doors at the corner of the building.

For Existing Buildings with Additions

5.1 Maintain front-facing primary facades, porches, and entry doors.

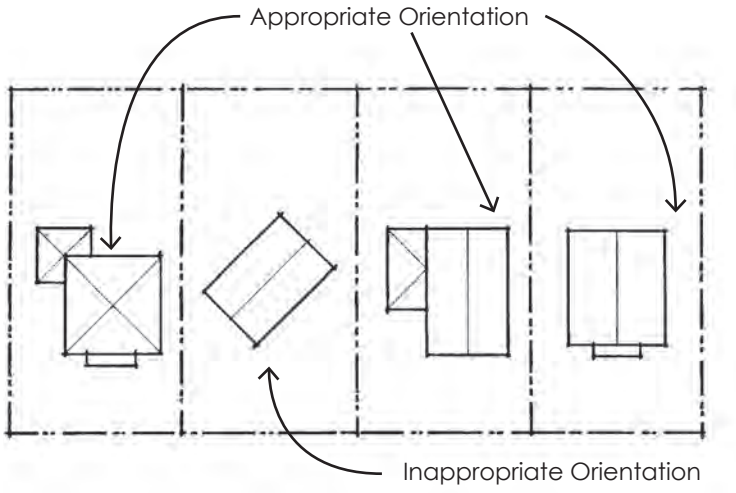
- Do not remove a front porch.
- Maintain primary entry doors that were originally side-facing and open to the porch.
- Preserve corner doors on commercial buildings where these exist.

For New Construction

5.2 Design the building with a primary entry door that faces the street, rather than a side property line.

- Site a building with its front wall parallel to the street.
- A residential or commercial building on a corner lot should have a clearly identifiable primary entrance.

Orient the face of a building to the street.



A new building should be oriented to be compatible with contributing buildings in the context area.

Building Size and Compatibility

The Houston Heights Historic Districts contain both contributing and noncontributing structures. Contributing buildings, which are used to determine compatibility for alterations to existing buildings, as well as additions and new construction, are mostly one- and two-story single-family residential buildings. The districts also contains some contributing commercial buildings, which are also mostly one or two stories in height. Most of these historic commercial buildings are located in Houston Heights Historic District East.

The districts also contain noncontributing buildings of various sizes, some of which are quite large. These include houses, multi-family apartment complexes or condominiums, and commercial buildings. Many of these were constructed before protections for the historic districts were established through the historic preservation ordinance.

Some buildings have been expanded through additions. The presence of an addition does not necessarily affect a building's contributing status, but an addition that greatly encroaches on a historic building or that has resulted in the removal of substantial historic material may cause a building to be reclassified as noncontributing at some point in the future, if the district inventory is updated. Such a reclassification may result in the loss of eligibility for the Historic Site Tax Exemption program.

Because the City's historic preservation ordinance has evolved over time, some additions to contributing buildings which were previously approved by the HAHC might not be approved today. Each COA application is considered based on its own merits, the unique conditions of the property in question, and the ordinance criteria and design guidelines in place at the time of application.

For Additions to Contributing Buildings

Because contributing structures are the most important buildings in the historic district, they must remain prominent. That means that an addition should be visually subordinate to the original building.

5.1 Keep additions visually subordinate to the historic building.

- Locate the addition where it will not be highly visible from the public right-of-way.

5.2 Manage the addition's size, scale, and proportions (relationships between building elements).

- A rear addition may be one story or two stories tall. Plate heights should be similar to those of the existing building.
- One-story side additions may be added to a one-story or two-story building. Two-story side additions may be added only to two-story buildings.
- The finished-floor height of an addition should match the finished-floor height of the existing building.
- Eave heights for an addition should be the same or lower than the existing building when the addition is attached directly to the existing building. When the existing building and addition are separated by a connector, the eave height may be 12–18 inches taller, as long as the addition remains visually subordinate.
- Plate heights of an addition should match those of the existing building; in general, second-floor plate height should be less than first-floor plate height.

For Additions to Noncontributing Buildings

Additions to noncontributing structures are required to be compatible with the scale and proportion of the contributing buildings in the context area. This applies to the building overall, as well as to individual building elements.

5.3 Design an appropriately sized addition.

- Design the addition with overall height, porch eave height, main roof eave height, and ceiling (plate) heights that are consistent with the existing noncontributing structure or with contributing buildings in the context area.

For New Construction

Because contributing structures are the most important buildings in the historic district, they must remain prominent. New construction must be compatible with the scale and proportion of contributing buildings in the context area. This applies to the building overall, as well as to individual building elements. New buildings should not overshadow contributing structures within the context area.

5.4 Design a new building to be compatible with the scale and proportion of contributing buildings in the context area.

- A new building may be one story or two stories in height.
- First-floor finished-floor height may not exceed 32 inches above natural grade unless the finished-floor height of contributing buildings in the context area is greater. (Please provide supporting data.)
- Wall cladding materials, such as siding or brick may be traditionally sized or larger.
- Design the building with porch eave height, main roof eave height, and ceiling (plate) heights that are consistent with contributing buildings in the context area.
- Use header heights for doors and windows that are similar to contributing buildings in the context area.

NOTE: Finished-floor height standards may change if new data becomes available. For example, if FEMA flood hazard maps, when updated, indicate that buildings in these historic districts are at risk of flooding, the maximum finished-floor height will be revisited at that time using applicable technical data. Please contact Historic Preservation Office staff with any questions.

To apply for approval of a finished-floor height above 32 inches, please see the instructions on page 5.8.

Mass, Form, and Scale

Massing, or architectural form, is the overall shape and volume of a building. The proportion of *solid* surfaces (walls, roof) to *voids* (windows, doors, porches) also affects the perception of form and volume. A building's size and shape have as much effect on its overall appearance as do stylistic details and decorative accents. In architectural terms, size and shape are more precisely described by the terms mass, form, and scale. These three characteristics are among the most important character-defining features of a historic building. (For more information about mass, form, and scale, see Section 2.)

Most contributing houses in the Houston Heights Historic Districts are relatively small, with simple rectangular shapes. Subordinate building elements are mostly rectangular and, generally, project from the main house in the form of front porches and small additions. Where additions increase both the size and complexity of contributing buildings, they are located far enough from the street to be visually subordinate to the traditional forms of the original houses.

For Additions

5.5 Preserve the original walls of the building.

Walls enclose and make visible the forms that make up a building. In architecture terms, a wall may be a single plane (that is, a flat continuous surface) or it may be articulated, with areas that are set in or project out.

5.6 Preserve the original corners of the building, wherever those occur.

5.7 Preserve the shape of the roof;.

5.8 Preserve any historic porches.

5.9 Maintain the historic heights, widths, and proportions of building elements and architectural details (including doors and windows).

For Additions and New Construction

5.10 Avoid complex building forms or roof shapes, such as those typically found on 21st century houses.

5.11 Use traditional proportions of solid walls to voids (windows, doors, and porches).

MEASURABLE STANDARDS

The following pages contain the quantitative (numerical) standards for the Houston Heights Historic Districts. These standards are to be used for all context areas, unless the applicant can provide adequate documentation that contributing buildings in the proposed project's context area typically exceed these standards.

If an applicant wishes to propose alternative numbers in such a situation, they must provide the following evidence:

- A list of all contributing buildings in the context area, by street address
- For each building, the applicable measurement (to the nearest inch)
- A statement explaining how the measurements were collected; i.e., using a physical measuring tool or a digital approach
- The proposed alternative numerical standard

The Planning staff in the Historic Preservation Office will verify the data presented by the applicant and provide HAHC with the applicant's data and, if necessary, any corrections to that data.

HAHC will consider the data presented and determine whether or not to use the applicant's proposed numerical standards when considering the application.

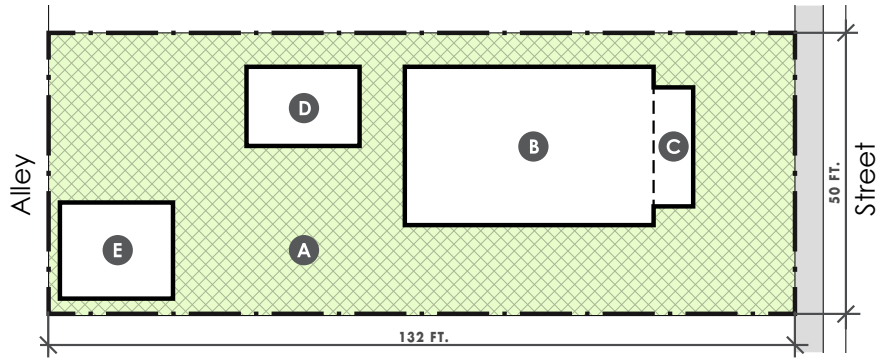
- HAHC may consider mean and/or median values, but is not obligated to do so.
- The City's Historic Preservation Ordinance defines *typical* as "being within commonly occurring values in a group. Extreme values within a group are not necessarily typical of that group." HAHC may choose to disregard outliers, such as a single, especially large building in a context area.

To request approval to increase finished-floor height based on increased risk of flooding, please provide documentation, such as photographs showing previous flooding of your property, proof of prior flooding into or close to existing structures, etc., as well as current finished-floor height measurements of all structures on the property.

Maximum Lot Coverage

Lot coverage is a measure of the percentage of a lot's surface that is covered by buildings, expressed as a decimal (such as .44). Lot coverage is calculated by dividing the total area of included building footprints by the total area of the lot, where building footprints are measured at the outside of exterior walls.

CALCULATING LOT COVERAGE



KEY	
A	Lot area
B	House ground floor area
C	Porch ground floor area
D	Detached accessory building ground floor area
E	Detached garage ground floor area

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

To calculate the maximum square footage (sf) allowed for your lot, multiply the area of the lot by the percentage shown in the table.

For example:

6,600 sf lot x 0.40 = 2,640 sf max. coverage

4,560 sf lot x 0.44 = 2,006 sf max. coverage

9,000 sf lot x 0.38 = 3,420 sf max. coverage

Include these in lot coverage calculations:

- Primary structures (such as houses or other main buildings)
- Attached garages and storage space
- Detached garages (area over 400 square feet)*
- Sunrooms or enclosed porches with walls and windows

Exclude these from lot coverage calculations:

- Detached garages (up to 400 square feet)*
- Roof overhangs
- Open or screened-in porches; uncovered decks or patios
- Detached accessory structures other than garages or garage apartments
- Carports
- Pavement and driveways

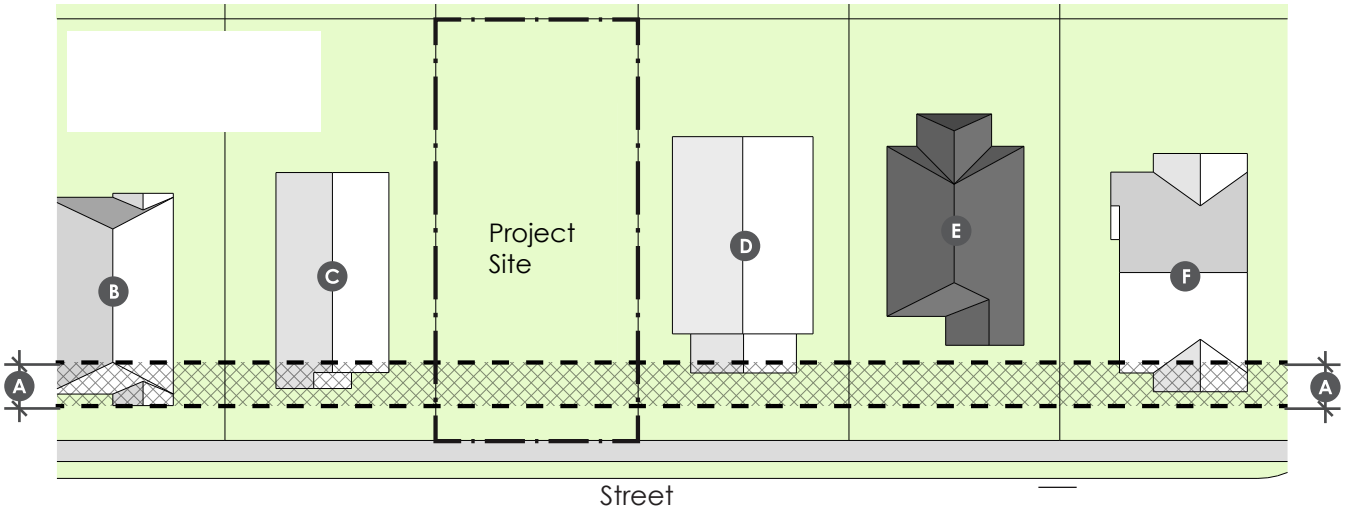
* When calculating lot coverage, you may exclude that portion of the footprint of a detached garage which measures 400 square feet or less. For example, if the footprint area of a detached garage is 316 square feet, you may exclude the entire 316 square feet from the lot coverage calculation. If the footprint area of the detached garage measures 482 square feet, you may exclude 400 square feet, leaving 82 square feet to be included.

Front Setbacks (for New Construction)

A setback is the distance from the property line to the front wall, porch, or other exterior feature of a building. The amount of setback at the front of a residential building determines the size of the front yard and affects how the building relates to the street. As a practice, when introducing a two-story house on a predominantly one-story home blockface, HAHC recommends that the two-story house be set back 1–3 feet from the prevailing setback line. If deed restrictions or minimum building line requirements also apply to a property, the most restrictive standard shall be used.

Historic Preservation Office staff may already have this data for your block; please check with them first.

FRONT SETBACK RANGE



KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

When all contributing buildings in the context area have approximately the same front setback, make new construction consistent with that.

When front setbacks vary for contributing buildings within the context area, place new consruction within the range of front setbacks, as shown above. If front setbacks are varied within the context area, matching the immediately adjacent properties will yield the most compatible result.

Rear Setbacks

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Side Setbacks (for Additions and New Construction)

New structures and additions must be located at a minimum distance from the front and side property lines. Those distances, also known as setbacks, are measured from the property line to the closest wall, porch, or exterior feature.

The City of Houston requires a minimum three-foot side setback for all properties, unless an easement or other agreement allows a smaller distance. On a corner lot, the building must be at least 10 feet from a "local" street on street-facing sides. A larger setback may be required for other types of streets or may be different in case of maintenance easements or if you have a neighbor's written consent. For example, Heights Boulevard is considered a major thoroughfare and requires a minimum 25-foot setback on street-facing sides.

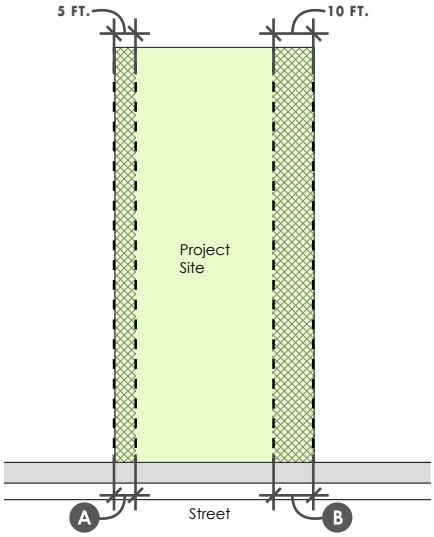
Within the Houston Heights Historic Districts, the side setback is increased to a minimum of five feet on each side and a cumulative total of 10 feet for one-story houses and 15 feet for two-story houses.

This standard was established to reinforce traditional development patterns, and in response to numerous complaints from property owners about their neighbors building tall walls at the three-foot property line, resulting in a loss of privacy and sunlight. In combination with eave height limits, these side setback requirements are intended to move the building mass toward the center of the lot and away from the property lines.

Please note the following important points:

- If the existing house is less than five feet from the property line:
    - A one-story addition can match the side setback of the existing house or a three-foot side setback, whichever is greater.
    - A two-story addition must have a minimum five-foot setback.
- For the purpose of determining maximum allowable eave height, the side setback for the entire building is measured at the portion of the building that is closest to the property line.
- Buildings on corner lots should be consistent with the front setbacks of existing contributing buidlings on both front and side streets.
- Minimum building lines on some blocks may also apply, if present.

SIDE SETBACKS



KEY	MEASUREMENT	APPLICATION
A	**5 FT.**	Minimum distance between the side wall and the property line.
B	**REMAINING**	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	**10 FT.**	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Note: This diagram shows just one example of a side setback configuration.

Maximum Floor Area Ratio

Floor Area Ratio (FAR) is the ratio of eligible building area to lot size. FAR is calculated by dividing the total square footage of conditioned and unconditioned space in eligible buildings by the square footage of the lot, with the result expressed as a two-digit decimal (such as 0.44). FAR applies to both new infill construction and additions to existing buildings (contributing and noncontributing).

Include these in FAR calculations:

- Primary structures (such as houses or other main buildings)
- Sunrooms or enclosed porches with walls and windows
- Attached garages and storage space
- detached garages (area over 400 square feet)*
- Detached garage apartments (area over 400 square feet)**
- Attics with dormers in new additions, new construction, and noncontributing houses

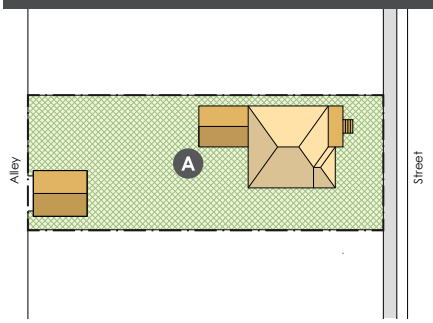
Exclude these from FAR calculations:

- Detached garages (area up to 400 square feet)*
- Detached garage apartments (area up to 400 square feet)**
- Attics in existing contributing buildings
- Attics without dormers in new additions, new construction, or noncontributing houses
- Roof overhangs
- Open or screened-in porches; uncovered decks or patios
- Detached accessory structures, other than garages and garage apartments
- Carports
- Pavement and driveways

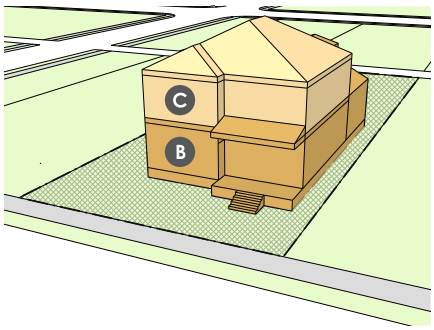
* When calculating FAR, you may exclude that portion of a detached garage which measures 400 square feet or less. For example, if the area of detached garage is 316 square feet, you may exclude the entire 316 square feet from the lot coverage calculation. If the area of the detached garage measures 482 square feet, you may exclude 400 square feet, leaving 82 square feet to be included.

** Additionally, you may exclude that portion of a detached garage apartment which measures 400 square feet or less.

CALCULATING FLOOR AREA RATIO



A	Lot Area
B	1st Floor Area
C	2nd Floor Area



LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

1. To calculate the maximum square footage allowed for your lot, multiply the area of the lot by the FAR number shown in the table (left).

For example:

6,600 sf lot X 0.44 = 2,904 sf

2. Measure the square footage of existing buildings.

For example:

1st Floor Area = 1,307 sf
2nd Floor Area = 1,280 sf
Detached Garage = 480 sf

3. Subtract the exemption for a detached garage or garage apartment, if applicable:

For example:
Detached Garage = (400 sf)

4. Calculate the total building area for the property.

For example:
1st Floor Area = 1,307 sf
+ 2nd Floor Area = 1,280 sf
+ Detached Garage = 480 sf
– Garage Exemption = (400 sf)
Total Building Area = 2,667 sf

5. Compare maximum allowed square footage vs. net square footage of existing buildings.

For example:
Max. square footage = 2,904 sf
Existing building area = 2,667 sf

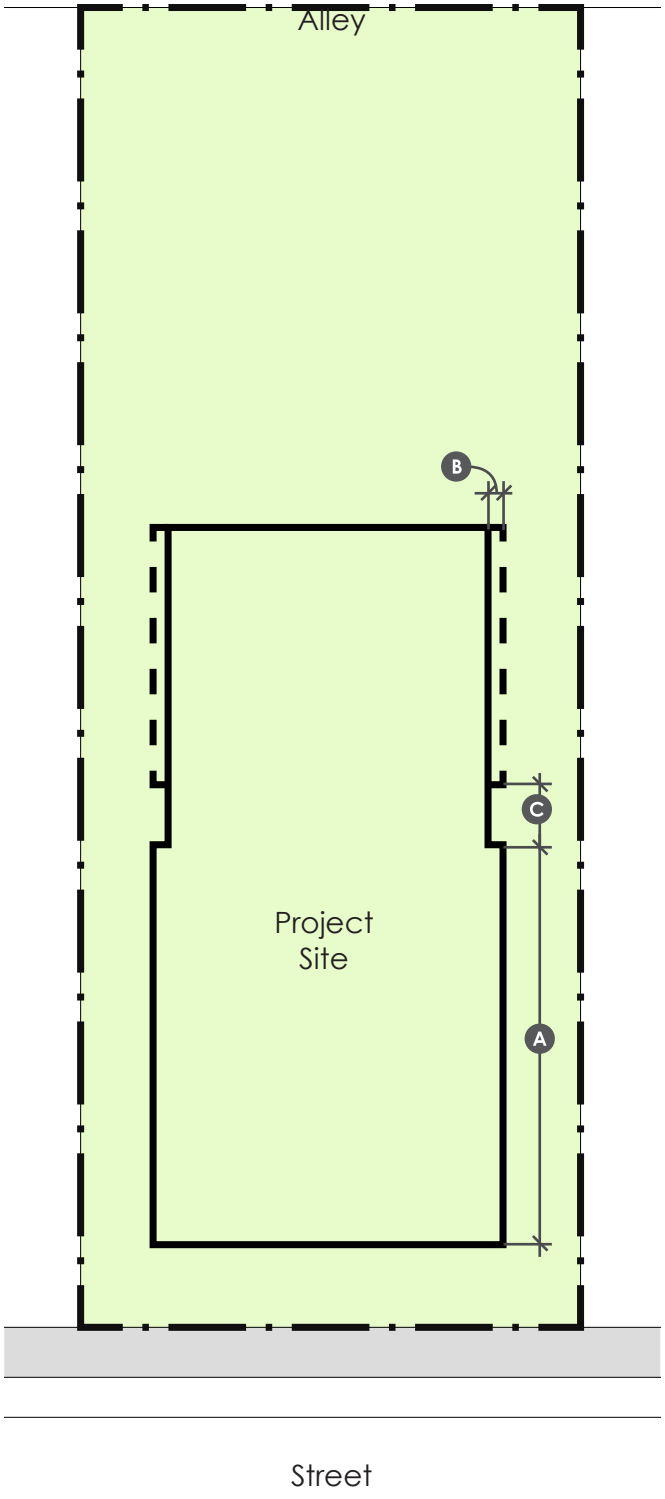
Existing building area is lower than maximum square footage by 237 sf, so an additional 237 sf could be added to this property.

Note: Converted attic space in an existing contributing building is not included in FAR.

Side Wall Length and Insets

Maximum overall wall lengths have been established for front walls and side walls. In addition, these design standards establish how long a wall can be before a portion of a wall must be inset relative to the rest of the wall. These measurements apply to both one-story and two-story buildings.

SIDE WALL LENGTH



SIDE WALL LENGTH

KEY	MEASUREMENT	APPLICATION
A	50 FT.	Maximum side wall length without inset (1-story)
	40 FT.	Maximum side wall length without inset (2-story)
B	1 FT.	Minimum depth of inset section of side wall (1-story)
	2 FT.	Minimum depth of inset section of side wall (2-story)
C	6 FT.	Minimum length of inset section of side wall

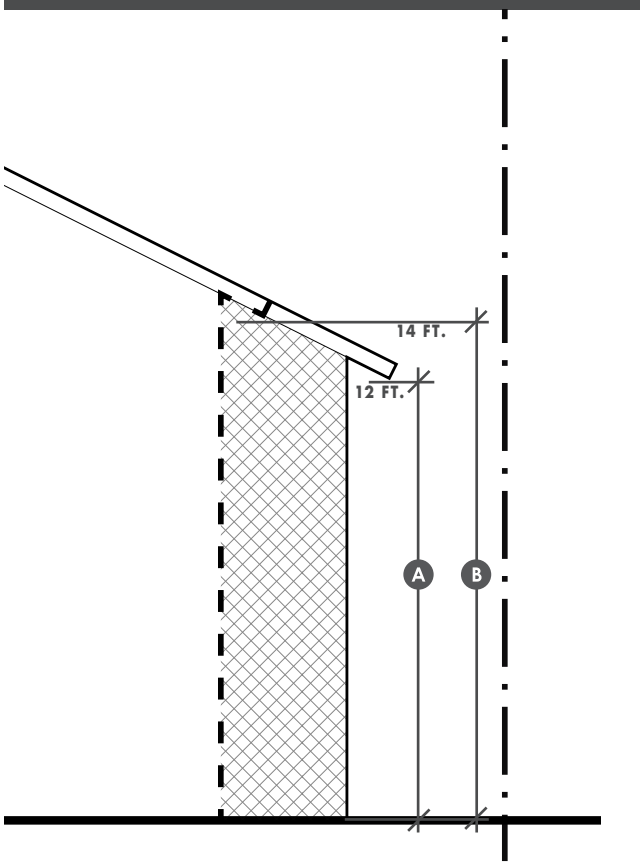
Eave Height

An eave is the overhanging lower edge of a roof. Eave height is the vertical distance from the ground to the eave, as measured from existing natural grade relative to a fixed point in the right-of-way, such as the crown of the street or a manhole cover. Measure to the eave where it is parallel to the ground.

Eaves on an addition should be the same height or lower than the eaves for the same floor of the existing contributing house. If the house and a new detached garage have the same number of stories, the eaves of the garage should be lower than those of the house.

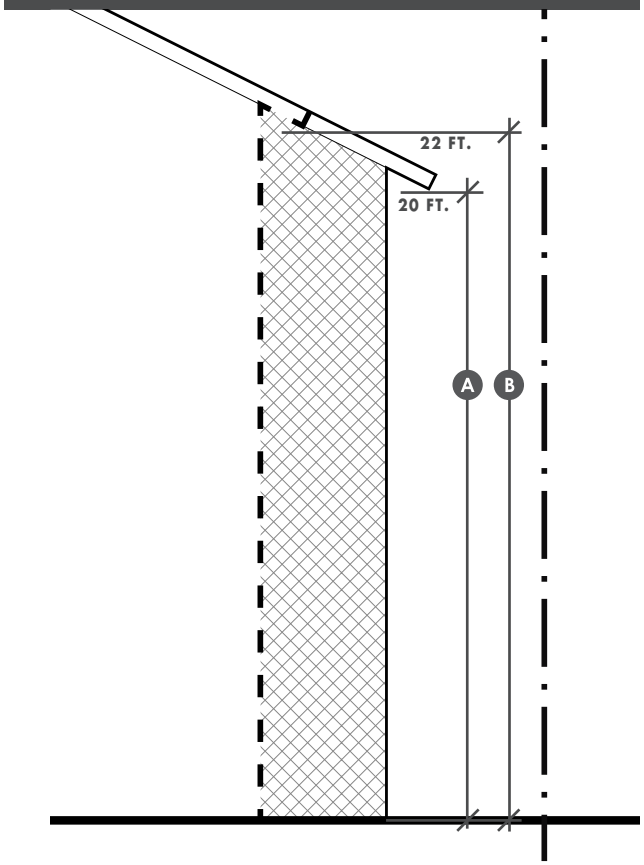
For new construction, the maximum eave height is established at the minimum side setback from the property line; it can increase one foot in height for each one foot increase in side setback up to the maximum allowable eave height. Smaller increases in side setback qualify for the equivalent increase in eave height; for example, an additional seven inches of side setback would result in a maximum of 14'-7" eave height for a one-story roof.

PRIMARY BUILDING 1-STORY EAVE HEIGHT RANGE



KEY	MEASUREMENT	APPLICATION
A	**12 FT.**	Maximum 1-story eave height at the 5 FT. minimum side setback
B	**14 FT.**	Maximum 1-story eave height at 7 FT. or greater side setback

PRIMARY BUILDING 2-STORY EAVE HEIGHT RANGE



KEY	MEASUREMENT	APPLICATION
A	**20 FT.**	Maximum 2-story eave height at the 5 FT. minimum side setback
B	**22 FT.**	Maximum 2-story eave height at 7 FT. or greater side setback

Building Wall (Plate) Height

Plate height is the distance from the subfloor of a building to the top of the framed wall; in other words, it is the height of one "floor" of the building.

Additions

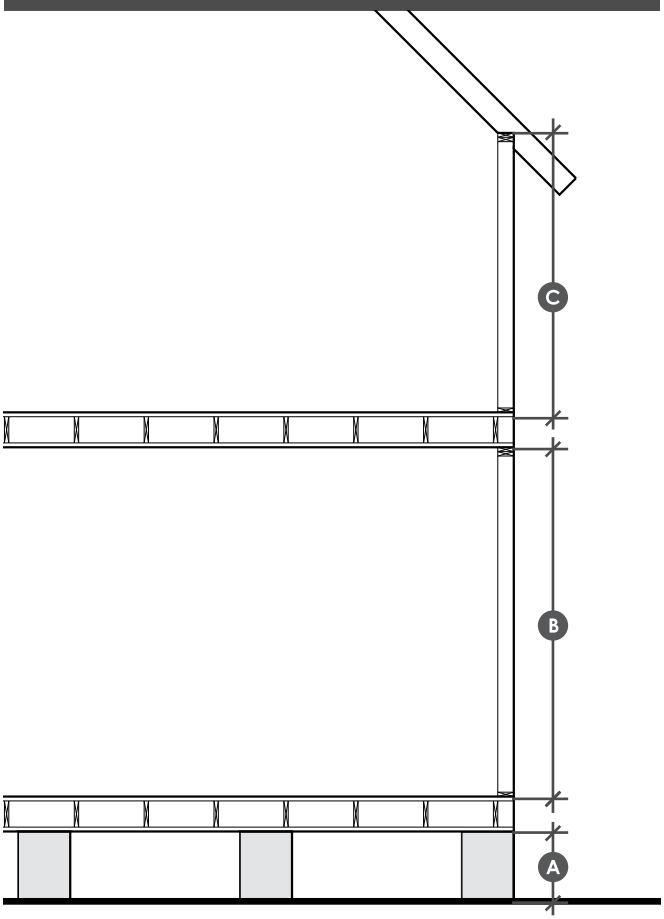
Plate heights for additions should appear to be the same or lower than those of the existing house. Taller ceilings, if desired, can be achieved with a lower foundation, or if the ceiling is vaulted or otherwise tucked into the roof structure.

New Construction

There are no plate height limits for one-story new construction.
Two-story new construction must not exceed the plate height limits shown below, unless data from contributing buildings in the context area indicates otherwise.

KEY	MEASUREMENT	APPLICATION
A	**32 IN.**	Maximum finished floor height
B	**10 FT.**	Maximum first floor plate height
C	**9 FT.**	Maximum second floor plate height

PRIMARY BUILDING WALL PLATE HEIGHT



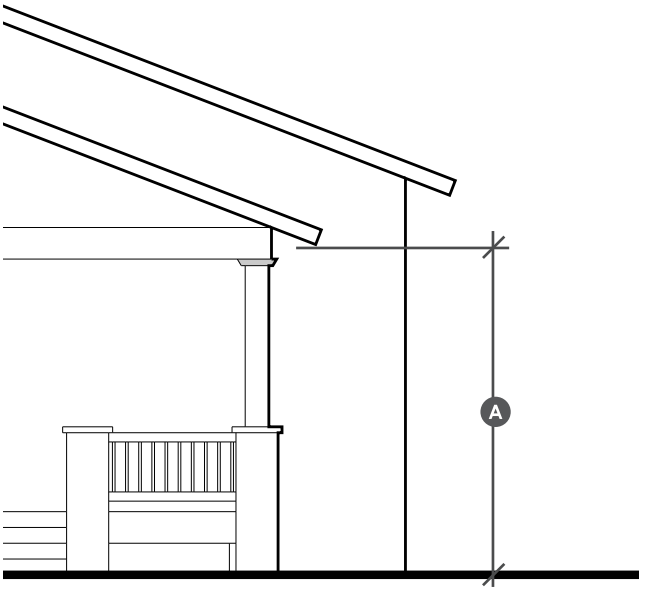
Porch Eave Height

A porch may be included as part of an addition. A porch eave is the overhanging lower edge of the porch roof. Eave height is the vertical distance from the ground to the eave, as measured from existing natural grade relative to a fixed point in the right-of-way, such as the crown of the street or a manhole cover.

Porch roofs should be lower than the main roof of the building, unless the main roof extends over the porch. Ideally, the porch beam will partially obscure the tops of the windows.

KEY	MEASUREMENT	APPLICATION
A	**9-11 FT.**	Minimum and maximum 1-story porch eave height.

FRONT AND SIDE PORCH EAVE HEIGHT RANGE



Front Wall Width and Insets

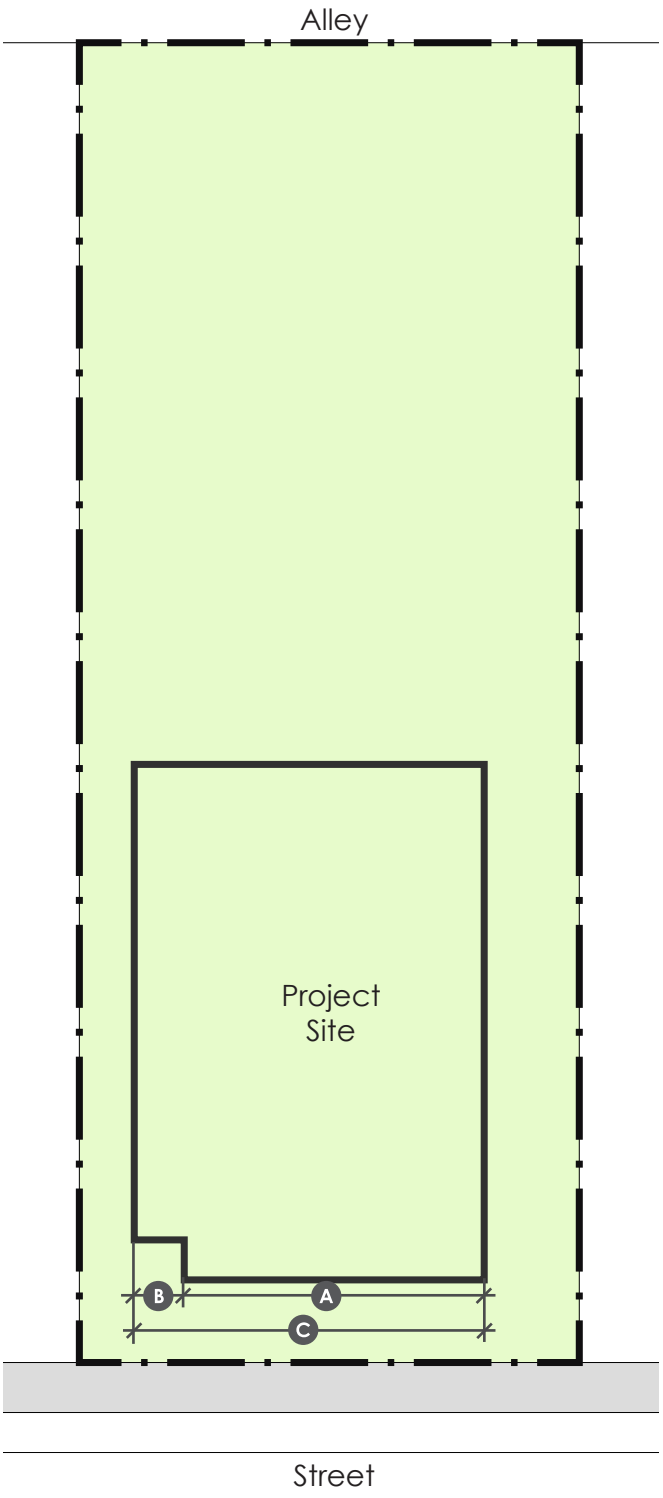
The following maximum overall widths have been established for front walls. In addition, these design standards establish how wide a wall can be before it must be inset, with a portion of a wall set farther in relative to the rest of the wall. These measurements apply to both one-story and two-story buildings.

Overall building widths are dependent on the width of the lot. The maximum width of a one-story building on a 50-foot-wide lot with a 10-foot minimum cumulative side setback is 40 feet. As a lot gets wider, the building can be wider, to a point; for every two feet of additional lot width, the building can be one foot wider. Smaller increases in lot width qualify for the equivalent increase in building width, using a 2:1 ratio; for example, a 60-foot-wide lot could have a maximum 50-foot-wide building.

Note; Use this standard when designing new construction or if you are proposing to widen a noncontributing house. Widening the front wall of a conributing house is not allowed.

KEY	MEASUREMENT	APPLICATION
A	**30 FT.**	Maximum front wall width before inset
B	**4 FT.**	Minimum width of inset section of front wall
C	**40 FT.**	Maximum width of 1-story building for lots </= 50 ft wide
	35 FT.	Maximum width of 2-story building for lots </= 50 ft wide
	50 FT.	Maximum width of building for lots > 50 ft wide

FRONT WALL WIDTH



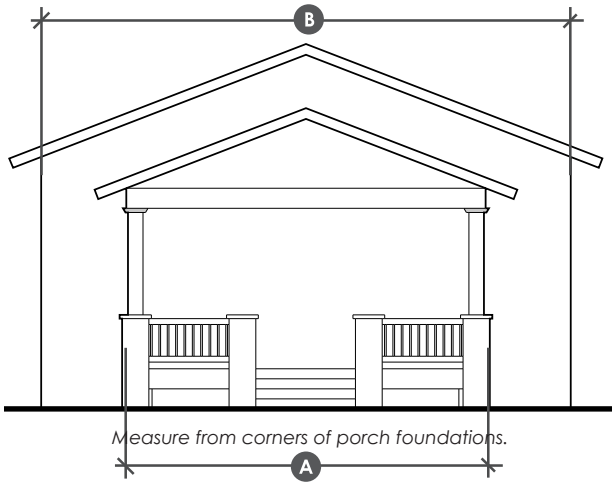
Front Porch Width and Depth

A one-story front porch must be *at least half as wide* as the front of the house. A two-story front porch may be *no more than half as wide* as the front of the house.

If a portion of the front wall is inset, the overall width (including the width of the inset section) is used for this calculation. The width of a porch is measured between the corners of the porch foundation at the front of the porch.

A front porch must be at least 6 feet deep; an 8-foot depth is recommended to accommodate porch columns while retaining usable space. Porch depth is measured from the front of the porch deck at the center of the steps, along a line perpendicular to the front edge of the porch deck, to the closest front wall of the house.

FRONT WALL-TO-PORCH WIDTH



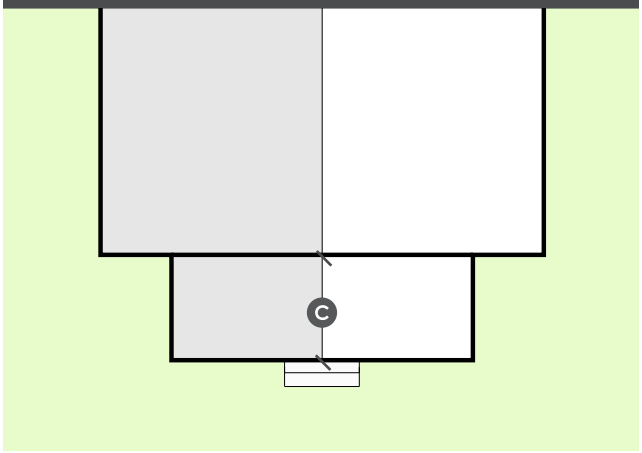
A	Porch Width
B	House Width at Front Wall

KEY	MEASUREMENT	APPLICATION
A	**50%**	Minimum percentage of front wall width that is covered by porch

Example:

18 ft. Porch Width
÷ 26 ft. Width of Front Wall of House
0.69 (69%) Percentage of Front Wall Covered by Porch

FRONT PORCH DEPTH

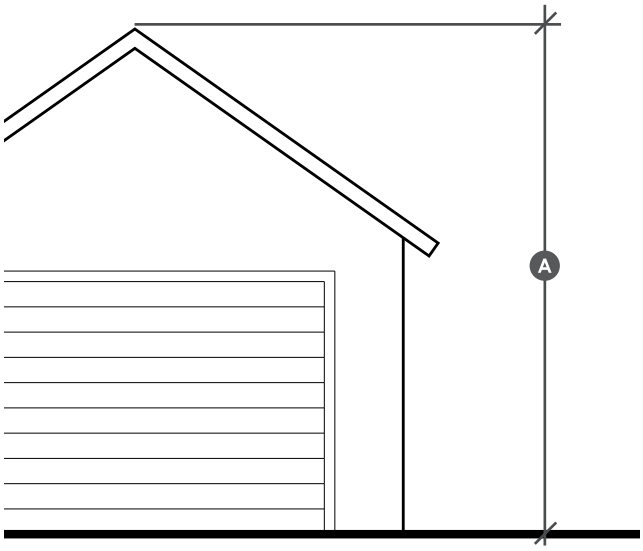


KEY	MEASUREMENT	APPLICATION
C	**6 FT.**	Minimum depth of front porch

Detached Garage Ridge Height

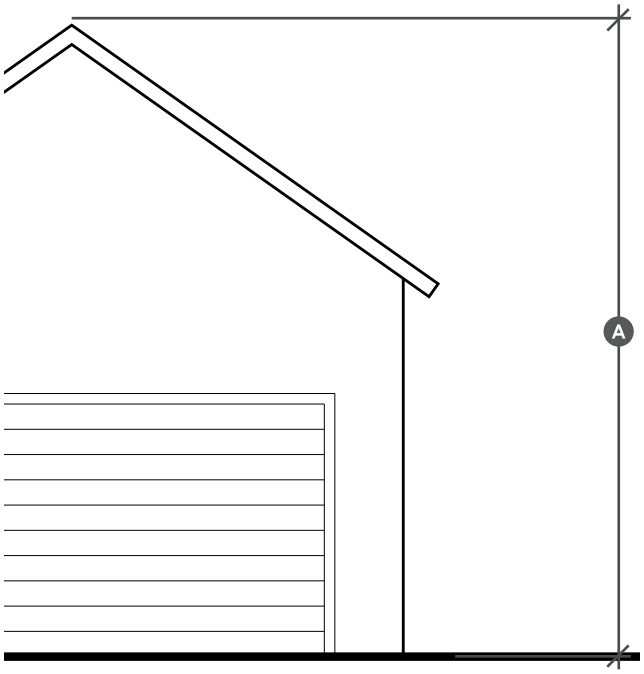
Ridge height is the distance from grade to the top of point of the roof (the "ridge"). These measurements apply to both one-story and two-story detached garages/garage apartments. For new attached garages, use the measurable standards for additions and new construction found elsewhere in this section.

GARAGE 1-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

GARAGE 2-STORY RIDGE HEIGHT



KEY	MEASUREMENT	APPLICATION
A	26 FT.	Maximum 2-story garage ridge height (for garage apartment)

SECTION 6: QUALITATIVE GUIDELINES FOR ADDITIONS
TO CONTRIBUTING AND NONCONTRIBUTING BUILDINGS

Historic buildings change over time, sometimes with the addition of an extra room or rooms to add space or functionality. An addition to a contributing structure must be compatible with that structure and with other contributing buildings in the context area. It also must preserve the integrity of the existing structure. An earlier addition may be considered historic and, therefore, worthy of preservation, if it retains its historical and architectural integrity.

This section includes qualitative design guidelines for new *additions* to contributing and noncontributing structures. For measurable standards, see Section 5; for alterations to previous additions, see Section 4.

Some additions that meet very specific criteria can be approved by the Planning Director; those are sometimes referred to as Mandatory Approvals (or "shall approve") and are included in Section 1.

IN THIS SECTION

INTRODUCTION

The qualitative design guidelines that follow require interpretation and good judgment, to ensure that the proposed project is compatible with the contributing structures in the context area. Each project is considered on its own merits; even if the same addition were proposed for similar properties within the historic district, differences in the existing contributing structures and the context areas for those various locations could result in different decisions regarding compatibility.

Because contributing structures are the most important buildings in the historic district, they must remain prominent. That means that **an addition should be visually subordinate**, or secondary, to the original contributing building. This can be achieved by limiting the addition's size and the complexity of its design.

Additions to noncontributing structures are also required to be compatible with the scale and proportion of the contributing buildings in the context area. This applies to the building overall, as well as to individual building elements.

The walls of this appropriate two-story addition are inset from the historic building, so that the original rear corners remain visible. The side wall addition is small and preserves the original eave line.

WHEN HISTORIC MATERIALS ARE PRESENT

To determine whether an addition has achieved historic significance, first identify when it was built. Note that construction dates on tax appraisal records are often inaccurate before 1960.

6.1 Preserve an addition that has achieved historic significance.
Buildings evolve over time, and an addition that was made during the period of significance (such as a side porch or a bedroom wing) may be worthy of preservation.

If the addition was built within the period of significance, determine whether it is compatible with the original building and whether the addition retains integrity. If all of these conditions are true, the addition may be considered to have achieved significance in its own right. (See Section 2 for more information about these concepts.)

More recent additions, particularly if not sensitively designed, may detract from the building's historic character and can be removed with an approved COA.

6.2 Minimize the cumulative effects of multiple additions.
A series of multiple changes to a building can have a negative impact on integrity and, as a result, contributing status. Therefore, all proposed changes must be considered as part of a whole. A project that might be found appropriate, if the building has not already been altered, could be considered inappropriate as the latest in a series of changes, each of which chip away at character-defining features and the overall integrity of a building.

A side porch or a bedroom wing addition may have taken on historic significance and, thus, merit preservation.

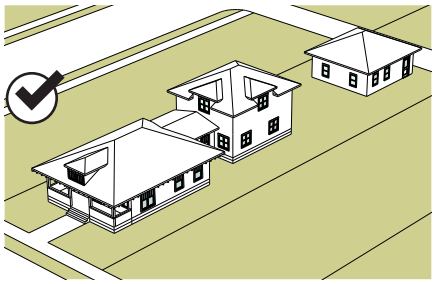
This rear addition is compatible. It is set behind the primary contributing buildings, is separated by an inset, and is subordinate in height, mass and scale. It is also a successful contemporary addition.

This is a compatible rear addition even though it is slightly taller than the historic building. It is compatible because it is offset, separated by a hyphen and uses compatible materials.

6.3 Minimize the removal of historic building material.

The construction of an addition necessarily requires removing some existing building material, such as part of a side or rear wall, or part of a roof. However, the historic preservation ordinance requires the project to preserve as much of the historic building material and character-defining features as possible.

- Avoid substantial alterations that would remove or destroy large amounts of historic material.
- A building's integrity is based on both exterior features and its underlying structure, which must remain stable during and after the construction activity; this includes interior and exterior shiplap that has a structural function. Do not remove shiplap without first consulting with the Historic Preservation Office staff.
- Consider connecting an addition to the original building with an appropriately sized hyphen. Historically, additions were connected to existing buildings with a hyphen, or connecting section. Hyphens have been used in the United States since the 1700s, when Georgian mansions were expanded by building a Federal house behind them, with a relatively small connector. The walls of a hyphen are set in from the walls of the original house and the addition, and the hyphen's roof may be lower than the roofs of the buildings it connects. This approach is preferred, because it minimizes the loss of historic building material and also enables the future removal of the addition, without significantly impacting the original building.



The rear addition is clearly differentiated with a connecting element (hyphen) to achieve an acceptable level of compatibility with the historic building.

6.4 Do not destroy historic material that could make a building contributing if in appropriate alterations were reversed.

Some buildings are classified as noncontributing because of inappropriate alterations that have substantially compromised their integrity. If those changes can be reversed, it is possible for a noncontributing building to be reclassified. Although **no one is required to restore a building,** please be aware of the reason for a noncontributing classification before undertaking additional projects that could make it impossible to reverse previous alterations.

This one-story addition to the side of a historic building is subordinate in scale, but the offset wall obscures the original rear corner in a highly visible location.

6.5 Do not remove or cover key character-defining features, including the basic form of the existing building.

This can be accomplished by preserving the roof line and the corners of the building, as well as by keeping the addition away from the front of the building, where the most important character-defining features are likely to be located.

- Locate the addition at the rear of the existing building.
- Preserve the corners of the existing building by insetting the side walls of the addition or using a hyphen to connect the building and the addition.
- Do not extend the existing side walls straight back into the addition, which would destroy the corners. A visible seam or trim board is not usually sufficient to differentiate the addition from the existing building.
- One-story rear additions that are appropriately scaled and proportioned may be offset so that the addition is inset from one side wall and extends past the other side wall.

6.6 Design a rooftop addition to maintain the ridge and eave lines of the historic structure.

A small rooftop addition may be permitted on a one-story building in order to create additional living space in the attic. In some cases, this can be combined with a small addition to the rear or side of the existing building, if the mass of the addition remains visually subordinate to the historic structure. See examples of appropriate and inappropriate additions starting on page 6-16.

- Locate a rooftop addition at the rear of the building.
- Inset the corners of a rooftop addition at least two feet, as measured from the outside of the existing walls, so that a substantial amount of the roof form and structure remains intact.
- Preserve a substantial portion of the historic ridge line of the roof, especially toward the front of the building.

DESIGN CONSIDERATIONS

The following pages provide guidance for the design of appropriate additions to contributing and noncontributing buildings. In some cases, guidelines apply to both types of buildings. **Where a design guideline is specific to either contributing or noncontributing resources, that is clearly stated.**

Differentiation

Additions must be differentiated from the existing building; in other words, a person looking at the property must be able to tell where the historic building starts and the addition begins.

6.7 Differentiate an addition from the contributing building.

Some options for achieving appropriate differentiation are provided below; this is not an exhaustive list. Which of these might be appropriate, as well as how many might be required to be used, will depend on the scope of the specific project. These apply to both residential and commercial/institutional properties.

- The size, profile, type, color, or orientation of materials may be different. For example, a building which is clad in wood siding may have an addition clad in cementitious fiber siding.
- An addition may be inset from the corners of the existing building or connected with a hyphen.
- Roof shape may be different; for example, consider a hipped roof on the addition to a house with a gabled roof.
- Roof height or pitch may be lower than the existing building.
- Eave height of the addition may be slightly higher or lower than the existing building.
- The first floor plate height of the addition may be lower than the existing building.
- Eave style may be different; for example, consider using boxed eaves on an addition to a house with open rafter tails; the eave depth (overhang) may be different.
- Windows in an addition may have a simpler lite pattern than the windows in the existing building.
- If the existing building design is fairly simple, the addition should similarly be modest. If the existing building is more highly ornamented or exuberant in design, the addition can reflect that higher level of complexity.
- A trim board may be used to cover the seam between an addition and the existing buildings only on modest, one-story additions.

6.8 For additions to noncontributing buildings, choose materials that are compatible with the existing building and other contributing buildings in the context area.

The materials used in an addition may match or be compatible with the existing noncontributing building; matching is not required. The goal should be to avoid making a noncontributing building even more out of character with the historic district than it already is.

If the existing noncontributing structure is in a style incompatilbe with the district, and the owner wants to change the entire structure to a more compatilbe style, that is acceptable.

If the materials for the addition to a noncontributing building are different:

- Alternative materials, such as smooth (not textured) cementitious fiber siding, may be used when they appear compatible with traditional materials (such as wood siding) used on the existing building and contributing buildings in the context area. Choose a material that is similar in size, texture, and finish, particularly if the addition is taller or wider than the existing building.
- Avoid over-scaled materials, such as extra-large bricks.
- Avoid materials that only approximate the look of traditional building elements, such as window sills that do not project from the wall, or imitation keystones above windows or doors.

6.9 The roof of the addition may be slightly different from the roof of the existing building.

- When the addition will be attached directly to the existing building (with no hyphen), a slight change in roof height may be appropriate, to distinguish old from new.
- When an addition will be separated with a connector of sufficient length, a small difference in eave height (12–18 inches) may be appropriate.
- The ridge of a two-story addition should appear subordinate to the historic building and should not exceed 30 feet.
- The pitch of the roof on the addition should be less than or equal to that of the historic building.
- Whether the existing house has a gabled roof or a hipped roof, a hipped roof can help to minimize the perceived size of a rear addition.
- Use roofing materials that match the original building when the addition will be differentiated in other ways. A subtle change in style or color is also appropriate.

6.10 Architectural details can be contemporary on an addition. An addition should look as if it were built in its own time, rather than like a historic replica. When using contemporary architectural details, ensure that they are appropriately sized (similar to the existing building). New interpretations of traditional detailing are encouraged.

Location of the Addition

Additions to contributing and noncontributing buildings should be limited to locations where they will not overwhelm the existing building. While there is more flexibility with noncontributing buildings, an addition should not make the existing building even more noncontributing, which could adversely affect the context area as well as the historic district as a whole. For more information, see "Prioritizing Character-Defining Features by Location," on page 2-7.

6.11 Select a less visible location for parts of the addition where more flexibility in design is desired.

Consider locating special design elements on rear walls, side walls toward the rear of the addition, and portions of the addition which are obscured from view by the existing building. Keep in mind, however, that although an addition should be compatible, overall, with the existing building and other contributing buildings in the context area.

6.12 Locate rooftop additions at the rear of the house.

- A combination rooftop-rear addition must be set back at least 75% of the distance of the existing side wall. In other words, it may only encroach on 25% of the existing roof.
- A "pop-up" rooftop addition must be set back at least 60% of the distance of the existing side wall.

6.13 Small additions may be added to side or rear walls.

When a bit of extra space is needed to accommodate a slightly larger bathroom, laundry room, staircase, bay window, etc., a small addition can be added to a side or rear wall.

- A small side addition may be located at or behind the midpoint of the side wall to which it is attached.
- Locate the small addition away from the corner of the building, in order to preserve the original building form.
- Only one small addition of this type may be added per wall.
- Use the same or similar material for wall cladding as the side wall to which the small addition is attached, and trim the joints appropriately.
- Cover the small addition with a pent, gabled, or hipped roof covered with the same or similar material as the main roof of the house.
- The eaves of this addition may be the same as or lower than the existing eaves.

PLEASE NOTE:

The entire planned project should be presented in the Certificate of Appropriateness application(s). Applicants who hold back "future phases" of a project in order to gain approval for initial work may find that subsequent proposals will not be approved, if the cumulative effect of all of the changes is too great and, collectively, diminishes the integrity of the building.

Historic precedent exists for small additions that are located on the side of a building.

This carport is inappropriate because it is attached to the house and is too close to the front of the lot.

6.14 Design a garage addition or carport to minimize its visual impact, as seen from the street.

Historically, garages were usually detached and located at the rear of the property; attached garages, only became popular after the end of the Houston Heights historic districts' period of significance.

- Locate an addition with a front-facing garage in the rear third of the lot.
- An addition on a corner lot may have a garage which faces the side street.
- Use a hyphen to visually separate the garage from the existing building, or otherwise design an attached garage so that it appears to be detached, as seen from the street.
- An addition to an existing house which is not located on a corner lot can incorporate a side-facing garage door.
- *Although a carport is not considered an addition, this information is provided here for easy reference.* A carport must be located at the rear 50% of the lot and cannot be attached to a house or attached garage; it may be attached to a detached garage.

Wall Cladding

The structural wall system of a modern building or addition is covered with some form of cladding for both functional and decorative purposes. Wall cladding protects the interior of a building from weather and gives a building much of its character. Typical wall materials used today include siding, brick veneer, and stucco.

PLEASE NOTE:

Stone veneer and paneled siding (such as T-111, cementitious paneling, or imitation stone or brick paneling) are not appropriate for additions in the Houston Heights Historic Districts.

Siding

Siding is often identified by its *profile*, or the shape of the cut end of a board. Some particularly distinctive shapes are clapboard, beveled, rabbeted bevel (aka Dolly Varden), Dutch lap, drop, and shiplap siding. The 117 and 105 profiles are particularly common designs in many of Houston's historic districts. The size of the *reveal* (the portion of the siding board that is visible) and the finish of the siding, whether smooth or textured, also contribute to the overall visual impact of siding.

6.15 If siding is desired, select a product with a traditional profile and no imitation woodgrain texture.

- An addition to a sided, brick, or stucco building may be clad in siding.
- Decorative shingles may be installed in limited areas, such as within gables.
- The following siding materials are appropriate:
  - Wood siding, such as douglas fir or cypress
  - Cementitious fiber (fiber cement) siding
  - Vinyl siding (allowed but not preferred)

Masonry

Because very few houses in the Houston Heights Historic Districts were constructed in brick or stucco, these are not appropriate primary cladding material, for most residential additions.

- An addition to an existing brick residential or commercial building may be clad with brick of the same or a different color or size, and the brick may be laid in a different bond pattern. A brick addition is not appopriate for a building clad in siding.
- An addition to an existing stucco building may be plastered with Portland cement-based stucco. Exterior insulation and finish system (EIFS, also known as "synthetic stucco") is not allowed.
- Stone is not allowed as a wall material.
- Brick cladding may be used for minor building elements, such as chimneys, porch columns, and foundation piers, regardless of wall cladding materials.
- Rusticated concrete masonry units (CMU) are only appropriate for porch columns and foundation piers.

Windows and Doors

Since windows and doors are key character-defining features of a historic building, it is important to choose window and door designs for an addition that will be complementary and compatible. Compatibility can be achieved through similar scale and proportions, design of individual units, and placement of windows in relation to one another. Greater flexibility in design and arrangement can be used in less visible locations, such as toward the rear of the addition.

6.16 Select windows and doors that are compatible with those in the existing building and other contributing buildings in the context area.

- Maintain a similar proportion (solid-to-void ratio) between window/door openings and solid wall surfaces on a new wall that will be visible from the street.
- Select windows and doors that are similar in scale and proportion to those on the existing building.
- Arrange windows and doors to be similar to the existing building. For example, if a historic house has paired windows, consider pairing windows on the addition as well.
- Windows on the addition may match the general lite pattern of windows on the existing house, or may be more simple, but may not be more complex. For example, if the existing windows are two-over-two, the addition windows could be two-over-two, two-over-one, or one-over-one.
- Historically, decorative windows were used primarily in front-facing locations. The presence of decorative windows on a historic building does not justify the use of decorative windows on the addition.
- Doors on the addition may match the design of doors on the existing building or may be more simple in design, but may not be more complex. For example, if the existing front entrance includes a door with transom and sidelights; an addition to that building might include a door with a similar design, but no sidelights or transom.
- Windows must be recessed and inset, with a traditional profile. Flush, fin-mounted windows are not allowed.
- Window and door openings must be finished with trim that is similar in size and finish to the trim found on the existing building. New trim may have a different profile.

Porches

A new porch may be added in a location where it will not affect the integrity of the historic building, such as at the rear of the building or toward the rear on a side wall. A new porch by itself is not considered an addition unless it is enclosed with windows and walls, like a sunroom.

A new porch can also be included as part of a larger addition, particularly when the porch helps to reduce the perceived mass and scale of the addition.

6.17 Design a new porch to be compatible with the existing building.

- Keep the scale, proportion, and character of the new porch compatible with the historic structure. New interpretations of traditional designs are appropriate; for example, a new porch on a Craftsman bungalow might incorporate full-height square-tapered porch columns instead of partial-height columns set on masonry bases.
- Match the finished floor height of the new porch to the existing building.
- The eave height of a new porch can match the eave height of an existing front porch or be lower.
- Use materials that are similar in scale, proportion, texture, and finish to an existing front porch.

Foundations

An addition may be built on a pier-and-beam, concrete perimeter wall, or slab-on-grade foundation, as long as it is detaild to look like pier-and-beam. However, please be aware that slab-on-grade construction may be prohibited on deed-restricted lots. Please check with the Houston Heights Association for any applicable deed restrictions.

- The finished-floor height of the addition should match that of the existing house.
- Piers may be poured concrete or concrete masonry units (CMU).
- Piers may be clad in brick for a traditional appearance.
- Use traditional or contemporary designs for skirting or screening an addition's foundation, but install the screening within a frame located between piers (see page 4-28).

Roofs

Although -- for simplicity's sake -- all of the examples of additions shown on the following pages have gabled roofs, the following types of roofs are allowed for additions:

- Gabled (front-gabled, side-gabled, cross-gabled)
- Hipped
- Hip-on-gable
- Gable-on-hip
- Shed (minimum of 3-over-12 pitch)

6.18 Design the roof of an addition to be compatible with the existing building.

- Roof pitch should be the same or less than that of the existing building.
- Asphalt or composition shingles are allowed in either three-tab or architectural (dimensional) styles.
- Metal roofs are allowed for additions to **residential buildings.**
    - Material should be a typical metal color (silver, bronze, etc.) with a matte, nonreflective finish.
    - Material should be appropriately sized for a residential building. For example, standing seam metal on a residential building typically measures18–24 inches between interlocking seams. If ribs are present between the interlocking seams, measure between the seams, not between the seam and the rib.
- Metal roofs for additions to **commercial buildings** should be appropriately sized and may be finished in a neutral color.
- Flat roofs are only permitted on commercial buildings. Roofs that appear to be flat (less than 3-over-12 pitch) are not allowed on residential buildings.

Dormers

Dormers may be used in an residential addition as a way to create livable space in an attic.

- Dormers may be added to a one-story addition. See appropriate configurations on pages 4-37 and 4-38.
- Second-story dormers are only allowed on rear-facing roofs.

Shutters and Awnings

Awnings and operable shutters can provide protection from the sun and help to limit heat gain to a building's interior. Shutters and awnings may be used in a residential addition. For more information about requirements for shutters and awnings, please see pages 4-29 and 4-30.

Chimneys

Chimneys may be used in a residential addition under the following conditions:

- The chimney must be built of or clad in brick.
- Bare metal chimney pipes and chimneys clad in siding are not allowed.
- Chimneys may be located on a side or rear wall or interior of the building. Chimneys are not allowed on front walls.

For more information about chimneys, please see page 4-39 in Section 4.

Other Items

The following may be used on a residential or commercial addition as part of its construction. They must be included in the COA for the addition. If any of these are to be installed later, that project will require a separate COA.

- Solar panels
- Satellite dishes or antennae
- Low-profile skylights
- Burglar bars on windows and doors, and other security devices
- Accessibility ramps or lifts
- Signs

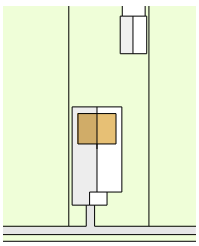
For more information about these items, please see Section 4.

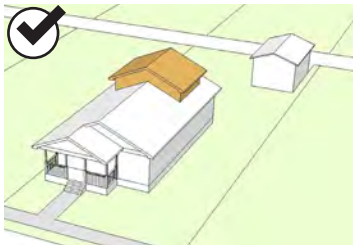
APPROPRIATE AND INAPPROPRIATE ROOF ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rooftop addition would apply to a series of alternatives.

1. Addition Set Back 60% with Low Walls Inset from Historic Walls

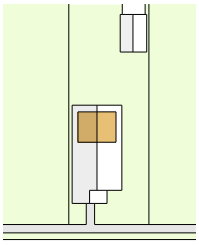
- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained

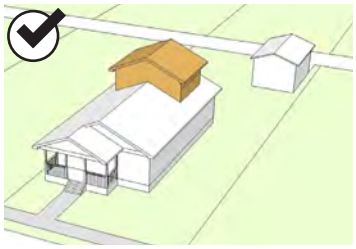




2. Addition Set Back 60% with Tall Walls Inset from Historic Walls

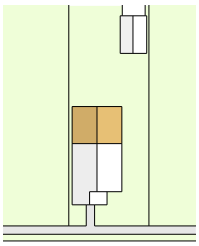
- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained

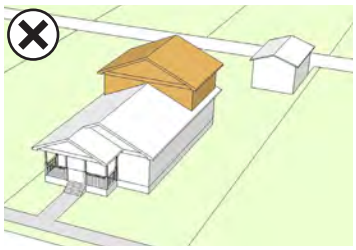




3. Addition Set Back 60% with Tall Walls Aligned with Historic Walls

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained

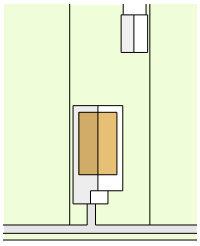


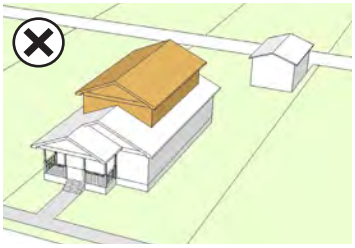


APPROPRIATE AND INAPPROPRIATE ROOF ADDITION ALTERNATIVES

4. Addition Set Back 20% with Low Walls and Inset from Historic Walls

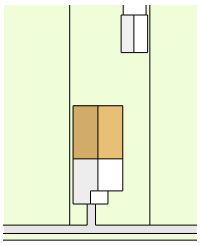
- Addition is set back 20% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained
- Addition is not subordinate to historic building

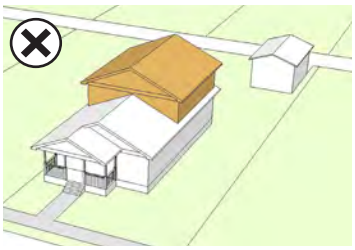




5. Addition Set Back 40% with Tall Walls Aligned with Historic Walls

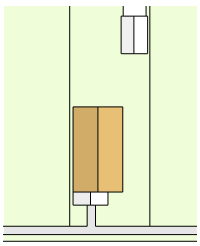
- Addition is set back 40% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is maintained
- Addition is not subordinate to historic building

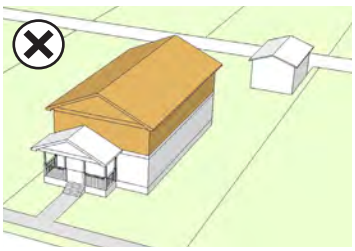




6. Addition Set Back 0% with Tall Walls Aligned with Historic Walls

- Addition is set back 0% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is not maintained
- Addition is not subordinate to historic building





APPROPRIATE AND INAPPROPRIATE ADDITION COMBINATIONS

These images illustrate how the design guidelines for adding a combination of rear/rooftop addition would apply to a series of alternatives.

For one-story houses:

- One-story rear additions must be inset a minimum of one foot.
- Two-story rear additions require a minimum inset of two feet.
- In order to extend the addition past one side wall, the addition must be inset the same distance from the other side wall of the existing building.

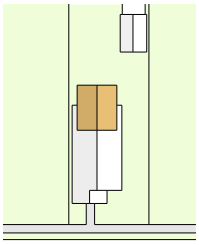
1. Combination of Rooftop Addition and Moderate Two-Story Rear Addition

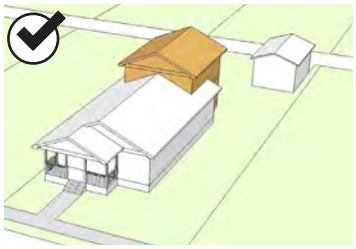
Rooftop Addition:

- Set back from front wall plane 75% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 25% of historic side wall





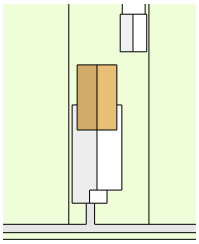
2. Combination of Rooftop Addition and Long Two-Story Rear Addition

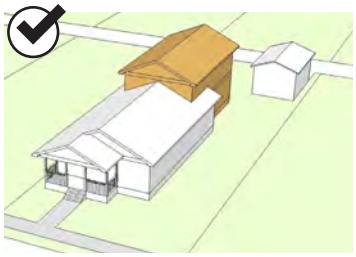
Rooftop Addition:

- Set back from front wall plane 75% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall





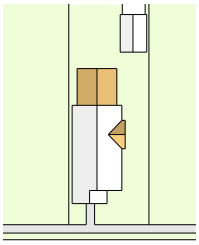
3. Combination of One-Story Side Addition and Moderate One-Story Rear Addition

Side Addition:

- Set back from front wall plane 60%
- Projects 2 ft.
- Length: 25% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall



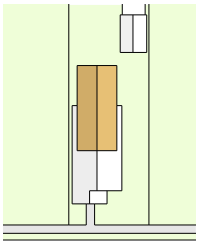
4. Combination of Large Rooftop Addition and Large Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 50% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall

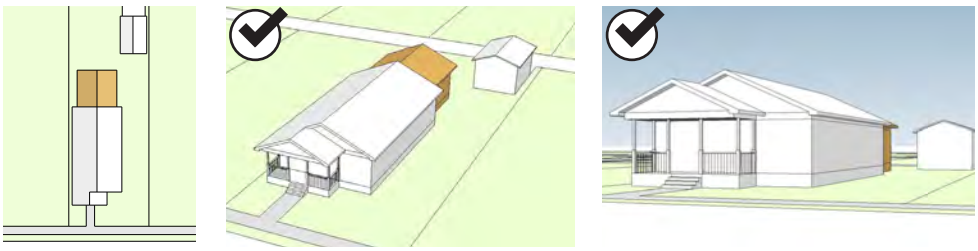


APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rear addition would apply to a series of alternatives.

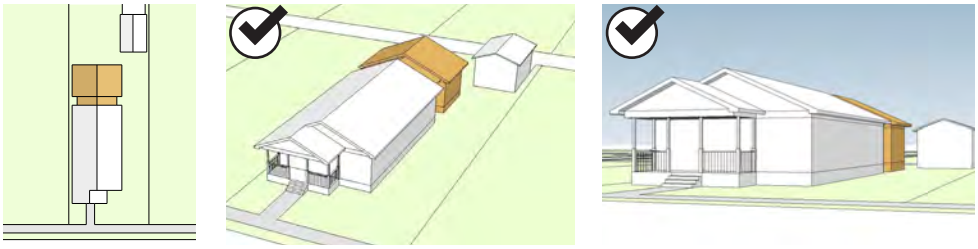
1. One-Story Addition Inset from Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



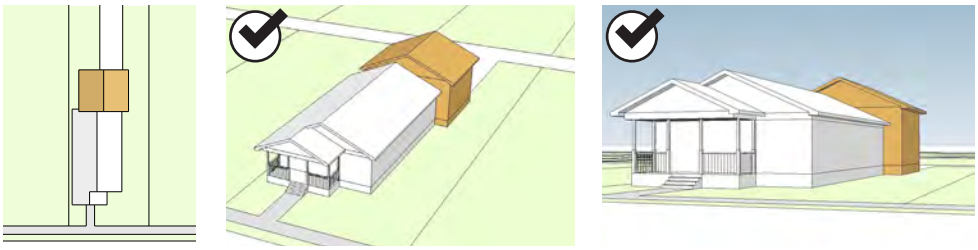
2. One-Story Addition with Connector and Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



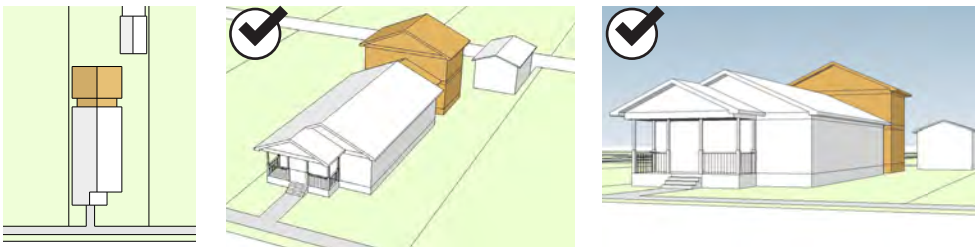
3. One-Story Addition Inset from One Historic Wall and Offset from One Historic Wall

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains 3 corners of historic structure



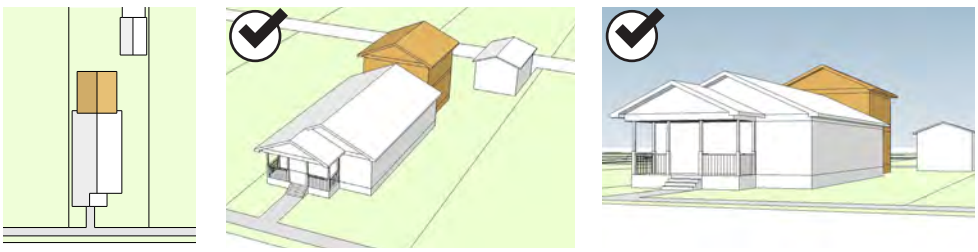
4. Two-Story Addition with Connector and Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure



5. Two-Story Addition Inset from Historic Walls

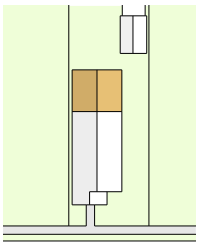
- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure

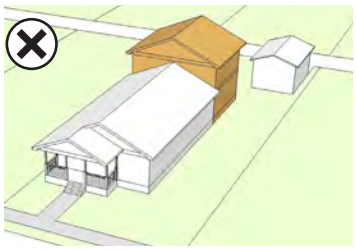


APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES

6. Two-Story Addition with Walls Aligned with Historic Walls

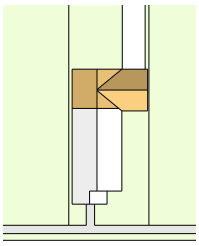
- Roof pitch matches historic building
- Eave line maintained
- Height overwhelms historic building
- Does not maintain corners of historic structure

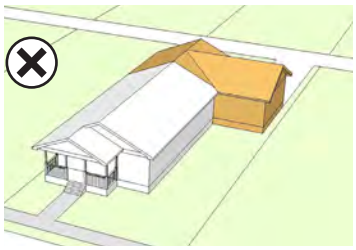




7. One-Story Addition with Offset from Historic Walls in "L-Form"

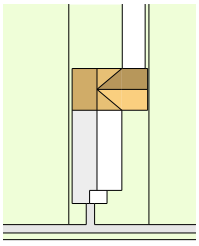
- Eave line maintained
- Width of historic building is not maintained
- Form is out of character
- Does not maintain corners of historic structure

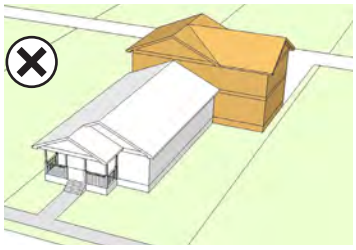




8. Two-Story Addition Offset from Historic Walls in "L-Form"

- Eave line maintained
- Height overwhelms historic building
- Does not maintain corners of historic structure
- Addition is not inset the same distance that it extends past side wall



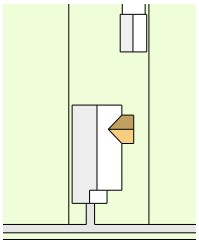
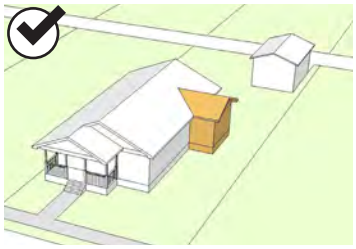


APPROPRIATE AND INAPPROPRIATE SIDE ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a side addition would apply to a series of alternatives.

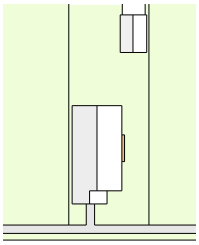
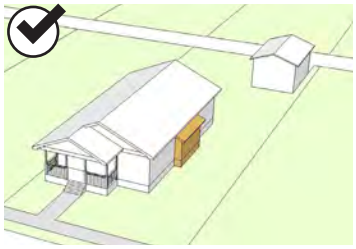
1. One-Story, Moderate Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 30% as long as historic side wall
- Addition is 25% as wide as historic front wall plane length
- Eave line not maintained

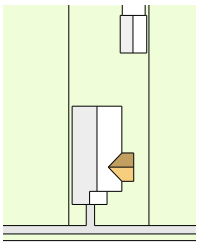
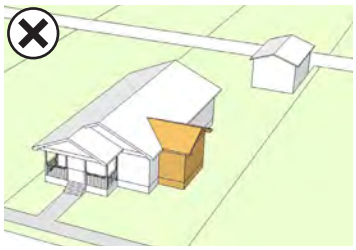

2. One-Story, Small Size Addition at Mid-Point of Side Wall

- Addition is centered at the mid-point of side wall
- Addition is 30% as long as historic side wall
- Addition is 7% as wide as historic front wall plane length
- Eave line is maintained

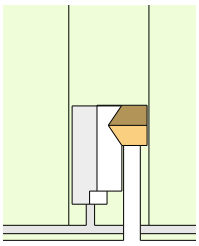
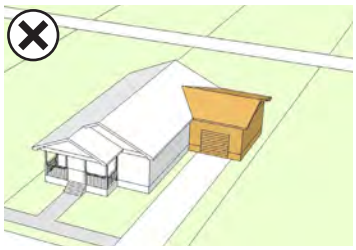

3. One-Story, Moderate Size Addition at Front of Side Wall

- Addition is set back 25% of the length of the historic side walls from the front wall plane
- Addition is 30% as long as historic side wall
- Addition is 25% as wide as historic front wall plane length
- Eave line not maintained


4. One-Story, Large Size Garage Addition at Rear of Side Wall

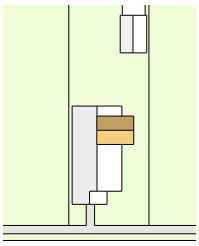
- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall
- Addition is 50% as wide as historic front wall plane length
- Eave line is maintained

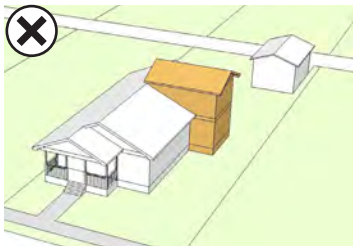




APPROPRIATE AND INAPPROPRIATE SIDE ADDITION ALTERNATIVES

5. Two-Story, Moderate Size Addition at Rear of Side Wall

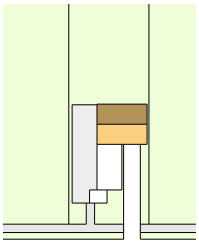
- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 25% as long as historic side wall
- Addition is 30% as wide as historic front wall plane length
- Eave line not maintained





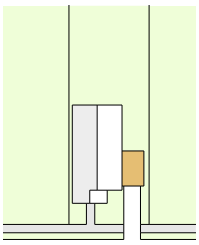
6. Two-Story, Large Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall
- Addition is 50% as wide as historic front wall plane length
- Eave line is maintained



7. Attached Carport Addition at Front of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall
- Addition is 25% as wide as historic front wall plane length
- Eave line is maintained



SECTION 7: QUALITATIVE GUIDELINES FOR NEW CONSTRUCTION

Historic districts can change over time and still retain the qualities that make the area historically, culturally, and architecturally significant. We accomplish this by managing the construction of new buildings and changes to existing ones. For the purposes of this document, new construction means an entirely new building or structure, rather than an addition. The construction of any new building or structure within a historic district requires a Certificate of Appropriateness.

Compatibility does not require new buildings to mimic historic properties; in fact, the City encourages contemporary design within its historic districts. When a new building is constructed, its design should relate to historic buildings in the area thorugh mass, form, scale, proportion, siting, and materials, but a new building should be "of its own time."

New buildings can relate to historic buildings in the area by being similar to:

- The way contributing buildings (and their front doors) are oriented to the street
- The basic forms and materials of nearby contributing buildings
- The height of contributing buildings' foundations, porches, eaves, and walls
- The arrangement of windows and doors on the fronts of contributing buildings

These basic design elements are more important than the details of individual architectural styles. As a result, new buildings can be compatible with the historic district even when they are clearly of contemporary design and construction.

This section includes qualitative guidelines for new infill construction. Measurable standards governing the size of new construction are provided in Section 5.

IN THIS SECTION

The mass and scale of these new infill buildings would be appropriate in some Houston Heights contexts.

This house uses new interpretations of classic Craftsman details. (Photo courtesy of Studio Z Architecture.)

DESIGN CONSIDERATIONS

This section provides qualitative design guidelines for new construction. These require interpretation and good judgment, to ensure that the proposed project is compatible with the contributing structures in the context area. Each project is considered on its own merits; even if the same building were proposed to be constructed in multiple locations within the historic district, the differences in context areas for those various locations could result in different decisions regarding compatibility.

7.1 Design a new building to reflect contemporary trends in architecture.

New construction should reflect the time period in which the building is built. While many people think that new buildings in a historic district should look "historic," best practices in historic preservation — in place for more than 50 years, and applied all over the United States — encourage new buildings and additions to look new.

Designs should be "differentiated but compatible." Attempts to design new "historic" buildings often fail because of inaccurate scale, proportions, and detailing. In addition to failed recreations of historic buildings, even an accurate design of a historic style is inappropriate since it confuses history and the understanding of the district.

Instead, new buildings and additions or changes to noncontributing structures should either incorporate new design elements with traditional building forms, or utilize traditional design elements but apply those to unconventional or contemporary building forms. Either approach, if executed well, can result in the design being compatible with the context area but still easily identifiable as new.

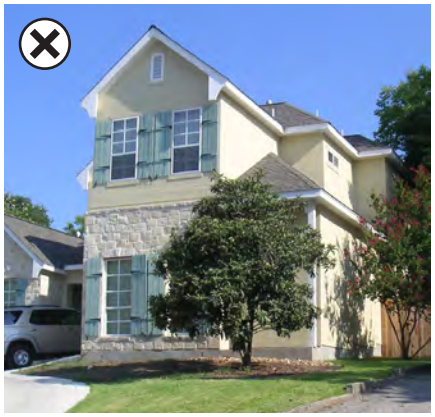
- Use materials that are similar in dimensions, profile, and finish to traditional materials.
- Do not use materials that only approximate the look of traditional building elements, such as faux window sills that are flush with the wall.
- Use new interpretations of porch columns, railings, windows, and doors to distinguish new construction from older buildings.
- Use contemporary designs for skirting or screening a foundation, but install the screening in a traditional manner.
- Use simple roof forms of moderate pitch.

No specific architectural styles are required.

7.2 Design a new building to be compatible in level of complexity.

If most contributing structures in the context area are fairly simple in design, the new building should similarly be fairly modest. In a context area where buildings are more highly ornamented or exuberant in design, a new structure could reflect that higher level of complexity.

New construction is required to be compatible with the exterior features of the contributing buildings in the context area; see the criteria listed on page 1-18.

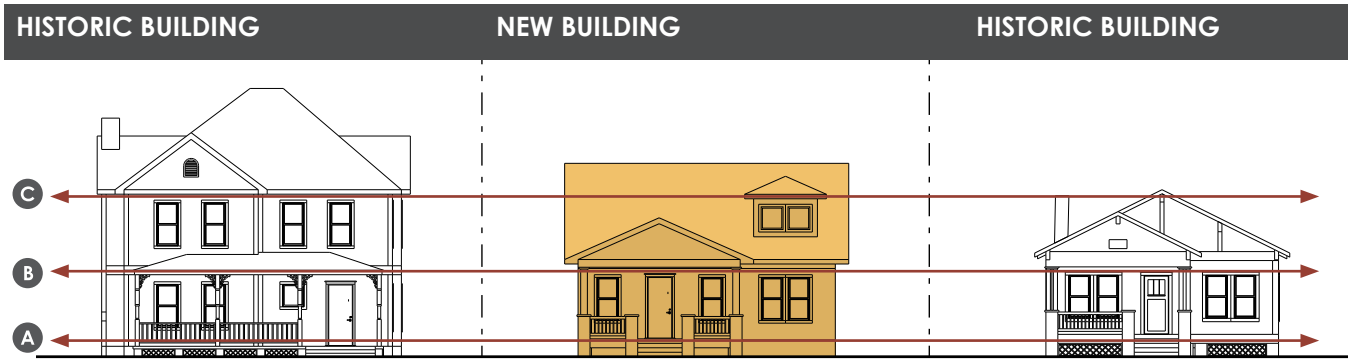


This new infill building would be incompatible within the Houston Heights Districts due to its scale, massing, lack of a front porch, and use of stone veneer.

7.3 Design a new building to be compatible with the scale and proportion of contributing buildings in the context area.

Because contributing structures are the most important buildings in the historic district, they must remain prominent. That means that new buildings should be visually subordinate, or secondary, to their contributing neighbors. New buildings should not overshadow (literally or figuratively) contributing structures within the context area.

- Design the building using the measurable standards provided in Section 5.
- Use header heights for doors and windows that are similar to contributing buildings in the context area.



Applying the measurable standards should help a new building's features align with contributing structures in the context area.

A Foundation and porch heights

B Porch eaves

C Main roof eaves

Use materials that are similar in dimensions, profile, and finish to traditional materials.

Differentiation

A new building should be compatible with, but differentiated from, the existing contributing buildings in the context area. This can be accomplished by making the mass, scale, and proportions of the new building compatible. If that is accomplished, more contemporary elements can be appropriate.

7.4 Consider using the following options to differentiate a new building.

- Siding materials, profiles, sizes, or patterns that are not traditional
- Design features, such as columns, which are abstracted versions of traditional designs
- Non-traditional window types, sizes, or styles

Wall Cladding

The structural wall system of a modern building or addition is covered with some form of cladding for both functional and decorative purposes. Wall cladding protects the interior of a building from weather and gives a building much of its character. Typical wall materials used today include siding, brick veneer, and stucco.

Siding

Siding is often identified by its *profile*, or the shape of the cut end of a board. Some particularly distinctive shapes are clapboard, beveled, rabbeted bevel (aka Dolly Varden), Dutch lap, drop, and shiplap siding. The 117 and 105 profiles are particularly common designs in many of Houston's historic districts. The size of the *reveal* (the portion of the siding board that is visible) and the finish of the siding, whether smooth or textured, also contribute to the overall visual impact of siding.

7.5 If siding is desired, select a product with a traditional profile and no imitation woodgrain texture.

- Either horizontal siding or vertical board-and-batten siding are allowed.
- Decorative shingles may be installed in limited areas, such as within gables.
- The following siding materials are appropriate:
  - Wood siding, such as douglas fir or cypress
  - Cementitious fiber (fiber cement) siding, including that with a larger profile or size than traditional wood (although always the smooth version, not imitation wood grain)
  - Vinyl siding (allowed but not preferred)

Masonry

Because very few houses in the Houston Heights Historic Districts were constructed in brick or stucco, these are not appropriate primary cladding material for most new buildings. Brick cladding may be used for minor building elements, such as chimneys, porch columns, and foundation piers.

- Exterior insulation and finish system (EIFS) is not allowed.
- Stone is not allowed as a wall material.
- Rusticated concrete masonry units (CMU) are only appropriate for porch columns and foundation piers.

An appropriate new-construction window

Windows and Doors

Windows and doors are key character-defining features.

7.6 Select windows and doors that are compatible with those in the existing building and other contributing buildings in the context area.

- Consider using new interpretations of windows, doors, and other features.
- Maintain a similar solid-to-void ratio between window/door openings and solid wall surfaces on walls that will be visible from the street, as compared to existing contributing buildings.
- Select windows and doors that are similar in scale and proportion to those in the context area. Other sizes and shapes are also acceptable.
- Decorative windows were used primarily for front rooms in historic houses.
- Windows must be recessed and inset, with a traditional profile. Flush, fin-mounted windows are not allowed.
- Window and door openings must be finished with trim.

Use doors and windows with proportions and materials that are compatible with the context area in locations that will be highly visible from the street.

Design a porch to be compatible with the context area.

This column is out of scale with the porch.

This example of new infill with contemporary design is compatible because of the mass, form and building elements such as the porch.

Porches

New residential buildings should have a front porch. Side or rear porches are also permitted.

7.7 Design a new porch to be compatible with the contributing buildings in the context area.

- Keep the scale, proportion, and character of the new porch compatible with the context area. New interpretations of traditional designs are appropriate; for example, a new porch on a Craftsman bungalow might incorporate full-height square-tapered porch columns instead of partial-height columns set on masonry bases. (See example on page 7-2.)
- The eave height of a new porch should be similar to the porch eave heights of the contributing buildings in the context area.
- Use materials that are similar in scale, proportion, texture, and finish to existing front porches.
- Design a new residential building with a one-story front porch that is *at least half as wide* as the front wall of the house.
- A new two-story house may have a two-story porch as long as the porch is *no more than half as wide* as the front wall of the house.

Foundations

A new building may be built on a pier-and-beam, concrete perimeter wall, or slab-on-grade foundation. Slab-on-grade is allowed by the City, as long as it is detailed to look like pier-on-beam construction. However, please be aware that slab-on-grade foundations may be prohibited on some deed-restricted lots. Please check with the Houston Heights Association for any applicable deed restrictions.

In the event that there is a conflict between the design guidelines and the building code, the more restrictive measure shall prevail.

- Piers may be poured concrete or concrete masonry units (CMU).
- Piers may be clad in brick for a traditional appearance.
- Use traditional or contemporary designs for skirting or screening an addition's foundation, but install the screening within a frame located between piers.
- If conditions on a specific lot would require a different finished-floor height in order to meet requirements of the Building Code, please provide that information in the Certificate of Appropriateness application.

Roofs

The following types of roofs are allowed for new construction:

- Gabled (front gabled, side gabled, cross gabled)
- Hipped
- Hip-on-gable
- Gable-on-hip
- Shed (minimum of 3-over-12 pitch)

Flat roofs (less than 3-over-12 pitch) are not allowed on residential buildings.

7.8 Design the roof of a new building to be compatible with nearby contributing buildings.

- Asphalt or composition shingles are allowed in either three-tab or architectural (dimensional) styles.
- Metal roofs are allowed for additions to **residential buildings.**
  - Material should be a typical metal color (silver, bronze, etc.) with a matte, nonreflective finish.
  - Material should be appropriately sized for a residential building. For example, standing seam metal typically measures 18–24 inches between interlocking seams for residential application. (If ribs are present between the interlocking seams, measure between the seams, not between the seam and the rib.)
- Metal roofs for additions to **commercial buildings** should be

appropriately sized and may be finished in a neutral color.

Dormers

Dormers may be used in new construction as a way to create livable space in an attic.

- Dormers may be incorporated into one-story buildings.
- For a two-story building, dormers may only be located on a rear-facing roof.

Please note: attics with dormers are included in FAR calculations for new construction.

Shutters and Awnings

Awnings and operable shutters can provide protection from the sun and help to limit heat gain to a building's interior. Shutters and awnings may be used in a residential addition. For more information about requirements for shutters and awnings, please see pages 4-29 and 4-30 in Section 4.

Chimneys

Chimneys may be used in a residential addition under the following conditions:

- The chimney must be built of or clad in brick.
- Bare metal chimney pipes or chimneys clad in siding are not allowed.
- Chimneys may be located on a side or rear wall or interior of the building. Chimneys are not allowed on front walls.

For more information about chimneys, please see page 4-39 in Section 4.

Other Items

The following may be used on a residential or commercial building as part of its construction. They must be included in the initial COA. If any of these are to be installed later, that project will require a separate COA.

- Solar panels
- Satellite dishes or antennae
- Low-profile skylights
- Burglar bars on windows and doors, and other security devices
- Accessibility ramps or lifts
- Signs

For more information about these items, please see Section 4.

SECTION 8: ADDITIONAL RESOURCES

FOR MORE INFORMATION

A wide variety of resources are available to assist property owners and design professionals as they plan building projects in historic districts.

City of Houston

Complete information about the City of Houston's historic preservation programs and design review process are available online at www.houstontx.gov/planning/HistoricPres/.

Texas Historical Commission

State-specific information about the National Register of Historic Places and preservation programs, including the Texas Historic Preservation Tax Credit program, is available at www.thc.texas.gov.

National Park Service

Publications from the National Park Service include Preservation Briefs, which include technical information about the repair and maintenance of historic building materials and systems. Hard copies are available to order; electronic versions can be accessed online at www.nps.gov/tps/how-to-preserve/briefs.htm.

NPS also publishes The Secretary of the Interior's *Standards for the Treatment of Historic Properties*, available online at www.nps.gov/tps/standards.htm.

IN THIS SECTION

GOOD PRACTICES

In addition to the architectural features described in Section 4, other design elements contribute to a neighborhood's overall visual appeal. These include fences and walks, walkways, driveways and parking areas, exterior lighting, building systems equipment, and paint colors.

Changes to these design elements generally do not require a Certificate of Appropriateness or building permit; the exceptions are noted in the pages that follow.

The Good Practices contained in this chapter are intended to provide useful information while planning projects that include these design elements.

Fences and Walls

Fences and walls should not create a visual barrier between a historic house and the street. Fences in the Houston Heights Historic Districts are often powder-coated cast metal with decorative finials. These fences have slender posts and balusters. They are commonly finished in a matte black or dark gray color and stand 36–42 inches high. (A fence more than 8 feet tall requires a building permit.)

Wooden picket fences, where present, should be regularly maintained and painted.

Solid wood fences or masonry walls are often used along side and rear property lines to provide privacy for the back yard.

Good Practices

Maintain historic fences.

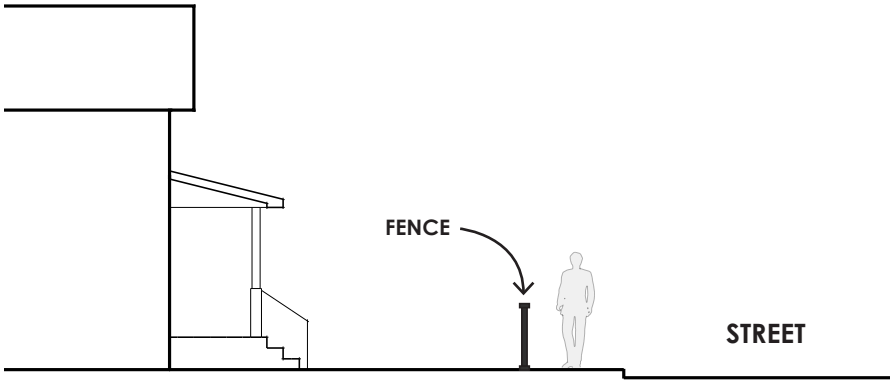
Install metal or wooden picket fences consistent with those found in the neighborhood. If using composite or synthetic materials, choose a durable alternative that looks like wood or metal.

Use wooden privacy fences and masonry walls to screen the back yard, rather than in front of the house. The finished side of the fence should face the public right-of-way.

Avoid chain-link and wire fences, vinyl or PVC fence materials, and concrete block walls.

Avoid using brick columns in place of fence posts.

FRONT YARD FENCE HEIGHT



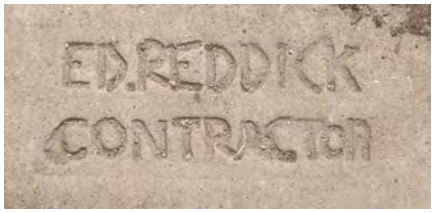
A fence height of 36–42 inches is appropriate.

Wooden picket fences should be regularly maintained and painted.

Maintain historic fences.

Install metal fences consistent with those found in the neighborhood.

Reminder: changes to design elements identified in the Good Practices section of these design guidelines do not require a Certificate of Appropriateness, except where noted.



Maintain historic sidewalks and walkways.

Maintain paved and unpaved driveways beside the house.

Use appropriate fencing to screen a parking area from the street.

Sidewalks and Walkways

Houston Heights is a walkable neighborhood with public sidewalks along all streets. Paths or walkways connect front entrances to sidewalks and driveways. These walkways are often made of poured concrete.

The name of the sidewalk contractor, the street number, an owner's name, or other information may be stamped into the concrete.

Good Practices

Maintain historic sidewalks and walkways.

Preserve pillar-style street name signs.

Preserve names and numbers stamped into concrete, where present.

When constructing new sidewalks or walkways, follow City Code requirements; obtain building permits.

Use traditional materials, such as poured concrete, masonry pavers, or flagstone.

Avoid creating loose gravel or dirt paths.

Avoid asphalt paving.

Driveways and Parking Areas

Driveways in the Houston Heights Historic Districts, where present, are usually located next to the house. Parking areas other than the driveway are located behind the house.

Driveways and parking areas are generally paved with poured concrete. In some cases, driveways may be paved in two strips to create wheel tracks, with grass growing between the paving.

Good Practices

Maintain paved and unpaved driveways beside the house.

Maintain paved and unpaved parking areas behind the house.

Unpaved driveways or parking areas may be paved with poured concrete, if desired.

Avoid creating parking pads in front of the house.

Avoid asphalt driveways and parking areas.

Use alley access if/when available.

Reminder: changes to design elements identified in the Good Practices section of these design guidelines do not require a Certificate of Appropriateness, except where noted.

Exterior Lighting

Lights are generally located above and/or next to entry doors. These should be appropriately sized and compatible with the overall style of the house.

Additional security lights are often located on garages, accessory buildings, and rear entrances. Lights should be appropriately sized for their purpose.

Lights in all locations may be motion-activated.

Good Practices

Where possible, maintain historic light fixtures.

New or replacement wall sconces may be mounted on either or both sides of the front door.

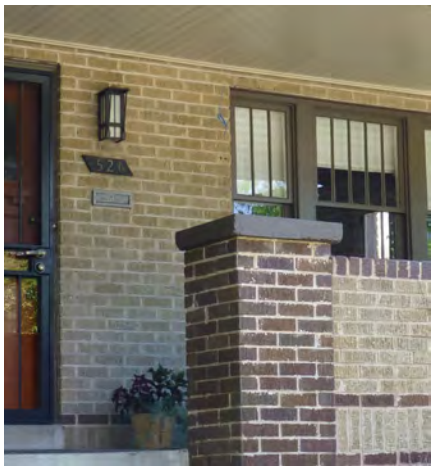
Flush-mounted or pendant-style lights may be installed to light porches or stoops.

Utility lights may be installed over or next to rear entry doors or garage doors, or on accessory buildings; where possible, these should not be visible from the right of way.

Where possible, use hoods over lightbulbs to direct light downward, which minimizes light pollution.

Avoid industrial or commercial light fixtures of a size, design, or strength that is inconsistent with residential use.

If lighting a commercial parking area next to a residence, ensure that the light fixture locations, directions, etc. meet City Code.



Flush-mounted or pendant-style lights may be installed over porches or stoops.

Where possible, use hoods over lightbulbs to direct light downward, which minimizes light pollution.

Building Systems Equipment

Air conditioning units, rain barrels, water heaters, and similar equipment may be installed outside the house in Houston.

Good Practices

If building systems equipment is located outside, it should be placed toward the rear of the house or in a location where it will not be visible from the public right-of-way. Fences, hedges, and other landscaping features may be used to screen these items from view.

Reminder: changes to design elements identified in the Good Practices section of these design guidelines do not require a Certificate of Appropriateness, except where noted.

Painting and Exterior Colors

Historically, wood surfaces on the exterior of a building were painted to protect them from weathering. Concrete and stucco surfaces sometimes were painted, too.

When choosing a paint color for the exterior of a historic home, a traditional color palette is appropriate. Look for colors that are harmonious with the rest of the neighborhood. In many historic districts in Houston, neutral, pastel, and muted colors are most common.

Over time, layers of paint can become so thick (around 1/16") that the paint itself begins to fail, often at the original bond between the paint and the surface of wood. Although paint should be reapplied every 5–8 years to maintain its protective qualities, unnecessary painting should be avoided.

Be aware that paints or sealers advertised as water-repellent, waterproof, or maintenance-free can damage historic houses by trapping moisture inside the walls. These products should not be applied to historic building materials.

Good Practices

Maintain painted surfaces. Avoid repainting unless it is necessary. Test for lead paint before scraping or sanding.

Scrape or sand loose paint before recoating, using the most gentle means possible. Avoid sandblasting or other methods that involve the high pressure application of abrasive materials.

When repainting, choose a paint color that is harmonious with the rest of the neighborhood.

Painting unpainted brick is not permitted without a Certificate of Appropriateness, as doing so can cause damage by trapping moisture inside the brick. The color and texture of masonry are also character-defining features which would be covered by paint.

Previously painted masonry and all non-masonry surfaces can be painted without a Certificate of Appropriateness.

Reminder: changes to design elements identified in the Good Practices section of these design guidelines do not require a Certificate of Appropriateness, except where noted.

Hurricane Shutters

Houston is at risk of hurricanes and tropical storms for about five months out of the year. When possible, it is less damaging to use hurricane shutters (rather than plywood) to protect a historic building from windstorms.

Good Practices

Consider using impact-resistant window glass or window films that are transparent and not visible from the street.

When it is necessary to install hurricane shutters on a historic building, try to avoid damaging historic materials, such as siding and trim.

Use stainless steel hardware with plastic endcaps to prevent corrosion and minimize the visual impact of wall-mounted anchors.

When it is necessary to install hurricane shutters on a historic building, try to avoid damaging historic materials such as siding and trim.

Use stainless-steel hardware with plastic endcaps to prevent corrosion and minimize the visual impact of wall-mounted anchors like those shown in this photo.

Reminder: changes to design elements identified in the Good Practices section of these design guidelines do not require a Certificate of Appropriateness, except where noted.

GLOSSARY

This glossary includes terms used in the design guidelines. The City of Houston's historic preservation ordinance also includes a list of terms and definitions, and some of those are provided here for your convenience. Terms and definitions which appear in both places are marked with an asterisk (*). This glossary is intended to supplement, not replace, the definitions provided in the ordinance.

Accessory building or structure – a secondary building or structure, such as a shed or gazebo, which contains no living space and the use of which is associated with the principal building on a property.

Alteration – "any change to the exterior of a building, structure, object or site. Alteration shall include, but is not limited to, replacing historic material; changing to a different kind, type or size of roofing or siding materials or foundation; changing, eliminating, or adding exterior doors, door frames, windows, window frames, shutters, railings, columns, beams, walls, porches, steps, porte-cocheres, balconies, signs attached to the exterior of a building, or ornamentation; or the dismantling, moving or removing of any exterior feature. Alteration includes expanding an existing structure or the construction of an addition to an existing structure. Alteration includes the painting of unpainted masonry surfaces. Alteration does not include ordinary maintenance and repair, or the addition or replacement of fences that are not otherwise regulated by this article." *

Awning – an overhang or covering placed on the exterior of a building, often above the upper edge of an opening or window, that provides shade, filters light, or provides shelter from weather.

Balloon framing – A system of framing where all vertical structural elements of the exterior bearing walls and partitions consist of single studs which extend the full height of the frame, from the top of the sole-plate to the roof plate; all floor joists are fastened by nails to studs. Queen Anne and Victorian-era buildings often were built with balloon framing.

Baluster – a vertical shaft or post, the form of which may be square, lathe-turned, or molded; used to support the handrail of a porch or staircase. Also known as a *spindle*.

Beam – a horizontal structural element that transfers the load of a building to a foundation, a supporting column or wall.

Bracket – a building element (often a piece of wood) used to support or strengthen an overhanging element, such as the eave of a roof; also, a decorative element that appears to be, but does not function as, a structurally supporting member.

Building mass – see *Massing*.

Building scale – see *Scale*.

Building setback – see *Setback*.

Capital – the uppermost component of a column or pilaster, sometimes based on ancient Greek or Roman examples; designs may be intricate or plain.

Casing – the decorative molding around an opening such as a window or door.

Certificate of Appropriateness – "current and valid permit issued by the HAHC or the director, as applicable, authorizing the issuance of a building permit for construction, alteration, rehabilitation, restoration, relocation or demolition required by this article." *

Cladding – the material used to cover the exterior surface of a wall.

Clapboard – a narrow, horizontally laid board with one edge thinner than the other, attached to an exterior surface so that the wide edge of each board overlaps the thin edge of the board just below it.

Column – a building element made of a load-bearing base which supports a vertical shaft, topped with a capital. A column may be freestanding, but it is more often used to structurally support a horizontal beam.

Compatible – having qualities that preserve the character of a historic district or resource.

Conditioned space – space within a building which is heated or cooled.

Context Area – "the blockface and opposing blockface within the district where the proposed activity is located. Context area may include a different geographic area if the commission finds that unusual and compelling circumstances exist or if the context area is described differently in design guidelines." *

Contributing Structure – "a building, structure, object or site that reinforces, or that has conditions, which, if reversed, would reinforce, the cultural, architectural or historical significance of the historic district in which it is located, and that is identified as contributing upon the designation of the historic district in which it is located. The terms also includes any structure that was identified as 'potentially contributing' in any historic district." *

Cornice – the molded projection placed at the edge of the top of wall, entablature, or roof, thereby finishing or crowning the structure.

Cross gable – a roof shape that features two sets of gables, one set facing the front and back of the house and the other facing the sides, which cross to form a right angle.

Cumulative setback – a dimension calculated by adding the lengths of two side setbacks; see also Setback and additional information in Section 5.

Dormer – a building element that projects from a sloping roof surface, often inset with a window or vent, to provide light and ventilation to a room or attic space.

Double-hung window – a window having two panels (sashes), each of which is framed to hold one or more panes of glass, and both of which can be moved up and down.

Eave – the overhanging lower edge of a roof.

Eave height – the vertical distance from the ground to eave, as measured from existing natural grade relative to a fixed point in the right-of-way, such as the crown of the street or a manhole cover.

Elevation – one vertical side of a building or structure.

Exterior feature – an architectural element located on the outside of a building.

Fascia – a band of molding or trim board that runs horizontally along the uppermost edge of a wall, just below the eave.

Floor to Area Ratio (FAR) – the ratio of eligible building area to lot size. FAR is calculated by dividing the total square footage of conditioned and unconditioned space in eligible buildings by the square footage of the lot, with the result expressed as a two-digit decimal (such as 0.44). FAR applies to all construction, including both new buildings and additions to existing ones.

Foundation - the base supporting a building or structure, which transfers loads to the ground.

Fretwork – a decorative design cut out of a solid piece of material or carved in low relief on a solid background; may be a geometric, grid, lattice, or intertwined pattern.

Gable – the generally triangular portion of a wall between the two sloped edges of a roof.

Gable-on-hip – a roof structure in which a steeply sloped gable roof rests upon and extends from the top central surface of a hipped roof.

Glazing – a transparent pane which is set into a window sash or a door; often set into a groove within the frame and secured with triangular glazing points, putty, or a molding.

Handrail/guardrail – a rail attached to a surface or supporting structure, designed to be grasped for added stability.

Header (brick) – a brick laid within a wall so that the short end is exposed and the wide side is parallel to the ground.

Hip-on-gable – a roof structure in which the peak of a gable roof, instead of rising to a point, is clipped short and appears to turn downward. Also known as a clipped gable or jerkinhead.

Hipped roof – a roof form in which all sides slope down from a central peak or ridge and the sides also meet at ridges.

In-kind – of the same type, design, and material.

Integrity – the quality of retaining characteristics associated with historical, cultural, or architectural significance; see additional information in Section 2.

Jamb – a vertical piece or surface that forms the side of an opening, such as a window, door, or vault.

Joist – a structural member laid horizontally in a series from wall to wall or beam to beam, to support the weight of a floor, ceiling, or roof.

Latticework – a decorative panel made of thin strips of material in a criss-crossed pattern.

Lintel – a horizontal beam that carries the load above an opening, such as a window or door.

Lite (or light) – a piece or section of glass, set within a frame in a window or door. A single window unit may have multiple lites.

Lot coverage – a measure of the amount of a lot's surface that is covered by buildings, expressed as a percentage (such as 43%). Lot coverage is calculated by dividing the total area of included building footprints by the total area of the lot, where building footprints are measured at the outside of exterior walls.

Louvers – horizontal slats or fins, sometimes movable, which are set into an opening at a slant to admit light and air but keep out rain.

Mass (massing) – a combination of building volume (height x width x depth) and the arrangement of shapes/forms that make up the building. Each dimension also contributes individually to the overall visual effect of the building.

Molding – a decorative strip of material placed atop a surface for ornamental or finishing purposes.

Mullion – a vertical bar of metal, wood, or stone that separates adjacent window units in a row of windows.

Muntin – a thin vertical strip of wood or metal used to separate and hold in place the panes of glass within a window sash.

New (infill) construction – "a free-standing building or structure proposed to be constructed within a historic district designated by city council, whether that building or structure is on the location of a vacant lot or a lot with another structure on it." *

Noncontributing structure – "a building, structure, object or site that does not reinforce the cultural, architectural, or historical significance of the historic district in which it is located, and is identified as noncontributing upon the designation of the historic district in which it is located." *

Ornament – a building element that is decorative rather than structural; may be used to conceal structural elements, indicate the function of a part of the building, or express a particular style or type of design.

Panel – a flat or raised surface, usually set into a frame.

Pent roof – a roof structure composed of a single slope.

Pier – a vertical structural element, constructed of masonry units, that supports a horizontal structural element (beam) laid across its upper ends.

Pier-and-beam – a simple type of construction system, composed of vertical structural members that support a horizontal structural member.

Pilaster – a shallow, often rectangular decorative element applied to the vertical surface of a wall, to create the look of a column without providing structural support.

Plane – a flat surface.

Plate glass – a flat sheet of glass, such as may be inserted into a window or door.

Plate height – "the distance from the subfloor of a building to the top of the framed wall." *

Platform framing – A system of framing in which the studs are only one story high; the floor joists for each story rest on the top plates of the story below or on the soleplate of the first story; the bearing walls and partitions rest on the subfloor of each story, i.e., rest on the rough floor that serves as the base for the finish floor. Also called western framing.

Porch – a raised, usually unenclosed platform attached to one or more sides of a building and used primarily as a sitting area, outdoor living space, or covered access to a doorway.

Porte-cochère – a covered structure attached to a building, through which a vehicle can pass, which allows passengers to exit vehicles and enter the building under cover and out of the weather.

Post – a wooden vertical structural element that supports a horizontal structural element (beam) laid across its upper ends.

Post-and-beam – a simple type of construction system, composed of vertical structural members that support a horizontal structural member.

Pyramidal roof – a type of hipped roof with a square base and four sides that meet at a central peak.

Quoins – blocks, usually masonry or stone, but sometimes of wood, at the corner of a wall; may be structural or simply decorative; often laid so that they appear to wrap around the corner with alternating short and long sides.

Rafter – a structural member that rests on the top of a wall or other supporting surface and rises at a slope to the ridge or peak of the roof; a series of rafters supports the roof deck and eaves.

Rafter tail – the exposed end of a rafter, which may extend to or beyond the edge of the roof eave.

Ridge board – the horizontal beam at the central apex of a roof, to which the upper ends of the rafters are attached.

Ridge height – the vertical distance from the ground to the highest point on a building's roof, as measured from existing natural grade relative to a fixed point in the right-of-way, such as the crown of the street or a manhole cover. The "overall height" of a building is based on ridge height and does not include architectural features such as chimneys or decorative roof features such as crests or finials.

Roof pitch – "the slope of a roof surface expressed in inches of vertical rise per twelve inches of horizontal distance." *

Scale – the relationship between two or more objects, such as the size of windows, doors, and porches in relation to people ("human scale"), or the size of a new building as compared to its neighbors.

Setback – the distance from the property line to the front or side walls, porches, and exterior features of a building or structure.

Shingle – a standardized piece of roofing or wall material, used in overlapping courses to provide a weatherproof covering; may be cut into shapes (e.g., square, fish-scale, octagon, staggered, diamond, cove) to form patterns.

Shiplap – Wooden siding rabbeted so that the edge of one board overlaps the one next to it in a flush joint.

Sill – the horizontal structural member at the base of a wall or a window or door opening, to which vertical members (such as studs or posts) are attached.

Slab – a flat concrete plate, often reinforced with steel rebar, that forms the floor of a building.

Soffit – the underside of a construction element, such as a roof eave.

Step – part of a stairway, consisting of a tread (the horizontal piece upon which one steps) and a riser (the vertical piece between steps).

Stoop – a small landing or platform, often accessed with steps, which leads to an entrance of a building.

Structure – "that which is built or constructed, an edifice or building of any kind, or any piece or work artificially built up or composed of parts joined together in some definite manner." *

Stucco – an exterior wall coating usually made of lime, Portland cement, sand, water, and other materials that add strength and flexibility; applied in a thin layer and frequently applied over a mesh that helps the stucco bond to the wall material.

Transom – the horizontal crossbar over a door or window (also known as a lintel); also, a window or group of windows above a door, window, or storefront which rests upon and may be hinged to the transom bar

Trim – material used to decorate or frame a building façade or an opening, such as a door or window.

Truss – a structural system made of straight members arranged into triangular units; typically used to support a roof, because a truss can carry heavier loads and span greater distances than a simple beam.

Veneer – a thin slice of material, usually of wood, brick, stone, or other masonry, used to cover a surface.

Verge board – an ornamental board attached to the projecting edge of a gable roof; also known as a *barge board*.

Wall offset – a change in the plane of a wall, where a portion of a wall is set farther in or out relative to the rest of the wall; may be horizontal or vertical.

Weep hole – an opening built into an exterior masonry wall, which allows water to pass from inside a wall system to the outside.

APPENDIX:
HISTORIC DISTRICT INVENTORIES

Inventories are created for each historic district at the time of designation. These include the street address, legal description, and other information about each property in the district. Because these inventories are not updated every time a property changes, the information provided here may be out of date for some addresses. Please contact the Historic Preservation Office with any questions.

INVENTORIES FOR HISTORIC DISTRICTS:

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

BUILDING STATUS LEGEND

C Contributing
PC Potentially Contributing
NC Noncontributing
V Vacant

*Subdivision is 'Houston Heights' unless otherwise noted

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1101	Arlington	Lt 12	198	1915	PC	Bungalow
1102	Arlington	Lt 13	197	1915	PC	Hipped Bungalow
1105	Arlington	Lt 11	198	1920	PC	American Foursquare
1108	Arlington	Lt 14	197	1915	PC	Bungalow Craftsman
1109	Arlington	Lt 10	198	1915	PC	Bungalow Craftsman
1112	Arlington	Lt 15	197	1915	PC	Bungalow Craftsman
1115	Arlington	Lt 9	198	1915	PC	Bungalow
1116	Arlington	Lt 16	197	1915	PC	Bungalow Craftsman
1117	Arlington	Lt 8	198	1915	PC	Bungalow
1118	Arlington	Lt 17	197	1920	C	Bungalow Craftsman
1122	Arlington	Lt 18	197	1920	PC	Bungalow
1123	Arlington	Lt 7	198	1915	PC	Bungalow
1127	Arlington	Lt 6	198	1940	PC	Cottage
1128	Arlington	Lt 19	197	1920	PC	Bungalow Craftsman
1129	Arlington	Lt 5	198	1910	C	Queen Anne Cottage
1130	Arlington	Lt 20	197	1915	C	Bungalow Craftsman
1133	Arlington	Lt 4	198	1918	PC	Bungalow Craftsman
1134	Arlington	Lt 21	197	2005	NC	New Single Family
1137	Arlington	Lt 3	198	1910	C	2-story Folk Victorian
1139	Arlington	Lt 2	198	1994	NC	New Single Family
1140	Arlington	Lt 22	197	1910	C	Queen Anne Cottage
1141	Arlington	Lt 1	198	1915	C	Hipped Bungalow
1142	Arlington	Lt 23	197	2005	NC	New Single Family
1148	Arlington	Lt 24	197	2006	NC	New Single Family
1201-1205	Arlington	Lt 12	189	1930	C	Brick Bungalow Duplex (Gar Apt PC)
1202	Arlington	Lt 13	190	1905	C	Queen Anne Cottage
1206	Arlington	Lt 14	190	1915	C	Hipped Bungalow
1207	Arlington	Lt 11	189	1915	PC	Bungalow Craftsman Duplex
1211	Arlington	Lt 10	189	1992	NC	New Single Family
1212	Arlington	Lt 15	190	1915	PC	Hipped Bungalow
1213	Arlington	Lt 9	189	1915	PC	Bungalow Craftsman
1215	Arlington	Lt 8	189	Lot	V	Lot
1216	Arlington	Lt 16	190	2007	NC	New Single Family
1217	Arlington	Lt 7	189	1910	C	Queen Anne Cottage
1219	Arlington	Lt 6	189	1915	C	Bungalow Craftsman
1220	Arlington	Tr 17	190	1920	PC	Hipped Bungalow

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1222	Arlington	Trs 17A & 18A	190	1920	PC	Hipped Bungalow
1224	Arlington	Trs 18 & 19A	190	1915	PC	Bungalow Craftsman Duplex
1228	Arlington	Lt 20 & Tr 19	190	1920	PC	Bungalow
1231	Arlington	Lt 5	189	1920	C	Bungalow Craftsman
1232	Arlington	Lt 21	190	1906	PC	Queen Anne Cottage Brick
1233	Arlington	Lt 4	189	1910	PC	Queen Anne Cottage
1236	Arlington	Lt 22	190	1910	NC	Bungalow Craftsman
1237	Arlington	Lt 3	189	1925	PC	2-story Colonial Revival
1241	Arlington	Lt 2	189	1915	PC	Foursquare Craftsman
1243	Arlington	Lt 1	189	1910	C	2-story Queen Anne
1244	Arlington	Lt 23	190	1900	PC	Queen Anne Cottage
1250	Arlington	Lt 24	190	1990	NC	New Single Family
1301	Arlington	Lt 12 & Tr 11B	168	1905	PC	Queen Anne Cottage
1305	Arlington	Tr 11 A	168	1915	C	Bungalow Craftsman
1307	Arlington	Lt 10	168	1905	PC	Queen Anne Cottage
1311	Arlington	Lt 9	168	1995	NC	New Single Family
1313	Arlington	Lt 8	168	1992	NC	New Single Family
1317	Arlington	Lt 7	168	1920	NC	Corner Store
1363	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1365	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1367	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1369	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1371	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1373	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1375	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1377	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1379	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1381	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1383	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1385	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1387	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1389	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1391	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1393	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1395	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1397	Arlington	Arlington Court Townhomes	168	1984	NC	Townhouse
1404	Arlington	Trs 13 & 14	160	1905	C	Queen Anne

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1407	Arlington	Lts 11 & 12 & E 60 Ft of Lts 13 & 14	159	1915	C	Bungalow
1409	Arlington	Lt 10	159	1915	C	Hipped Bungalow
1412	Arlington	Lt 15 & Tr 16A	160	1920	PC	Bungalow Craftsman
1415	Arlington	Lt 9	159	1915	C	Hipped Bungalow Duplex
1416	Arlington	Tr 16	160	1915	PC	Bungalow Craftsman
1417	Arlington	Lt 8	159	1915	C	Bungalow Craftsman
1418	Arlington	Lt 17	160	1915	PC	Bungalow Craftsman
1422	Arlington	Lt 18	160	1915	PC	Bungalow Craftsman
1423	Arlington	Lt 7	159	1920	NC	Hipped Bungalow
1426	Arlington	Lt 19	160	1920	PC	Bungalow
1427	Arlington	Lt 6	159	Lot	V	Parking Lot
1431	Arlington	Lt 5	159	Lot	V	Parking Lot
1447	Arlington	Trs 1-6, 19-24	159	1961	C	Neo-Gothic Sanctuary
1432	Arlington	Lt 20	160	1915	PC	Bungalow Craftsman
1436	Arlington	Lt 21	160	1915	C	Bungalow Craftsman
1440	Arlington	Lt 22	160	1920	PC	Bungalow Craftsman
1444	Arlington	Lt 23	160	1925	NC	Bungalow
1448	Arlington	Lt 24	160	Lot	V	Lot
1502	Arlington	Lt 13	137	1915	C	Bungalow Craftsman
1506	Arlington	Lt 14	137	1915	C	Bungalow Craftsman
1509	Arlington	Lt 10	138	1920	PC	2-story Foursquare
1510	Arlington	Lt 15	137	1915	C	Bungalow Craftsman
1512	Arlington	Lt 16	137	1915	C	Bungalow Craftsman
1513	Arlington	Lt 9	138	1925	PC	Bungalow Duplex
1519	Arlington	Lt 8	138	1920	PC	Bungalow Craftsman
1520	Arlington	Lt 17	137	1994	NC	New Single Family
1521	Arlington	Lt 7	138	1915	PC	Bungalow
1522	Arlington	Lt 18	137	1998	NC	New Single Family
1525	Arlington	Lt 6	138	1997	NC	New Single Family
1526	Arlington	Lt 19	137	1920	C	Bungalow Craftsman
1530	Arlington	Lt 20	137	2007	NC	New Single Family
1531	Arlington	Lt 5	138	1925	C	Bungalow
1533	Arlington	Lt 4	138	1930	PC	Pedimented Bungalow
1534	Arlington	Lt 21	137	2006	NC	New Single Family
1535	Arlington	Lt 3	138	1925	PC	Bungalow
1538	Arlington	Lt 22	137	1996	NC	New Single Family
1543	Arlington	Lt 2	138	1920	NC	Bungalow Craftsman
1545	Arlington	Lt 1	138	1925	PC	Bungalow
1546	Arlington	Lts 23 & 24	137	1905	C	Queen Anne Cottage
1602	Arlington	Lt 14	114	1920	NC	Bungalow Remodeled
1603	Arlington	Trs 12A & 13A	115	2006	NC	New Single Family
1606	Arlington	Lt 15	114	1920	PC	Bungalow

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1607	Arlington	Lt 11	115	1900	PC	L-Plan Queen Anne
1609	Arlington	Lt 10	115	1910	PC	Queen Anne Cottage
1610	Arlington	Lt 16	114	1915	C	National Folk Pyramidal
1615-1617	Arlington	Lt 9	115	1920	PC	Pedimented Bungalow Duplex
1616	Arlington	Lt 17	114	1992	NC	New Single Family
1618	Arlington	Lt 18	114	2006	NC	New Single Family
1620	Arlington	Lt 19	114	1920	PC	Bungalow Craftsman
1625	Arlington	Lt 8	115	2000	NC	New Single Family
1626	Arlington	Lts 20 & 21	114	1997	NC	New Single Family
1627	Arlington	Lt 7	115	1910	PC	Queen Anne Cottage
1633	Arlington	Lt 6	115	1910	NC	Queen Anne Cottage
1635	Arlington	Lt 5	115	1910	PC	Queen Anne Cottage
1636	Arlington	Lt 22	114	2003	NC	New Single Family
1638	Arlington	Trs 23 & 23 A	114	1900	C	Queen Anne
1639	Arlington	Lt 4	115	2007	NC	New Single Family
1642	Arlington	Lt 24	114	1909	NC	Craftsman Remodeled
1643	Arlington	Lt 3	115	1925	PC	Bungalow
1646	Arlington	25A	114	1920	PC	Bungalow Craftsman
1801	Arlington	Trs 12 & 13	106	2001	NC	New Single Family
1808	Arlington	Lt 15	107	2004	NC	New Single Family
1811	Arlington	Tr 11 , 11A	106	2006	NC	New Single Family
1812	Arlington	Lt 16	106	1915	C	Bungalow Craftsman
1815	Arlington	Tr 10, 10A	106	2006	NC	New Single Family
1816	Arlington	Lt 17	107	1915	C	Bungalow
1819	Arlington	Lts 8 & 9, Tr 10B	106	1905	PC	Queen Anne Cottage
1820	Arlington	Lt 18	107	1905	PC	Queen Anne Cottage
1822	Arlington	Lt 19	107	1910	PC	Queen Anne Cottage
1825	Arlington	Lt 7	106	1915	PC	Craftsman
1827	Arlington	Lt 6	106	1910	PC	Hipped Bungalow
1828	Arlington	Lt 20	107	2007	NC	New Single Family
1829	Arlington	Lt 5	106	1978	NC	Metal Warehouse
1830	Arlington	Lt 21	107	2005	NC	New Single Family
1831	Arlington	Lt 4	106	1983	NC	Metal Warehouse
1838	Arlington	Lt 22	107	2005	NC	New Single Family
1840	Arlington	Lt 23	107	1920	PC	Bungalow
1846	Arlington	Lt 24 & Tr 25A	107	1915	C	Bungalow Craftsman
1101	Columbia	Lt 12	197	1915	PC	Bungalow
1102	Columbia	Lt 13 & 14A	196	1925	PC	Bungalow Craftsman
1106	Columbia	Trs 14 & 15A	196	1915	PC	Bungalow Craftsman
1107	Columbia	Lt 11	197	1920	PC	Bungalow
1109	Columbia	Lt 10	197	1910	PC	Gable-front Cottage
1116	Columbia	Lt 16 & Trs 15, 17	196	1920	NC	Bungalow

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1117	Columbia	Lt 9	197	1925	PC	Brick bungalow
1119	Columbia	Lt 8	197	1988	NC	Single Family
1120	Columbia	Tr 17A	196	1925	PC	Bungalow
1121	Columbia	Lt 7	197	1930	PC	Brick bungalow
1123	Columbia	Lt 6	197	1915	C	Bungalow Craftsman
1124	Columbia	Lt 18	196	1996	NC	New Single Family
1128	Columbia	Lt 19	196	1910	PC	Queen Anne Cottage
1131	Columbia	Lt 5	197	1915	C	Bungalow Craftsman
1132	Columbia	Lt 20	196	1920	PC	Bungalow
1133	Columbia	Lt 4	197	1910	C	Bungalow
1136	Columbia	Lt 21	196	1920	PC	Bungalow
1135	Columbia	Lt 3	197	1915	PC	Bungalow
1138	Columbia	Lt 22	196	1910	NC	Queen Anne Cottage
1141	Columbia	Lt 2	197	1925	C	Bungalow
1145	Columbia	Lt 1 & Tr 2A	197	1900	PC	Queen Anne Cottage
1201 A & B	Columbia	Trs 11 & 12	190	1900	PC	L-plan Cottage
1208	Columbia	Lt 15	191	2007	NC	New Single Family
1209	Columbia	Lt 10	190	1910	PC	Queen Anne Cottage
1212	Columbia	Lt 16	191	1925	C	Bungalow
1215	Columbia	Lt 9	190	2007	NC	New Single Family
1217	Columbia	Lt 8	190	1920	PC	Amer Foursquare Duplex
1221	Columbia	Lt 7	190	1915	PC	2-story Craftsman
1222	Columbia	Lt 17	191	1920	PC	Bungalow Craftsman
1224	Columbia	Lt 18	191	1915	PC	Gable-front Bungalow
1225	Columbia	Lt 6	190	1910	PC	Bungalow Craftsman
1226	Columbia	Lt 19	191	1920	PC	Bungalow
1229	Columbia	Lt 5	190	1915	PC	Bungalow Craftsman
1231	Columbia	Lt 4	190	1915	C	Gable-front Bungalow
1232	Columbia	Lt 20	191	1915	PC	Bungalow Craftsman
1235	Columbia	Lt 3	190	1915	PC	Bungalow Craftsman
1236	Columbia	Lt 21	191	1915	PC	Bungalow Craftsman Stucco
1240	Columbia	Lt 22	191	2005	NC	New Single Family
1243	Columbia	Lt 2	190	1915	PC	Bungalow Craftsman
1244	Columbia	Tr 23 A	191	1925	PC	Pedimented Bungalow
1246	Columbia	Lt 24	191	Lot	V	Lot
1247	Columbia	Lt 1	190	1915	PC	Bungalow
1402	Columbia	Tr 13	161	1915	NC	Queen Anne Remodeled
1406	Columbia	Lt 14	161	1915	PC	Bungalow Craftsman
1410	Columbia	Lt 15	161	1957	NC	Ranch
1411	Columbia	Lt 10	160	1993	NC	New Single Family
1413	Columbia	Lt 9	160	1915	C	Bungalow Craftsman
1415	Columbia	Lt 8	160	Lot	V	Lot

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1418	Columbia	Lt 16	161	1915	PC	Bungalow Craftsman
1420	Columbia	Lt 17	161	1915	PC	Bungalow Craftsman
1421	Columbia	Lt 7	160	1910	PC	Hipped-roof Cottage
1424	Columbia	Lt 18	161	1992	NC	New Single Family
1425	Columbia	Lt 6	160	1920	PC	Bungalow
1426	Columbia	Lt 19	161	1992	NC	Single Family
1429	Columbia	Tr 5 A	160	1930	PC	2-story Colonial Revival
1430	Columbia	Lt 20	161	1920	C	Bungalow Craftsman
1431	Columbia	Lt 4 and Tr 5	160	1905	C	Folk Cottage
1433	Columbia	Lt 3	160	1908	PC	Craftsman
1436	Columbia	Lt 21	161	2006	NC	New Single Family
1440	Columbia	Lt 22	161	1925	PC	Bungalow
1443	Columbia	Lt 2	160	1920	C	Bungalow
1444	Columbia	Lt 23	161	1930	PC	Craftsman Duplex
1445	Columbia	Trs 1 & 2 A	160	1930	PC	Brick Bungalow Duplex
1448	Columbia	Lt 24	161	1920	C	Bungalow
1504	Columbia	Lts 13 & 14	136	1915	PC	Craftsman
1510	Columbia	Lt 15	136	1915	NC	Craftsman Remodeled
1511	Columbia	Lt 10	137	1915	PC	Bungalow Craftsman
1514	Columbia	Lt 16	136	1920	PC	Bungalow Craftsman
1515	Columbia	Lt 9	137	1920	PC	Bungalow Craftsman
1517	Columbia	Lt 8	137	1958	NC	Brick Ranch
1518	Columbia	Lt 17	136	1925	PC	Bungalow
1520	Columbia	Lt 18	136	1920	PC	Bungalow
1521	Columbia	Lt 7	137	1925	PC	Bungalow Craftsman
1522	Columbia	Lt 19	136	1905	PC	Gable-front Cottage
1522	Columbia	Lt 19	136	1905	C	Hitching Posts
1524	Columbia	Lt 20	136	1925	PC	Bungalow
1527	Columbia	Lt 6	137	1915	PC	Bungalow Craftsman
1531	Columbia	Lt 5	137	1905	PC	Queen Anne Cottage
1535	Columbia	Lt 4	137	1915	PC	Bungalow
1536	Columbia	Lt 21	136	1930	PC	English Cottage
1538	Columbia	S 32 Ft of Lt 22	136	1999	NC	New Single Family
1539	Columbia	Lt 3	137	1915	PC	Bungalow Craftsman
1540	Columbia	N 18 Ft Lt 22 & S 20 Ft Lt 23	136	1925	PC	Bungalow Craftsman
1543	Columbia	Lt 2	137	1920	C	Bungalow
1601	Columbia	Lt 13 Houston Heights 35th Amend	114	2005	NC	New Single Family
1603	Columbia	Lt 12A Houston Heights 35th Amend	114	2005	NC	New Single Family
1605	Columbia	Lt 12 Houston Heights 35th Amend	114	2006	NC	New Single Family
1609	Columbia	Lt 11	114	2005	NC	New Single Family
1611	Columbia	Lt 10	114	1920	PC	Bungalow Craftsman

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1612	Columbia	Lt 16	113	2006	NC	New Single Family
1615	Columbia	Lt 9	114	1920	PC	Bungalow Craftsman
1616	Columbia	Lt 17 & Tr 18	113	1920	NC	2-story Remodeled
1617	Columbia	Lt 8	114	1905	PC	Pyramid-roof Cottage
1620	Columbia	Lt 19 & Tr 18A	113	1989	NC	New Single Family
1621	Columbia	Lt 7	114	1992	NC	New Single Family
1628	Columbia	Lt 20	113	2001	NC	New Single Family
1629	Columbia	Lt 6 & S 1/2 Lt 5	114	1994	NC	New Single Family
1630	Columbia	Lt 21	113	Lot	V	Lot
1634	Columbia	S 32 Ft of Lt 22	113	1996	NC	Single Family
1635	Columbia	1 Columbia Heights Garden Homes	114	2001	NC	New Single Family
1637	Columbia	N 42 Ft of Lt 4	114	1915	C	Bungalow Craftsman
1640	Columbia	N 18 ft Lt 22 & S 16 Ft Lt 23	113	1997	NC	Single Family
1641	Columbia	Lt 3	114	1920	PC	Bungalow
1642	Columbia	N 34 Ft of Lt 23	113	1997	NC	Single Family
1644	Columbia	Lt 24	113	1920	PC	Bungalow Craftsman
1647	Columbia	Lt 2	114	1982	NC	Single Family
1648	Columbia	Lt 25	113	1920	PC	Bungalow
1650-1652	Columbia	Tr 26A	113	1925	PC	Craftsman Duplex
1651	Columbia	Lt 1	114	1900	C	Queen Anne Cottage
1801	Columbia	Lt 13	107	1915	PC	Gable-front Bungalow
1803	Columbia	Lt 12	107	1920	PC	Bungalow Craftsman
1809	Columbia	Lt 11	107	1920	PC	Bungalow Craftsman
1814	Columbia	Lt 17	108	1910	PC	Hipped-roof Cottage
1815	Columbia	Lt 10	107	1915	C	Bungalow Craftsman
1817	Columbia	Lt 9	107	1915	C	Bungalow Craftsman
1819	Columbia	Lt 8	107	1910	PC	Queen Anne Cottage
1820	Columbia	Lt 18	108	1915	PC	Gable-front Bungalow
1821	Columbia	Lt 7	107	1910	PC	Queen Anne Cottage
1823	Columbia	Lt 6	107	1910	PC	Queen Anne Cottage
1826	Columbia	Lt 19	108	Lot	V	Lot
1832	Columbia	Lt 20	108	1915	PC	Bungalow Craftsman
1834	Columbia	Lt 21	108	1920	PC	Bungalow Craftsman
1835	Columbia	Lt 5	107	1915	PC	Craftsman Cottage
1836	Columbia	Lt 22	108	1965	NC	Single Family
1836½	Columbia	Lt 23	108	1910	PC	Bungalow Craftsman
1842	Columbia	Lt 24	108	1925	C	Bungalow Craftsman
1844	Columbia	Lt 25	108	1925	PC	Pedimented Bungalow
1851	Columbia	Lt 4 & Tr 3 B	107	1915	PC	Bungalow Craftsman
1101	Cortlandt	See 215 E 11th St	199	1995	NC	New Single Family
1110	Cortlandt	Lt 15	198	1920	C	Bungalow Craftsman
1109	Cortlandt	Lt 10	199	1920	PC	Bungalow Craftsman

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1111	Cortlandt	Lt 9	199	1915	C	Bungalow Craftsman
1113	Cortlandt	Lt 8	199	1920	PC	English Cottage
1114	Cortlandt	Lt 16	198	1920	PC	Bungalow Craftsman
1118	Cortlandt	Lt 17	198	1920	PC	Bungalow Craftsman
1121	Cortlandt	Lt 7	199	2005	NC	New Single Family
1122	Cortlandt	Lt 18	198	2007	NC	New Single Family
1125	Cortlandt	Lt 6	199	1920	PC	Bungalow Craftsman
1128	Cortlandt	Lt 19	198	1920	C	Bungalow Craftsman
1129	Cortlandt	Lt 5	199	1920	PC	Amer Foursquare
1130	Cortlandt	Lt 20	198	1930	NC	Bungalow Craftsman
1135	Cortlandt	Lt 4 & Tr 3 A	199	1920	PC	Bungalow Craftsman
1136	Cortlandt	Lt 21	198	1992	NC	New Single Family
1138	Cortlandt	Lt 22	198	1920	PC	Bungalow Craftsman
1139	Cortlandt	Trs 2B & 3	199	1920	C	Bungalow Craftsman
1142	Cortlandt	Lt 23	198	1997	NC	New Single Family
1150	Cortlandt	Tr 24A	198	1920	C	Pedimented Bungalow
1206	Cortlandt	Trs 13 & 14	189	1907	C	Modified L-Plan Queen Anne
1207	Cortlandt	Lt 10	188	1910	C	Modified L-Plan Queen Anne
1208	Cortlandt	Lt 15	189	1915	PC	Modified L-Plan Queen Anne
1209	Cortlandt	Lt 9	188	1910	C	Modified L-Plan Queen Anne
1210	Cortlandt	Lt 16	189	1920	PC	Bungalow
1218	Cortlandt	Lt 17	189	1910	C	L-Plan Queen Anne
1219	Cortlandt	Lt 8	188	2000	NC	New Single Family
1222	Cortlandt	Lt 18	189	2007	NC	New Single Family
1223	Cortlandt	Lt 7	188	1967	NC	Single Family
1226	Cortlandt	Lt 19	189	1920	C	Bungalow Craftsman
1227	Cortlandt	Lt 6	188	2007	NC	New Single Family
1229	Cortlandt	Lt 5	188	1920	PC	Bungalow Craftsman
1230	Cortlandt	Lt 20	189	1920	NC	Bungalow Remodeled
1233	Cortlandt	Lt 4	188	2002	NC	New Single Family
1234	Cortlandt	Lt 21	189	1920	PC	2-story Craftsman
1236	Cortlandt	Lt 22	189	1999	NC	New Single Family
1239	Cortlandt	Lt 3	188	1910	C	Folk Victorian
1242	Cortlandt	Trs 22A & 23B	189	1999	NC	New Single Family
1243	Cortlandt	Lt 2	188	2005	NC	New Single Family
1244	Cortlandt	Tr 23 A	189	2001	NC	New Single Family
1246	Cortlandt	Tr 23 Lt 24	189	Lot	V	Lot
1245	Cortlandt	Lt 1	188	1910	C	Bungalow Craftsman
1303	Cortlandt	Lts 11 & 12	169	1915	PC	2-story Craftsman
1304	Cortlandt	Trs 13 A & 14 A	168	1905	C	Modified L-Plan Queen Anne
1309	Cortlandt	Lt 10	169	1920	PC	Bungalow
1312	Cortlandt	Lt 15	168	1920	NC	Folk Victorian

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1315	Cortlandt	Lt 9	160	1991	NC	New Single Family
1316	Cortlandt	Lt 16	168	1992	NC	New Single Family
1317	Cortlandt	Lt 8	169	1910	PC	L-Plan Queen Anne
1318	Cortlandt	Lt 17	168	1994	NC	New Single Family
1321	Cortlandt	Lt 7	169	1989	NC	New Single Family
1322	Cortlandt	Lt 18	168	1920	C	Bungalow
1324	Cortlandt	Lt 19	168	1960	NC	Fourplex
1325	Cortlandt	Lt 6 & 6 Ft of Lt 5	169	2003	NC	New Single Family
1326	Cortlandt	Lt 20	168	2004	NC	New Single Family
1327	Cortlandt	Tr 5 & S 3 Ft of Lt 4	169	2003	NC	New Single Family
1328	Cortlandt	Lt 21	168	1920	PC	Cottage
1330	Cortlandt	Lt 22	168	1920	PC	Craftsman
1332	Cortlandt	Lt 23	168	1920	PC	Craftsman
1333	Cortlandt	N 47 Ft of Lt 4	169	1910	C	Bungalow Craftsman
1335	Cortlandt	Lt 3	169	1916	PC	Bungalow Craftsman
1341	Cortlandt	Lts 1 & 2	169	1920	C	Tudor Revival Brick Fourplex
1401	Cortlandt	Lts 11 & 12	158	1903	C	Modified L-Plan Queen Anne
1406	Cortlandt	Lt 15	159	1915	NC	Bungalow Craftsman
1408	Cortlandt	Lt 16	159	1915	PC	2-story Craftsman
1410	Cortlandt	Lt 17	159	1913	PC	Bungalow Craftsman
1411	Cortlandt	Lts 9 & 10	158	1908	PC	Bungalow Craftsman
1415	Cortlandt	Lts 9 & 10	158	1910	C	Modified Queen Anne
1417	Cortlandt	Lt 8	158	Lot	V	Lot
1421	Cortlandt	Lt 7	158	1930	PC	Bungalow
1423	Cortlandt	Lt 6	158	1910	C	Bungalow Craftsman
1424	Cortlandt	Lt 18	159	1925	PC	Bungalow
1425	Cortlandt	Lt 5	158	1915	PC	Queen Anne
1435	Cortlandt	Lt 4	158	1908	PC	Bungalow Craftsman
1437	Cortlandt	Lt 3	158	1905	NC	Modified L-Plan
1440	Cortlandt	Trs 1-4, 19-24	159	1949	PC	Barrel Roof Gymnasium/Parish Hall
1445	Cortlandt	Lt 2	158	2002	NC	New Single Family
1447	Cortlandt	Lt 1	158	1905	PC	Modified L-Plan
1448	Cortlandt	Trs 1-4, 19-24	159	1932	C	Gothic Revival Sanctuary
1501	Cortlandt	Lts 11 & 12	139	1900	NC	Folk Victorian
1504	Cortlandt	See 301 E 15th St	138	1930	PC	Gothic Revival
1508	Cortlandt	Lt 15	138	1920	C	Bungalow Craftsman
1509	Cortlandt	Lt 10 & Tr 9	139	1910	PC	Queen Anne
1515	Cortlandt	Lts 7, 8 & Tr 9A	139	2008	NC	New Single Family
1517	Cortlandt	Lts 7, 8 & Tr 9A	139	1905	C	L-Plan
1516	Cortlandt	Lt 16	138	1920	PC	Bungalow Craftsman
1518	Cortlandt	Lt 17	138	1920	PC	Bungalow Craftsman Duplex
1522	Cortlandt	Lt 18	138	1920	PC	Bungalow Craftsman

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1525	Cortlandt	Lts 5 & 6	139	1911	C	Tudor Revival
1526	Cortlandt	Lt 19	138	1905	PC	Modified L-Plan Queen Anne
1528	Cortlandt	Lt 20	138	1920	PC	Bungalow
1534	Cortlandt	Lt 21	138	1920	PC	Bungalow Craftsman
1541	Cortlandt	Lt 4	139	1915	PC	Bungalow
1544	Cortlandt	Lt 22	138	1920	PC	Bungalow Craftsman
1545	Cortlandt	Lt 3	139	1915	PC	Bungalow Craftsman
1546	Cortlandt	Lt 23	138	1920	PC	Bungalow
1547	Cortlandt	Tr 2B-1	139	1984	NC	Townhouse
1548	Cortlandt	Tr 24 A	138	1940	PC	English Cottage
1549	Cortlandt	Tr 2 B	139	1983	NC	Townhouse
1551	Cortlandt	Tr 1 B & 2 C	139	1984	NC	Townhouse
1553	Cortlandt	Lt 10	139	1984	NC	Townhouse
1603	Cortlandt	Lt 13 & Tr 12A	116	1910	NC	Folk Victorian
1607	Cortlandt	Lt 11 & Tr 12	116	2005	NC	New Single Family
1610	Cortlandt	Trs 15 A & 16A	115	1920	PC	Bungalow
1615	Cortlandt	Lt 10 & Tr 9A	116	1927	NC	Bungalow Remodeled
1616	Cortlandt	Lt 17 & Tr 16	115	1913	PC	Modified L-Plan Queen Anne/ Craftsman
1619	Cortlandt	Lt 8 & Tr 9	116	1916	NC	Bungalow Remodeled
1620	Cortlandt	Lt 18 & Tr 19	115	1915	C	Bungalow Craftsman
1626	Cortlandt	Lt 20 & Tr 19A	115	1917	PC	Modified Queen Anne
1627	Cortlandt	Lt 7 & S 3ft of Lt 6	116	1994	NC	New Single Family
1629	Cortlandt	N 47 Ft of Lt 6	116	1915	PC	Modified L-Plan
1630	Cortlandt	Lt 21	115	1917	PC	Bungalow Craftsman
1635	Cortlandt	Lt 5	116	1920	NC	Bungalow Craftsman
1636	Cortlandt	Lt 22	115	Lot	V	Lot
1637	Cortlandt	Lt 4	116	1915	C	Bungalow Craftsman
1638	Cortlandt	Lt 23	115	1918	PC	Bungalow Craftsman
1641	Cortlandt	Lt 3	116	1915	C	Bungalow Craftsman
1642	Cortlandt	Lt 24	115	1918	PC	Bungalow Craftsman
1647-49	Cortlandt	Lt 2	116	1915	PC	Bungalow Craftsman Duplex
1648	Cortlandt	Lt 25	115	1910	PC	Queen Anne Cottage
1650	Cortlandt	Lt 26	115	1937	PC	Colonial Revival
1651	Cortlandt	Lt 1	116	1905	PC	Modified L-Plan Queen Anne
1801	Cortlandt	Lt 13, Tr 12A	105	1955	NC	Apartments
1802	Cortlandt	Trs 14, 15B	106	1915	PC	Amer Foursquare
1810	Cortlandt	Lt 16, Tr 15	106	1915	PC	National Folk Pyramidal Craftsman
1813	Cortlandt	Trs 11, 12 A	105	1920	PC	Bungalow
1815	Cortlandt	Trs 10 & 11A	105	1920	PC	Bungalow
1816	Cortlandt	Lt 17 & S 5ft of Lt 18	106	1930	C	Modified Foursquare Brick
1817	Cortlandt	Lt 9, Tr 10A	105	1920	PC	Bungalow
1819	Cortlandt	Lt 8	105	1920	PC	Hipped Bungalow

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1820	Cortlandt	N 45 Ft of Lt 18	106	1915	C	Bungalow
1821	Cortlandt	Lt 7	105	1968	NC	Cottage
1822	Cortlandt	Lt 19	106	1920	PC	Bungalow Craftsman
1828	Cortlandt	Lt 20	106	1920	PC	Bungalow
1829	Cortlandt	Lt 6	105	1920	C	Bungalow Craftsman
1832	Cortlandt	Lt 21	106	1920	PC	2-story Colonial Revival
1835	Cortlandt	Lt 5	105	1906	PC	Bungalow Craftsman
1836	Cortlandt	Lts 22 & 23A	106	1920	PC	Bungalow
1841	Cortlandt	Lts 3 & 4	105	1921	PC	Bungalow
1842	Cortlandt	Lt 24 & Tr 23	106	1910	C	Folk Victorian
1845	Cortlandt	Lt 2	105	1994	NC	New Single Family
1846	Cortlandt	Lt 25	106	1920	C	Bungalow Craftsman
1847	Cortlandt	Lt 1	105	1910	C	Hipped Bungalow
1850	Cortlandt	Lt 26	106	1941	PC	Pedimented Bungalow
1100	Harvard	Harvard House Condo	199	1918	PC	Neo-Classical Masonic Lodge
1103	Harvard	See 117 E 11th St	200	1925	PC	Bungalow
1115	Harvard	Lt 10	200	1920	PC	Bungalow Craftsman
1117	Harvard	Lt 9 & Tr 8	200	1920	PC	Foursquare Craftsman
1122	Harvard	Lt 18 & 1/2 Tr 17	199	1901	C	Queen Anne
1123	Harvard	Lt 7 & Tr 8A	200	1912	C	Mission Revival
1125	Harvard	Lt 6	200	1920	C	Bungalow
1127	Harvard	Lt 5	200	1920	NC	Craftsman
1128	Harvard	Lt 19	199	2005	NC	New Single Family
1132	Harvard	Lt 20	199	1990	NC	New Single Family
1135	Harvard	Lt 4	200	1920	C	Craftsman
1136	Harvard	Lt 21	199	1920	PC	Craftsman
1137	Harvard	Lt 3	200	1920	PC	Bungalow Craftsman
1140-42	Harvard	Lt 22 & Tr 23A	199	1960	NC	Duplex
1141	Harvard	Lt 2	200	1917	C	Bungalow Craftsman
1145	Harvard	Lt 1	200	1997	NC	New Single Family
1146	Harvard	Lt 23 & 24A	199	1930	C	English Cottage
1201	Harvard	Harvard Garden Condo	187	1970	NC	Condominium
1202	Harvard	Trs 13A & 14A	188	1900	PC	Amer Foursquare
1207	Harvard	Lt 10	187	1920	PC	Bungalow Craftsman
1210	Harvard	Lt 15 & 14B	188	1900	C	2-story Queen Anne
1210	Harvard	Lt 15 & 14B	188	1900	C	Carriage House
1213	Harvard	Lt 9	187	1910	C	Queen Anne Cottage
1214	Harvard	Lt 16	188	1910	PC	2-story Queen Anne
1217	Harvard	Lt 8	187	1914	NC	Bungalow Craftsman
1220	Harvard	Lt 17	188	1900	C	Modified L-Plan Queen Anne
1221	Harvard	Lt 7	187	1920	NC	Bungalow
1222	Harvard	Lt 18	188	1910	C	Modified L-Plan Queen Anne

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1224	Harvard	Lt 19	188	1995	NC	New Single Family
1225	Harvard	Lt 6	187	1908	C	Modified L-Plan Queen Anne
1227	Harvard	Lt 5	187	1920	NC	Bungalow
1230	Harvard	Lt 20	188	1909	NC	Bungalow Craftsman
1234	Harvard	Lt 21	188	1912	PC	Queen Anne
1235	Harvard	Lts 3 & 4	187	1905	PC	2-story Queen Anne
1238	Harvard	Lt 22, Tr 23A	188	1914	PC	Bungalow Craftsman
1245	Harvard	Lts 1 & 2	187	1907	PC	Queen Anne
1248	Harvard	W 76.25ft of Lt 24 & Tr 23B	188	1999	NC	New Single Family
1300	Harvard	Lt 13	169	1920	C	Bungalow Craftsman
1304	Harvard	Lt 14	169	1928	PC	Bungalow Craftsman
1311	Harvard	Lt 10	170	1915	PC	Bungalow Craftsman
1312	Harvard	Lt 15	169	1910	PC	Gable-front Folk Victorian
1314	Harvard	Lt 16	169	1930	PC	Bungalow Craftsman
1315	Harvard	Lt 9	170	1910	PC	Folk Victorian
1316	Harvard	Lt 17	169	1900	PC	Gable-front Cottage
1318	Harvard	Lt 18	169	1910	C	Bungalow Craftsman
1319	Harvard	Lt 8	170	1910	PC	Bungalow Craftsman
1321	Harvard	Lt 7	170	1910	PC	Bungalow
1322	Harvard	Lt 19	169	1935	C	Bungalow
1324	Harvard	Lt 20	169	1994	NC	New Single Family
1327	Harvard	Lt 6	170	1920	C	Bungalow Craftsman
1329	Harvard	Lt 5	170	1910	C	Hipped Bungalow
1335	Harvard	Lt 4	170	1915	C	Craftsman
1337	Harvard	Lt 3	170	1910	NC	Modified L-Plan Queen Anne
1340	Harvard	Lt 21	169	1992	NC	New Single Family
1341	Harvard	Lt 2	170	2004	NC	New Single Family
1342	Harvard	Lt 22 & Tr 23A	169	1915	PC	Gable-front Bungalow
1346	Harvard	Lt 24 & Tr 23	169	1930	PC	Brick Bungalow
1353	Harvard	Lt 1	170	1920	NC	Bungalow
1401-03	Harvard	See 117 E 14th St				
1402	Harvard	Lt 13 & S 25ft of Lt 14	158	1922	C	Craftsman; former church
1405	Harvard	Trs 11B & 12B	157	1925	PC	Bungalow Duplex
1409	Harvard	Trs 10 & 11A	157	1915	C	Bungalow
1412	Harvard	N 25ft of Lt 14 & S 45ft of Lt 15	158	1996	NC	New Single Family
1415	Harvard	Lt 9	157	1910	PC	Queen Anne
1416	Harvard	Lt 16 & N 5ft of Lt 15	158	1922	PC	Craftsman; former church
1419	Harvard	Lt 8	157	1915	C	Craftsman
1420	Harvard	Lt 17	158	1915	C	Bungalow Craftsman
1421	Harvard	Lt 7	157	1905	C	Classical Revival
1424	Harvard	Lt 18	158	1920	PC	Bungalow Craftsman
1425	Harvard	Lt 6	157	1903	PC	Queen Anne

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1426	Harvard	Lt 19	158	1910	NC	Folk Victorian
1432	Harvard	Lt 20	158	1960	NC	Apartments
1433	Harvard	Lt 5	157	1905	NC	Folk Victorian
1436	Harvard	Lt 21	158	2006	NC	New Single Family
1438	Harvard	Lt 22	158	1930	PC	English Cottage
1439	Harvard	Lts 3 & 4	157	2003	NC	New Single Family
1440	Harvard	Lt 23	158	1909	PC	Modified L-Plan Queen Anne/ Craftsman
1445	Harvard	Lts 1 & 2	157	1903	PC	Dutch Gambrel
1446	Harvard	Lt 24	158	1923	C	Bungalow Craftsman
1500	Harvard	Lts 13 & 14	139	1983	NC	Townhouses
1501	Harvard	Lt 12 & Tr 11	140	1981	NC	New Single Family
1504	Harvard	Lt 15	139	2007	NC	New Single Family
1511	Harvard	Tr 11A	140	2002	NC	New Single Family
1513	Harvard	Lt 10	140	2002	NC	New Single Family
1515	Harvard	Lt 9	140	1920	PC	Renaissance Revival Brick
1516	Harvard	Lt 16	139	1915	PC	Bungalow Craftsman
1517	Harvard	Lt 8	140	1966	NC	Single Family Ranch
1518	Harvard	Lt 17	139	1920	PC	Colonial Revival Duplex
1521	Harvard	Lt 7	140	1920	PC	2-story Craftsman Duplex
1523	Harvard	Lt 6	140	1930	PC	Bungalow Cottage
1528	Harvard	Lt 18	139	1930	PC	Bungalow Craftsman
1530	Harvard	Lt 19	139	1920	PC	Bungalow
1531	Harvard	Lt 5	140	1920	PC	Bungalow Craftsman
1532	Harvard	Lt 20	139	1920	PC	Bungalow Craftsman
1533	Harvard	Lt 4	140	1925	PC	Bungalow
1534	Harvard	Lt 21	139	1913	C	Modified L-Plan Queen Anne
1536	Harvard	Lt 22 & Tr 23	139	1920	C	Bungalow Craftsman
1548	Harvard	Trs 23A & 24	139	1930	PC	Bungalow Craftsman Brick
1602	Harvard	Lt 14 & Tr 15A	116	1898	C	Queen Anne
1606	Harvard	Trs 15 & 16	116	1935	PC	English Cottage
1608	Harvard	Trs 16A & 17A	116	1925	PC	Bungalow Craftsman
1610	Harvard	Tr 17	116	1997	NC	New Single Family
1611	Harvard	Lt 11	117	1925	C	Bungalow Craftsman
1615	Harvard	Lt 10	117	1925	PC	Pedimented Bungalow
1617	Harvard	Lt 9	117	1920	PC	Bungalow Craftsman
1620	Harvard	Lt 18	116	1925	PC	Bungalow Craftsman
1623	Harvard	Lt 8	117	1915	PC	Hipped Bungalow
1625	Harvard	Lt 7	117	1920	PC	Bungalow Craftsman
1626	Harvard	Lt 19	116	1919	PC	Bungalow Craftsman
1628	Harvard	Lt 20	116	1925	C	Craftsman
1629	Harvard	Lt 6	117	1910	PC	Folk Victorian
1630	Harvard	Lt 21	116	2003	NC	New Single Family

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1631	Harvard	Lt 5	117	1920	C	Bungalow Craftsman
1633	Harvard	Lt 4	117	1920	PC	Pedimented Bungalow
1634	Harvard	Lt 22	116	1930	PC	Bungalow Craftsman
1635	Harvard	Lt 3	117	1920	C	Bungalow Craftsman
1638	Harvard	Lt 23	116	1920	PC	Bungalow Craftsman
1640	Harvard	Lt 24	116	1902	NC	Modified L-Plan Queen Anne
1646	Harvard	Lt 25	116	1905	NC	National Folk Pyramidal
1648	Harvard	Lt 26	116	1991	NC	New Single Family
1701	Harvard	Lts 1 & 2	117	1960	NC	Apartments
1802	Harvard	Lts 14 & 15	105	1893	C	Queen Anne
1802	Harvard	Lts 14 & 15	105	1893	C	Carriage House
1803	Harvard	See 121 E 18th	104	1922	PC	Garage Apartment
1805	Harvard	Lts 11 & 12 A	104	1920	PC	Bungalow
1806	Harvard	Lt 16	105	Lot	V	Lot
1807	Harvard	Lt 10 & Tr 11A	104	1920	PC	Bungalow Craftsman
1808	Harvard	Lt 17	105	1920	PC	Bungalow Craftsman
1809	Harvard	Lt 9	104	1920	C	Bungalow
1811	Harvard	Lt 8	104	1920	C	Pedimented Bungalow
1812	Harvard	Lt 18	105	1993	NC	New Single Family
1816	Harvard	Lt 19	105	1993	NC	New Single Family
1820	Harvard	Lt 20	105	1920	PC	Bungalow Craftsman
1821	Harvard	Lt 7	104	1905	PC	2-story Queen Anne
1825	Harvard	Lt 6	104	Lot	V	Lot
1827	Harvard	Lt 5	104	1920	PC	Bungalow
1832	Harvard	Lt 21	105	1926	C	Bungalow Craftsman
1838	Harvard	Lt 22	105	1920	PC	Bungalow Craftsman
1840	Harvard	Lt 23	105	1920	PC	Bungalow Craftsman
1844	Harvard	Lt 24	105	1920	NC	Bungalow Remodeled
1845	Harvard	Lts 3 & 4	104	1914	C	Mediterranean Revival
1846	Harvard	Lt 25	105	1912	C	Meeting Hall/ Craftsman
1847	Harvard	Lt 2	104	1930	PC	Craftsman
1849	Harvard	Lt 1	104	1915	C	Bungalow Craftsman
1101	Heights Blvd	11 & 12 Heights Court	201	1910	C	Queen Anne
1101	Heights Blvd	10 Heights Court	201	1960	NC	2-story Garage Apt
1102	Heights Blvd	Lts 13, 14, 15, & 16	200	1893	C	Queen Anne
1102	Heights Blvd	Lts 13, 14, 15, & 16	200	1893	C	Carriage House
1111	Heights Blvd	Lt 9 & Tr 10A	201	1905	C	Queen Anne
1117	Heights Blvd	Lt 8 & Tr 7	201	1918	C	Amer Foursquare
1118	Heights Blvd	Lt 17	200	1930	PC	Brick Bungalow
1121	Heights Blvd	Lt 5, Trs 6, 6A & 7A	201	2007	NC	New Single Family
1122	Heights Blvd	Lt 18	200	1920	PC	Craftsman
1128	Heights Blvd	Lt 19	200	1925	C	Bungalow & Garage Apt

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HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1132	Heights Blvd	Lt 20	200	1940	PC	2-story Brick Broadfront
1136	Heights Blvd	Lt 21, Tr 22	200	1940	PC	Cottage
1139	Heights Blvd	Lt 4	201	1981	NC	Single Family
1141	Heights Blvd	Tr 3	201	1925	C	Bungalow Craftsman
1143	Heights Blvd	Trs 2, 3A	201	1925	C	Bungalow Craftsman
1144	Heights Blvd	Lt 23, Tr 22A	200	1930	PC	Bungalow
1145	Heights Blvd	Lt 1, Tr 2A	201	1960	NC	Apartments
1148	Heights Blvd	Lt 24	200	1924	C	Bungalow Craftsman
1201	Heights Blvd	Lt 12, Tr 31	186	1934	C	Brick Bungalow Duplex
1202	Heights Blvd	Lt 13	187	1920	C	Craftsman Duplex
1203	Heights Blvd	Lt 11, Tr 30	186	1910	C	Hipped Bungalow Craftsman
1204	Heights Blvd	Lt 14	187	1920	PC	Bungalow Craftsman
1210	Heights Blvd	Lt 15	187	1930	C	Apartments Art Deco
1214	Heights Blvd	Lt 16	187	1905	C	Queen Anne
1215	Heights Blvd	Lts 9, 10, Tr 20	186	1958	NC	Brick Ranch
1217	Heights Blvd	Lt 8, Tr 28	186	1952	NC	Apartments
1218	Heights Blvd	Lt 17	187	1920	C	Bungalow Craftsman
1222	Heights Blvd	Lt 18	187	1964	NC	Apartments
1225	Heights Blvd	Lt 7, Tr 27	186	1920	C	Foursquare Craftsman
1226	Heights Blvd	Lt 19	187	1946	NC	Single Family
1227	Heights Blvd	Lt 6, Tr 26	186	1912	PC	Bungalow Craftsman
1229	Heights Blvd	Lt 5, Trs 4, 25	186	1898	PC	Colonial Revival
1230	Heights Blvd	Lt 20	187	1920	PC	Craftsman
1231	Heights Blvd	Lt 5, Trs 4, 25	186		NC	Garage Apartment
1240	Heights Blvd	Lt 21	187	1920	PC	Bungalow Craftsman
1242	Heights Blvd	Lt 22	187	1925	C	Bungalow Craftsman
1244	Heights Blvd	Lt 23	187	1920	PC	Bungalow Craftsman
1245	Heights Blvd	See 1240 Yale	186	1971	C	Neo-Gothic Church
1248	Heights Blvd	Lt 24	187	1955	NC	Single Family Ranch
1310	Heights Blvd	Lts 13-17, Tr 18A	170	1925	C	Renaissance Revival
1317	Heights Blvd	Lts 7-10, Tr 6	171	1960	NC	Commercial
1318	Heights Blvd	Lts 19, 20, Trs 18, 21	170	1960	NC	Apartments
1323	Heights Blvd	Lt 5, Tr 6A	171	Lot	V	Lot
1330	Heights Blvd	Lt 22, Tr 21A	170	1920	C	Foursquare Craftsman
1333	Heights Blvd	Lt 4	171	1920	C	Amer Foursquare
1341	Heights Blvd	5 The Boulevard Subdivision	171	2007	NC	Brick Townhouse
1343	Heights Blvd	4 The Boulevard Subdivision	171	2007	NC	Brick Townhouse
1345	Heights Blvd	3 The Boulevard Subdivision	171	2007	NC	Brick Townhouse
1347	Heights Blvd	2 The Boulevard Subdivision	171	2007	NC	Brick Townhouse
1349	Heights Blvd	1 The Boulevard Subdivision	171	2007	NC	Brick Townhouse
1346	Heights Blvd	Lt 23	170	Lot	V	Lot

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HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1348	Heights Blvd	Lt 24	170	1910	C	Colonial Revival
1401	Heights Blvd	Lts 11, 12	156	1960	NC	Commercial
1402	Heights Blvd	Lt 13	157	1920	PC	Craftsman
1406	Heights Blvd	Lt 14	157	2006	NC	New Single Family
1407	Heights Blvd	Lt 10	156	1921	C	Craftsman
1410	Heights Blvd	Lt 15	157	1925	PC	Craftsman
1411	Heights Blvd	Lt 9	156	1941	C	Colonial Cottage Brick
1414	Heights Blvd	Lt 16	157	1943	C	Cottage
1417	Heights Blvd	Lt 8	156	1920	PC	Bungalow
1418	Heights Blvd	Lt 17	157	1918	C	Craftsman/ Prairie School
1421	Heights Blvd	Lt 7	156	1910	C	Colonial Revival
1422	Heights Blvd	Lt 18	157	1940	PC	Cottage
1425	Heights Blvd	Lt 6	156	1925	PC	Bungalow Craftsman
1428	Heights Blvd	Lt 19	157	1937	PC	English Cottage
1433	Heights Blvd	Lt 5	156	1935	NC	Single Family
1435	Heights Blvd	Lt 4	156	1903	C	Queen Anne
1436	Heights Blvd	Lt 20	157	2006	NC	New Single Family
1437	Heights Blvd	Lt 3	156	1903	C	Queen Anne
1440	Heights Blvd	Lt 21	157	1920	C	Bungalow Craftsman
1444	Heights Blvd	Lt 22	157	1920	PC	Bungalow Craftsman
1447	Heights Blvd	Lts 1, 2	156	1960	NC	Condominium
1448	Heights Blvd	Lts 23, 24	157	1914	C	Craftsman/Prairie School
1502	Heights Blvd	Lts 13, 14	140	1960	NC	Apartments
1505	Heights Blvd	Lts 11, 12	141	1905	PC	Queen Anne
1510	Heights Blvd	Lt 15	140	1920	C	Bungalow Craftsman
1512	Heights Blvd	Lt 16	140	1930	PC	2-story Gable-front Brick
1515	Heights Blvd	Lt 10	141	1910	C	Queen Anne
1517	Heights Blvd	Lt 9	141	1920	PC	Amer Foursquare
1523	Heights Blvd	Lts 7, 8, Tr 6A	141	1965	NC	Apartments
1525-27	Heights Blvd	Tr 6	141	1930	PC	Bungalow Craftsman Duplex
1526	Heights Blvd	Lt 17	140	1920	PC	Bungalow
1529	Heights Blvd	Lt 5	141	1930	C	Bungalow Craftsman Duplex
1530	Heights Blvd	Lts 18, 19 & 20	140	1960	NC	Apartments
1533	Heights Blvd	Lt 4	141	1925	PC	Bungalow
1536	Heights Blvd	Lts 21, 22, Trs 3, 4A	140	1920	C	Craftsman Prairie School
1539	Heights Blvd	Lt 3, S 1/2 of Lt 2	141	2004	NC	New Single Family
1545	Heights Blvd	Lt 1, N 1/2 of Lt 2	141	2003	NC	Commercial
1548	Heights Blvd	Lts 1, 2, 23, 24, Tr 3A	140	1924	C	Neo-Classical Church
1603	Heights Blvd	Heights Blvd Condo	133	1993	NC	Condominium
1605	Heights Blvd	Lt 4, Trs 3A, 5, 6	133	1918	C	Renaissance Revival
1605	Heights Blvd	Lt 4, Trs 3A, 5, 6	133	1918	C	Carriage House
1606	Heights Blvd	Lts 14 & 15	117	1948	PC	Meeting Hall/ Classical Revival

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1612	Heights Blvd	Lts 16 & 17	117	1921	PC	2-story Craftsman
1621	Heights Blvd	17th Street Condo	133	2000	NC	Condominium
1624	Heights Blvd	Lt 18, Tr 17A	117	1921	C	Foursquare Craftsman
1626	Heights Blvd	Lt 19	117	1940	PC	Cottage
1630	Heights Blvd	Lts 20 & 21	117	1989	NC	New Single Family
1703	Heights Blvd	Lts 1-7	118	1927	C	Neo-Classical Church
1702	Heights Blvd	Lt 22	117	1996	NC	New Single Family
1704	Heights Blvd	Lt 23	117	1996	NC	New Single Family
1712	Heights Blvd	Lt 24, S 20ft of Lt 25	117	1998	NC	New Single Family
1722	Heights Blvd	Lt 26, Tr 25B	117	2000	NC	New Single Family
1745	Heights Blvd	Lts 1-7	118	1965	C	Neo-Gothic Church
0	Heights Blvd	Tr 25A	117	Lot	V	Lot
1800	Heights Blvd	Lts 14, 15 & 16	104	1986	C	Landscape Gazebo
1801	Heights Blvd	Lts 6 & 7	103	1910	C	Classical/Prairie/ Craftsman
1811	Heights Blvd	Lt 5, Tr 4	103	1910	PC	Amer Foursquare
1819	Heights Blvd	Lts 1, 2, 3 Tr 4A	103	1947	C	Gothic Revival Church
1820	Heights Blvd	Lts 17 & 18	104	1950	NC	Ranch
1824	Heights Blvd	Lts 19 & 20	104	1889	PC	Queen Anne
1906	Heights Blvd	Lt 21	104	1925	C	Craftsman
1100 -1900 Blk	Heights Blvd	Esplanade		1891	C	Esplanade
1109	Oxford	Lt 10	196	2007	NC	New Single Family
1115	Oxford	Lt 9	196	1920	PC	Pedimented Bungalow
1119	Oxford	Lt 8	196	1905	PC	2-story I-house
1123	Oxford	Lt 7	196	1905	PC	Queen Anne Cottage
1127	Oxford	Lt 6	196	1905	PC	Hipped Bungalow
1129 B	Oxford	1 Oxford Street	196	2002	NC	New Single Family
1129 A	Oxford	2 Oxford Street	196	2001	NC	New Single Family
1131	Oxford	Lt 4	196	1915	C	Bungalow Craftsman
1135	Oxford	Lt 3	196	1890	C	Cottage
1145	Oxford	Lt 2	196	1910	PC	Pyramid-roof Cottage
1147	Oxford	Lt 1	196	1915	PC	Folk Victorian
1209	Oxford	Lt 10	191	1920	PC	Bungalow Craftsman
1213	Oxford	Lt 9	191	1920	PC	Bungalow Craftsman
1217	Oxford	Lt 8	191	1900	NC	L-plan Cottage
1219	Oxford	Lt 7	191	1920	PC	Bungalow Craftsman
1225	Oxford	Lt 6	191	1905	PC	Folk Victorian
1229	Oxford	Lt 5	191	1935	PC	Brick bungalow
1231	Oxford	Lt 4	191	1965	NC	Apartments
1235	Oxford	Lt 3	191	1910	NC	Altered
1237	Oxford	Lt 2	191	1920	NC	Altered
1247	Oxford	Lt 1	191	1910	PC	Queen Anne
1401	Oxford	Lt 12	161	1900	PC	2-story Queen Anne

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1407	Oxford	Lt 11	161	1915	C	Bungalow Craftsman
1411	Oxford	Lt 10	161	1915	C	Bungalow Craftsman
1415	Oxford	Lt 9	161	1920	PC	Bungalow
1417	Oxford	Lt 8	161	1925	PC	Bungalow Craftsman
1419	Oxford	Lt 7	161	1992	NC	New Single Family
1421	Oxford	Lt 6	161	1993	NC	New Single Family
1423	Oxford	Lt 5	161	1920	PC	Bungalow
1433	Oxford	Lt 4	161	1915	PC	Bungalow
1437	Oxford	Lt 3	161	1910	NC	Gothic Revival Remodeled
1443	Oxford	Lt 2	161	1996	NC	New Single Family
1447	Oxford	Lt 1	161	1915	C	Bungalow
1501	Oxford	12	136	1920	PC	Hipped Bungalow
1505	Oxford	Lt 11	136	1915	C	Bungalow Craftsman
1509	Oxford	Lt 10 & Tr 9, 8, 9A	136	1993	NC	New Single Family
1519	Oxford	Trs 7 & 8 A	136	1920	C	Bungalow Craftsman
1523	Oxford	Trs 6 & 7 A	136	2007	NC	New Single Family
1525	Oxford	Lt 5 & Tr 6A	136	2007	NC	New Single Family
1527	Oxford	Lt 5 & Tr 6A	136	2007	NC	New Single Family
1531	Oxford	Lt 4	136	1900	C	Queen Anne Cottage
1535	Oxford	Lt 3	136	1935	NC	Altered
1543	Oxford	Lt 2	136	1915	C	Bungalow
1545	Oxford	Lt 1	136	1920	PC	Bungalow Craftsman
1605	Oxford	Lt 12	113	1930	PC	Bungalow Craftsman
1613	Oxford	Lt 11	113	1925	PC	Bungalow Craftsman
1615	Oxford	Lt 10	113	1910	PC	Modified Queen Anne
1617	Oxford	Lt 9	113	1915	C	Bungalow
1625 Unit A	Oxford	Tr 8A	113	1983	NC	Attached Townhouse
1625 Unit B	Oxford	Tr 8B	113	1983	NC	Attached Townhouse
1627 Unit A	Oxford	Tr 7A	113	1983	NC	Attached Townhouse
1627 Unit B	Oxford	Tr 7B	113	1983	NC	Attached Townhouse
1629	Oxford	Lt 6	113	1925	PC	Bungalow Craftsman
1631	Oxford	Lt 5	113	1920	PC	Bungalow
1703	Oxford	Lt 4	113	2000	NC	New Single Family
1711	Oxford	Lt 3	113	1925	PC	Bungalow
1715	Oxford	Lt 2	113	1925	PC	Bungalow
1719	Oxford	Tr 1	113	1930	PC	Bungalow Duplex
1721	Oxford	Tr 1A	113	1930	PC	Bungalow Duplex
1801	Oxford	Lt 13	108	1960	NC	Ranch
1807	Oxford	Lt 12	108	1994	NC	New Single Family
1811	Oxford	Lt 11	108	1900	PC	Folk Victorian
1817	Oxford	Lt 10	108	1920	PC	Bungalow Craftsman
1819	Oxford	Lt 9	108	1915	PC	2-story Craftsman

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
1823	Oxford	Lt 8	108	1900	C	Pyramid-roof Cottage
1825	Oxford	Lt 7	108	1980	NC	New Single Family
1903	Oxford	Lt 6	108	1925	PC	Gable-front Bungalow
1909	Oxford	Lt 5	108	1905	PC	Hipped Bungalow
1915	Oxford	Lt 4	108	1920	PC	Bungalow
1921	Oxford	Lt 3	108	1970	NC	Industrial
1216	Yale	Lt 16 Tr 32	186	1920	PC	Commercial Broadfront
1214	Yale	LT 17 Tr 33	186	1915	C	Craftsman Duplex
1222	Yale	Lt 18 Tr 34	186	Lot	V	Parking Lot
1226	Yale	Lt 19 Tr 35	186	Lot	V	Parking Lot
1240	Yale	Lts 1,2,3, 20-24, Trs 4A, 37	186	1951	C	Gothic Revival Ed Bldg
1240	Yale	Lts 1,2,3, 20-24, Trs 4A, 37	186	1926	PC	2-Story Craftsman Brick Church Hall
117	E 11th St	Lts 11 & 12	200	1925	PC	Gas Station
147	E 11th St	Lts 11 & 12	200	1984	NC	Commercial
215	E 11th St	Lts 11 & 12	199	1930	PC	Commercial
301	E 11th St	Lts 13 & 14	198	1934	PC	Commercial
509	E 11th St	Trs 13A & 14B	196	1905	PC	Queen Anne Cottage
513	E 11th St	4 Karina Heights	196	2001	NC	Townhouse
515	E 11th St	3 Karina Heights	196	2001	NC	Townhouse
517	E 11th St	2 Karina Heights	196	2001	NC	Townhouse
519	E 11th St	1 Karina Heights	196	2001	NC	Townhouse
107	E 12th St	See 1202 Heights Blvd	187	1930	C	Garage Apartment
109	E 12th St	Trs 13A & 14B	187	1920	C	Bungalow Craftsman
112	E 12th St	See 1145 Harvard	200	1997	NC	Garage Apartment
121	E 12th St	Harvard Garden Condo	187	1970	NC	Condominium
206	E 12th St	See 1146 Harvard				
208	E 12th St	Trs 24, 23B, 23 A-1	199	1900	PC	Gable-front Cottage
217	E 12th St	Trs 13 & 14	188	1950	NC	Apartments
221	E 12th St	Trs 11 & 12	188	1900	C	Bungalow Craftsman
222	E 12th St	Trs 1A & 2A	199	1920	PC	Modified L-Plan
223	E 12th St	Trs 11A & 12A	188	1920	C	Bungalow Craftsman
224	E 12th St	Trs 1 & 2	199	1920	PC	Amer Foursquare
306	E 12th St	Tr 24	198	1925	PC	Bungalow Craftsman
311	E 12th St	Trs 13A & 14A	189	1930	PC	English Cottage
315	E 12th St	See 1201 Arlington	189	1930	C	Brick Bungalow
415	E 12th St	Trs 11A & 12A	189	1920	PC	Bungalow Craftsman
501	E 12th St	Lt 13 & Tr 14A	191	1920	NC	Modified L-Plan Queen Anne
502	E 12th St	Trs 23A & 24	196	1920	NC	Bungalow
503	E 12th St	Tr 14	191	2004	NC	Commercial
504	E 12th St	Trs 23 & 24A	196	1930	PC	Bungalow Craftsman
517	E 12th St	Trs 11A & 12A	191	2006	NC	New Single Family

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
521	E 12th St	Trs 11 & 12	191	1897	PC	Queen Anne Cottage Raised
120	E 13th St	Trs 1A-1 & 2A-1	187	1985	NC	Townhouse
122	E 13th St	Trs 1B & 2B	187	1985	NC	Townhouse
124	E 13th St	Trs 1A & 2A	187	1985	NC	Townhouse
120	E 13th St	Tr 2A-2	187	N/a	V	Common Open Space
123	E 13th St	Tr A	170	1984	NC	Townhouse
125	E 13th St	Tr B	170	1984	NC	Townhouse
127	E 13th St	Tr C	170	1984	NC	Townhouse
128	E 13th St	See 1245 Harvard				
129	E 13th St	Tr D	170	1984	NC	Townhouse
203	E 13th St	See 1300 Harvard	169	1920	PC	Garage Apartment
210	E 13th St	E 55.75ft of Lt 24	188	2000	NC	New Single Family
309	E 13th St	Trs 13 & 14	168	1920	PC	Foursquare Craftsman
314	E 13th St	Trs 1A & 2A	189	1984	NC	Commercial
414	E 13th St	See 1247 Columbia	190	1915	PC	Bungalow Craftsman
512	E 13th St	Lt 23 & 24A	191	1920	PC	Bungalow Craftsman
516	E 13th St	See 1247 Oxford	191	1940	PC	Garage Apartment
105	E 14th St	See 1402 Heights Blvd	157	1920	PC	Amer Foursquare
106	E 14th St	See 1348 Heights Blvd	170	2000	NC	Garage Apartment
115	E 14th St	Lt 11 & Tr 12A	157	1928	PC	Odd Fellows Hall
116	E 14th St	Tr 1B	170	1925	PC	Bungalow Craftsman
117	E 14th St	Lt 12	157	1925	PC	Craftsman fourplex
118	E 14th St	Tr 1A	170	1925	PC	Bungalow Craftsman
207	E 14th St	See 1402 Harvard				
212-216	E 14th St	See 1341 Cortlandt	169	1935	NC	Fourplex
301	E 14th St	W 72 Ft of Lts 13 & 14	159	1906	C	Modified L-Plan Queen Anne
310-312	E 14th St	Lt 24	168	1920	PC	Duplex
409	E 14th St	Trs 13A & 14A	159	1915	NC	Bungalow Craftsman
415	E 14th St	Trs 11A & 12A	160	1910	PC	Queen Anne
417	E 14th St	Trs 11 & 12	160	1910	C	Craftsman Cottage
511	E 14th St	Trs 13A & 14A	161	1930	PC	Bungalow
223	E 15th St	See 1501 Cortlandt				
301	E 15th St	Trs 13 & 14	138	1905	PC	Modified L-Plan Queen Anne
305	E 15th St	Trs 13A & 14A	138	1920	NC	Bungalow
306	E 15th St	See 1448 Cortlandt				
313	E 15th St	Trs 11A & 12A	138	1905	PC	Modified L-Plan Queen Anne
323	E 15th St	Trs 11 & 12	138	1920	C	Bungalow Craftsman
411	E 15th St	Trs 10A, 11A & 12A	137	1919	PC	Bungalow Craftsman
414	E 15th St	Trs 1A & 2B	160	1930	PC	Bungalow Craftsman
423	E 15th St	Trs 11 & 12	137	1915	PC	Bungalow Craftsman
426	E 15th St	See 1445 Columbia				

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
503	E 15th St	See 1504 Columbia				
505	E 15th St	Tr 13A & 14A	136	1915	NC	Cottage
514	E 15th St	See 1448 Columbia	161	1920	C	Garage Apartment
117	E 16th St	Lts 12 & 13	117	1910	PC	Garage Apartment
121	E 16th St	Lts 12 & 13	117	1910	C	Foursquare Colonial Revival
206	E 16th St	Trs 23B & 24A	139	1925	PC	Bungalow Craftsman
207	E 16th St	See 1602 Harvard	116		NC	Garage Apartment
210	E 16th St	Trs 1A & 2A	138	1915	PC	Folk Victorian
301	E 16th St	Lt 14 & Tr 15A	115	1910	PC	Modified L-Plan Queen Anne
304	E 16th St	Tr 24B	138	1940	PC	Cottage
309	E 16th St	Trs 12 & 13	115	1920	PC	Bungalow Craftsman
415	E 16th St	Tr 14A	114	1940	C	English Cottage
424	E 16th St	Lt 1	137	1940	PC	Cottage
501	E 16th St	Trs 14A & 15A	113	1919	PC	Bungalow Craftsman
502	E 16th St	Tr 23	136	1970	NC	Metal warehouse
502	E 16th St	Lt 24	136	1970	NC	Metal warehouse
503	E 16th St	Trs 14 & 15	113	1920	C	Bungalow Craftsman
509	E 16th St	Tr 13	113	1940	PC	Apartments
514	E 16th St	See 1545 Oxford	136	1940	PC	Garage Apartment
521	E 16th St	Tr 13A	113	1930	PC	Commercial Brick 1-story
116	E 18th St	See 1722 Heights Blvd	117	2000	NC	Garage Apartment
121	E 18th St	Lts 12 & 13	104	1915	PC	Modified L-Plan Queen Anne
316	E 18th St	See 1650 Cortlandt	115	1937	PC	Garage Apartment
317	E 18th St	Trs 14A, 15A	106	1920	PC	Garage Apartment
318	E 18th St	Trs 1 and 2	115	1997	NC	New Single Family
319	E 18th St	Trs 12 A and 13 A	106	1960	NC	Single Family
320	E 18th St	Trs 1 A and 2 A	115	1970	NC	Duplex
401	E 18th St	Lt 14	107	1920	PC	Bungalow Craftsman
402	E 18th St	Tr 26A	114	1920	C	Bungalow Craftsman
409	E 18th St	Tr 14A	107	1920	PC	Bungalow Craftsman
412	E 18th St	Tr 26B	114	1900	PC	Gable-front Cottage
414	E 18th St	Trs 25 and 26	114	1900	PC	Gable-front Cottage
501	E 18th St	14, 15 and 16	108	1998	NC	Funeral home
510	E 18th St	Tr 26	113	1900	PC	L-Plan Cottage
521	E 18th St	Tr 13A	108	1960	NC	Single Family
208	E 20th St	Lt 26	105	1945	PC	1-story Commercial Brick
214	E 20th St	Lt 26	105	1960	NC	Wood Bldg
314	E 20th St	See 1850 Cortlandt	106	1960	NC	Commercial
320	E 20th St	Lts 1, 2 & 3	106	1930	PC	Commercial
402	E 20th St	Lt 26 & Tr 25	107	1950	NC	Commercial
420	E 20th St	Lts 1, 2 & Tr 3A	107	1955	NC	Commercial
502	E 20th St	Lt 26	108	1940	NC	Commercial

INVENTORY
HOUSTON HEIGHTS HISTORIC DISTRICT EAST
HOUSTON, TEXAS

PROPERTY ADDRESS		LOT/TRACT*	BLK	CIRCA YR BLT	BLDG STATUS	STYLE
520	E 20th St	Lts 1 & 2	108	2003	NC	Commercial
104	W 12th St	Lt 24	201	1900	PC	2-story Commercial Wood
110	W 12th St	Lt 24	201	1916	PC	2-story Commercial Brick
112	W 12th St	Lt 24	201	1922	PC	2-story Commercial Brick
107	W 12th St	Lts 13, 14 15 & Tr 36	186	1914	PC	Jacobean
101	W 13th St	4 Alamo Row East	171	2008	NC	Townhouse
103	W 13th St	3 Alamo Row East	171	2008	NC	Townhouse
105	W 13th St	2 Alamo Row East	171	2008	NC	Townhouse
107	W 13th St	1 Alamo Row East	171	2008	NC	Townhouse
116	W 13th St	Lt 24	186	1912	C	Horse Hitching Rings (curb)
109	W 15th St	See 1505 Heights	141	1970	NC	
128	W 17th St	Trs 13 & 14	133	Lot	V	Lot
124	W 17th St	Trs 13A & 14A	133	1909	C	2-story Queen Anne

INVENTORY OF
HOUSTON HEIGHTS HISTORIC DISTRICT WEST
HOUSTON, TEXAS

(As of Designation Date - December 19, 2007)

Building Status Legend
C = Contributing Structure
PC = Potentially Contributing Structure
NC = Noncontributing Structure
V = Vacant

PROPERTY ADDRESS		SUBDIVISION	BLK	LOT/ TRACT	CIRCA YEAR BUILT	BLDG STATUS	STYLE OF ARCHITECTURE
1116	ALLSTON	Houston Heights	202	16		V	Lot
1117	ALLSTON	Houston Heights	203	7,8	1905	C	Bungalow
1119	ALLSTON	Houston Heights	203	6	1920	PC	Bungalow
1120	ALLSTON	Houston Heights	202	17	1905	PC	Queen Anne
1131	ALLSTON	Houston Heights	203	5	1920	PC	Bungalow
1133	ALLSTON	Houston Heights	203	4	1920	C	Bungalow
1135	ALLSTON	Houston Heights	203	3		NC	New
1136	ALLSTON	Houston Heights	202	18	1920	PC	Bungalow
1137	ALLSTON	Houston Heights	203	2,3A		NC	New
1138	ALLSTON	Houston Heights	202	19	1920	C	Craftsman
1140	ALLSTON	Houston Heights	202	20	1910	PC	Folk Victorian
1142	ALLSTON	Houston Heights	202	21	1910	NC	Queen Anne
1144	ALLSTON	Houston Heights	202	22		NC	New
1147	ALLSTON	Houston Heights	203	2A,1	1920	PC	Prairie
1148	ALLSTON	Houston Heights	202	23	1930	PC	Queen Anne
1150	ALLSTON	Houston Heights	202	24	1925	PC	Craftsman
1211	ALLSTON	Houston Heights	184	10	1920	PC	Bungalow
1217	ALLSTON	Houston Heights	184	9	1920	PC	Bungalow
1219	ALLSTON	Houston Heights	184	8	1920	PC	Bungalow
1222	ALLSTON	Houston Heights	185	18		V	Lot
1229	ALLSTON	Houston Heights	184	7		V	Lot
1230	ALLSTON	Houston Heights	185	19	1910	PC	Queen Anne
1232	ALLSTON	Houston Heights	185	20	1910	PC	Queen Anne
1233	ALLSTON	Houston Heights	184	6		NC	New
1234	ALLSTON	Houston Heights	185	21	1910	PC	Queen Anne
1235	ALLSTON	Houston Heights	184	5	1910	PC	Queen Anne
1236	ALLSTON	Houston Heights	185	22	1915	PC	Craftsman
1237	ALLSTON	Houston Heights	184	3,4	1915	NC	Hipped Cottage
1240	ALLSTON	Houston Heights	185	23	1910	NC	Bungalow
1243	ALLSTON	Houston Heights	184	1B,2B	1940	PC	Garage Apt
1246	ALLSTON	Houston Heights	185	24	1910	PC	Classic Revival
1310	ALLSTON	Houston Heights	172	15	1920	PC	Bungalow
1311	ALLSTON	Houston Heights	173	10	1915	C	Craftsman
1314	ALLSTON	Houston Heights	172	16	1920	C	Bungalow
1317	ALLSTON	Houston Heights	173	9	1910	C	Queen Anne
1319	ALLSTON	Houston Heights	173	8	1915	PC	Gable-front Cottage
1320	ALLSTON	Houston Heights	172	17	1920	C	Craftsman
1321	ALLSTON	Houston Heights	173	7	1920	C	Craftsman
1324	ALLSTON	Houston Heights	172	18	1920	PC	Craftsman
1325	ALLSTON	Houston Heights	173	6	1910	C	Queen Anne
1326	ALLSTON	Houston Heights	172	18A,19		V	Lot

INVENTORY OF
HOUSTON HEIGHTS HISTORIC DISTRICT WEST
HOUSTON, TEXAS

(As of Designation Date - December 19, 2007)

PROPERTY ADDRESS		SUBDIVISION	BLK	LOT/ TRACT	CIRCA YEAR BUILT	BLDG STATUS	STYLE OF ARCHITECTURE
1330	ALLSTON	Houston Heights	172	20	1920	C	Bungalow
1334	ALLSTON	Houston Heights	172	21	1920	C	Craftsman
1335	ALLSTON	Houston Heights	173	5	1910	NC	Queen Anne
1337	ALLSTON	Houston Heights	173	4	1910	PC	Queen Anne
1338	ALLSTON	Houston Heights	172	22	1910	NC	Queen Anne
1339	ALLSTON	Houston Heights	173	3	1920	C	Craftsman
1341	ALLSTON	Houston Heights	173	2	1928	PC	Colonial Revival
1342	ALLSTON	Houston Heights	172	23	1990	NC	New
1343	ALLSTON	Houston Heights	173	1	1910	PC	Center Hall Cottage
1344	ALLSTON	Houston Heights	172	24		NC	New
1400	ALLSTON	Houston Heights	155	13	1920	C	Am Foursq/Prairie
1401	ALLSTON	Houston Heights	154	12	1920	PC	Craftsman
1402	ALLSTON	Houston Heights	155	14	1905	PC	Queen Anne
1403	ALLSTON	Houston Heights	154	11	1910	PC	Queen Anne
1404	ALLSTON	Houston Heights	155	15	1920	PC	Former Church
1405	ALLSTON	Houston Heights	154	10	1910	C	Queen Anne
1409	ALLSTON	Houston Heights	154	8,9 & 9A	1910	PC	Queen Anne
1411	ALLSTON	Houston Heights	154	7		V	Lot
1418	ALLSTON	Houston Heights	155	16		NC	
1420	ALLSTON	Houston Heights	155	17	1920	PC	Bungalow
1422	ALLSTON	Houston Heights	155	18		NC	New
1426	ALLSTON	Houston Heights	155	19	1910	PC	Hipped Bungalow
1429	ALLSTON	Houston Heights	154	5,6	1910	PC	Queen Anne
1430	ALLSTON	Houston Heights	155	20	1920	PC	Bungalow
1433	ALLSTON	Houston Heights	154	4	1910	PC	Queen Anne
1434	ALLSTON	Houston Heights	155	21	1920	PC	Craftsman
1435	ALLSTON	Houston Heights	154	3	1910	PC	Hipped Bungalow
1443	ALLSTON	Houston Heights	154	2	1910	C	Dutch Colonial
1447	ALLSTON	Houston Heights	154	1	1915	PC	Bungalow
1501	ALLSTON	Brentwood By Stone Acorn Amend	1	1		NC	New
1502	ALLSTON	Houston Heights	142	13-C-1-14A	1985	NC	Condominiums
1505	ALLSTON	Houston Heights	143	11	1920	C	Craftsman
1509	ALLSTON	Houston Heights	143	10	1910	C	Colonial Revival
1512	ALLSTON	Houston Heights	142	14B,15	1950	NC	Ranch
1515	ALLSTON	Houston Heights	143	9	1910	C	Queen Anne
1516	ALLSTON	Houston Heights	142	16	1910	PC	Queen Anne
1519	ALLSTON	Houston Heights	143	8	1910	C	Queen Anne
1520	ALLSTON	Houston Heights	142	17	1910	C	Queen Anne
1523	ALLSTON	Houston Heights	143	7	1915	PC	Craftsman
1524	ALLSTON	Houston Heights	142	18	1920	C	Craftsman
1528	ALLSTON	Houston Heights	142	19	1910	PC	Folk Victorian
1529	ALLSTON	Houston Heights	143	6	1915	PC	Craftsman
1531	ALLSTON	Houston Heights	143	5	1925	PC	Am Foursquare
1532	ALLSTON	Houston Heights	142	20	1910	C	Queen Anne
1534	ALLSTON	Houston Heights	142	21	1930	PC	Tudor Revival
1535	ALLSTON	Houston Heights	143	4	1925	PC	Am Foursquare

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PROPERTY ADDRESS		SUBDIVISION	BLK	LOT/ TRACT	CIRCA YEAR BUILT	BLDG STATUS	STYLE OF ARCHITECTURE
1538	ALLSTON	Houston Heights	142	22	1920	PC	Hipped Bungalow
1539	ALLSTON	Houston Heights	143	3	1910	PC	Queen Anne
1541	ALLSTON	Houston Heights	143	2	1920	PC	Craftsman
1545	ALLSTON	Houston Heights	143	1	1925	PC	Bungalow
1110	ASHLAND	Houston Heights	205	22,23A	1910	PC	Queen Anne
1112	ASHLAND	Houston Heights	205	23,24	1920	C	Bungalow
1113	ASHLAND	Houston Heights	206	12A	1920	PC	Craftsman
1115	ASHLAND	Houston Heights	206	11B,12		NC	
1120	ASHLAND	Houston Heights	205	25	1915	C	Hipped Bungalow
1123	ASHLAND	Houston Heights	206	10,11A	1915	C	Hipped Roof cottage
1124	ASHLAND	Houston Heights	205	26	1920	C	Bungalow
1127	ASHLAND	Houston Heights	206	8,9	1920	C	Hipped Bungalow
1128	ASHLAND	Houston Heights	205	27,28		NC	
1130	ASHLAND	Houston Heights	205	29,30		NC	New
1131	ASHLAND	Houston Heights	206	7,8A	1920	C	Hipped Bungalow
1135	ASHLAND	Houston Heights	206	5,6	1920	PC	Bungalow
1136	ASHLAND	Houston Heights	205	31,32A	1920	PC	Bungalow
1137	ASHLAND	Ashland Terrace	1	2		NC	New
1138	ASHLAND	Houston Heights	205	32,33		NC	New
1139	ASHLAND	Ashland Terrace	206	4,5A		NC	New
1143	ASHLAND	Ashland Court	1	4		NC	New
1147	ASHLAND	Ashland Court	1	3		NC	New
1201	ASHLAND	Ashland Place-Lots	1	2		NC	New
1202	ASHLAND	Houston Heights	182	19,20A	1920	PC	Hipped Bungalow
1204	ASHLAND	Houston Heights	182	20,23		NC	New
1205	ASHLAND	Ashland Place-Lots	1	1		NC	New
1206	ASHLAND	Houston Heights	182	20B,21B		NC	New
1208	ASHLAND	Houston Heights	182	21A,22A		V	Lot
1210	ASHLAND	Houston Heights	182	22,23		NC	New
1212	ASHLAND	Houston Heights	182	22B,23B		NC	New
1213	ASHLAND	Houston Heights	181	14,15		NC	New
1214	ASHLAND	Houston Heights	182	23A, 24A		NC	New
1215	ASHLAND	Houston Heights	181	13,14A	1940	PC	Bungalow
1216	ASHLAND	Houston Heights	182	24,25A		NC	New
1217	ASHLAND	Houston Heights	181	11,12		NC	New
1220	ASHLAND	Houston Heights	182	25,26		NC	New
1225	ASHLAND	Houston Heights	181	9,10	1910	PC	L-plan Cottage
1226	ASHLAND	Houston Heights	182	27,28A	1940	PC	Bungalow
1227	ASHLAND	Houston Heights	181	8,9A	1940	PC	L-plan Cottage
1229	ASHLAND	Houston Heights	181	7,8A		NC	New
1230	ASHLAND	Houston Heights	182	28,29, 30A	1920	PC	Bungalow
1231	ASHLAND	Houston Heights	181	5,6		NC	New
1232	ASHLAND	Houston Heights	182	30,31A	1920	PC	Bungalow
1235	ASHLAND	Houston Heights	181	4,5A		NC	New
1238	ASHLAND	Houston Heights	182	31,32		NC	New
1239	ASHLAND	Houston Heights	181	2,3	1920	PC	Hipped Gable-front cottage
1240	ASHLAND	Houston Heights	182	32A,33	1915	C	Hipped Gable-front

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							cottage
1243	ASHLAND	Houston Heights	181	1,2A		NC	New
1248	ASHLAND	Houston Heights	182	34,35,36	1910	PC	Folk Cottage
1304	ASHLAND	Houston Heights	175	22,23	1920	PC	Bungalow
1309	ASHLAND	Houston Heights	176	12A,13, 14,15, 16A,17A,18A		NC	
1310	ASHLAND	Houston Heights	175	22,23	1920	PC	Bungalow
1315	ASHLAND	Houston Heights	176	11,12	1915	PC	Bungalow
1316	ASHLAND	Houston Heights	175	22,23,24,25	1920	PC	Bungalow
1317	ASHLAND	Houston Heights	176	9,10	1910	PC	L-plan Cottage
1320	ASHLAND	Houston Heights	175	26,27		NC	New
1321	ASHLAND	Houston Heights	176	8,9A	1940	NC	Cottage
1322	ASHLAND	Houston Heights	175	26,27	1920	PC	Bungalow
1323	ASHLAND	Houston Heights	176	7		NC	New
1324	ASHLAND	Houston Heights	175	28,29A	1920	PC	Craftsman
1325	ASHLAND	Houston Heights	176	6		NC	New
1327	ASHLAND	Houston Heights	176	4,5	1910	NC	Queen Anne - altered
1332	ASHLAND	Houston Heights	175	29,30	1915	PC	Gable-front Cottage
1333	ASHLAND	Houston Heights	176	2A,3		NC	New
1334	ASHLAND	Houston Heights	175	31,32A	1920	PC	Bungalow
1335	ASHLAND	Houston Heights	176	1,2	1920	PC	Bungalow
1340	ASHLAND	Houston Heights	175	32,33	1920	PC	Craftsman
1401	ASHLAND	Houston Heights	151	17B,18B	1920	PC	Craftsman
1409	ASHLAND	Houston Heights	151	16,17A	1920	PC	Bungalow
1411	ASHLAND	Houston Heights	151	14,15		NC	New
1414	ASHLAND	Houston Heights	152	22,23, 24A		V	Lot
1415	ASHLAND	Houston Heights	151	13,14A	1920	PC	Craftsman
1418	ASHLAND	Houston Heights	152	24,25, 26A	1920	PC	Craftsman
1419	ASHLAND	Houston Heights	151	11,12	1920	PC	Craftsman
1423	ASHLAND	Houston Heights	151	10,11A	1920	PC	Craftsman
1424	ASHLAND	Houston Heights	152	26,27	1920	PC	Craftsman
1427	ASHLAND	Houston Heights	151	8,9	1920	C	Bungalow
1428	ASHLAND	Houston Heights	152	28,29		NC	New
1431	ASHLAND	Houston Heights	151	7,8A	1920	PC	Bungalow
1432	ASHLAND	Houston Heights	152	29A,30, 31A	1920	PC	Bungalow
1436	ASHLAND	Ashland Place Townhomes	152	TH 1436		NC	New
1437	ASHLAND	Houston Heights	151	5,6	1900	PC	Queen Anne
1438	ASHLAND	Ashland Place Townhomes	152	TH 1438		NC	New
1439	ASHLAND	Houston Heights	151	4,5A	1920	PC	Bungalow
1440	ASHLAND	Houston Heights	152	32,33	1920	C	Craftsman
1441	ASHLAND	Houston Heights	151	2,3	1920	PC	Bungalow
1445	ASHLAND	Houston Heights	151	1,2A	1920	C	Craftsman
1501	ASHLAND	Houston Heights	146	18A	1920	PC	Bungalow
1504	ASHLAND	Houston Heights	145	19A,20A,21A		NC	New
1505	ASHLAND	Houston Heights	146	17B	1920	PC	Bungalow
1506	ASHLAND	Houston Heights	145	21A,21B	1920	PC	Bungalow
1507	ASHLAND	Houston Heights	146	15,16	1910	PC	Gable-front Cottage

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1509	ASHLAND	Houston Heights	146	14	1920	PC	Bungalow
1510	ASHLAND	Houston Heights	145	23	1920	PC	Bungalow
1511	ASHLAND	Houston Heights	146	13	1920	PC	Bungalow
1512	ASHLAND	Houston Heights	145	24		NC	
1515	ASHLAND	Houston Heights	146	11,12		NC	New
1524	ASHLAND	Houston Heights	145	25,26	1915	C	Craftsman Duplex
1526	ASHLAND	Houston Heights	145	27,28	1910	PC	Queen Anne
1527	ASHLAND	Houston Heights	146	9,10	1920	PC	Craftsman
1530	ASHLAND	Houston Heights	145	29,30A	1940	PC	Cottage
1531	ASHLAND	Houston Heights	146	8		NC	New
1533	ASHLAND	Houston Heights	146	7		NC	New
1535	ASHLAND	Houston Heights	146	5,6	1920	PC	Bungalow
1536	ASHLAND	Houston Heights	145	31	1910	NC	Folk Cottage
1537	ASHLAND	Houston Heights	146	4,5A	1920	PC	Bungalow
1538	ASHLAND	Houston Heights	145	23,33	1910	PC	Folk Victorian
1541	ASHLAND	Houston Heights	146	3,4A	1910	PC	Colonial Revival
1548	ASHLAND	Houston Heights	145	34,35,36		NC	Apartments
1109	RUTLAND	Houston Heights	204	16,17A	1928	PC	Col Revival
1111	RUTLAND	Houston Heights	204	14,15	1920	PC	Bungalow
1113	RUTLAND	Houston Heights	204	14A,13		NC	New
1117	RUTLAND	Houston Heights	204	11,12	1920	C	Craftsman
1119	RUTLAND	Houston Heights	204	10		NC	New
1121	RUTLAND	Houston Heights	204	9	1915	PC	Victorian cottage
1123	RUTLAND	Houston Heights	204	7,8	1920	C	Craftsman
1124	RUTLAND	Rutland Street Manors	203	31		NC	New
1125	RUTLAND	Houston Heights	204	5,6,7A	1920	PC	Hipped Bungalow
1126	RUTLAND	Rutland Street Manors	203	32A	1920	NC	New
1127	RUTLAND	Houston Heights	204	4,5A	1920	C	Hipped Bungalow
1128	RUTLAND	Houston Heights	203	32,33	1920	PC	Bungalow
1132	RUTLAND	Houston Heights	203	34,35A	1920	PC	Craftsman
1137	RUTLAND	Pam Acres	204	2		NC	New
1139	RUTLAND	Pam Acres	204	1		NC	New
1147	RUTLAND	Houston Heights	204	1,2	1920	PC	Bungalow
1148	RUTLAND	Houston Heights	203	35,36	1930	PC	English cottage
1202	RUTLAND	Houston Heights	184	19,20A	1920	PC	Craftsman
1205	RUTLAND	Houston Heights	183	19B,20B,21B		NC	Commercial
1205	RUTLAND	Houston Heights	183	16,17,18		NC	Commercial
1215	RUTLAND	Houston Heights	183	14,15		NC	Commercial
1219	RUTLAND	Houston Heights	183	12,13	1915	PC	Dutch Colonial
1220	RUTLAND	Houston Heights	184	20,21	1920	PC	Bungalow
1222	RUTLAND	Houston Heights	184	22,23A	1920	PC	Bungalow
1223	RUTLAND	Houston Heights	183	11,12A	1920	PC	Bungalow
1224	RUTLAND	Houston Heights	184	23,24	1920	PC	Bungalow
1225	RUTLAND	Houston Heights	183	9,10		NC	New
1226	RUTLAND	Houston Heights	184	25,26A	1920	PC	Bungalow
1227	RUTLAND	Houston Heights	183	8,9A		NC	New
1228	RUTLAND	Houston Heights	184	26,27	1920	C	Bungalow

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1229	RUTLAND	Houston Heights	183	7,8A		NC	New
1230	RUTLAND	Houston Heights	184	28,29A	1920	C	Bungalow
1231	RUTLAND	Houston Heights	183	6,7A	1920	PC	Craftsman
1232	RUTLAND	Houston Heights	184	29,30	1920	PC	Craftsman
1233	RUTLAND	Houston Heights	183	4	1920	PC	Bungalow
1234	RUTLAND	Houston Heights	184	31	1920	PC	Craftsman
1235	RUTLAND	Houston Heights	183	3,4A	1920	C	Craftsman
1236	RUTLAND	Houston Heights	184	32,33	1907	C	Queen Anne
1237	RUTLAND	Houston Heights	183	1,2	1911	PC	Queen Anne
1301	RUTLAND	Houston Heights	174	17A,18A	1910	PC	Queen Anne
1305	RUTLAND	Houston Heights	174	16,17	1920	PC	Craftsman
1307	RUTLAND	Houston Heights	174	14,15A	1925	NC	Bungalow
1314	RUTLAND	Houston Heights	173	22,23A	1920	PC	Bungalow
1316	RUTLAND	Houston Heights	173	23,24	1920	C	Craftsman
1317	RUTLAND	Houston Heights	174	13,14A		NC	New
1319	RUTLAND	Houston Heights	174	11,12	1920	PC	Bungalow
1322	RUTLAND	Houston Heights	173	25,26A, 26,27A		NC	New
1323	RUTLAND	Houston Heights	174	10,11A	1920	PC	Bungalow
1324	RUTLAND	Houston Heights	173	27,28, 29A	1910	PC	Craftsman
1326	RUTLAND	Houston Heights	173	29,30	1920	NC	Bungalow
1327	RUTLAND	Houston Heights	174	8,9		NC	New
1328	RUTLAND	Houston Heights	173	31,32	1910	PC	Queen Anne
1333	RUTLAND	Houston Heights	174	7		V	Lot
1335	RUTLAND	Houston Heights	174	6	1920	NC	Shotgun
1339	RUTLAND	Houston Heights	174	4,5	1940	C	Colonial Revival
1341	RUTLAND	Houston Heights	174	2,3	1920	C	Craftsman
1342	RUTLAND	1342 Rutland Lofts Condo	173	33A,34A,35A,36A		NC	Condominiums
1343	RUTLAND	Houston Heights	174	1,2A	1925	PC	Colonial Revival
1403	RUTLAND	Houston Heights	153	17,18		NC	New
1405	RUTLAND	Houston Heights	153	16,17A	1920	PC	Bungalow
1407	RUTLAND	Houston Heights	153	14,15	1920	PC	Craftsman
1410	RUTLAND	Houston Heights	154	21A,22	1920	PC	Bungalow
1412	RUTLAND	Houston Heights	154	23	1915	PC	Queen Anne cottage
1416	RUTLAND	Houston Heights	154	24,25A	1915	NC	Hipped Roof cottage
1417	RUTLAND	Houston Heights	153	12,13	1940	PC	Colonial cottage
1421	RUTLAND	Houston Heights	153	10,11, 12A	1910	PC	Queen Anne
1422	RUTLAND	Houston Heights	154	25,26	1920	PC	Bungalow
1424	RUTLAND	Houston Heights	154	27,28	1934	C	English cottage
1425	RUTLAND	Houston Heights	153	9,10A	1940	PC	Bungalow
1426	RUTLAND	Houston Heights	154	29,30,31	1910	PC	Queen Anne
1427	RUTLAND	Houston Heights	153	7,8	1920	PC	Queen Anne cottage
1429	RUTLAND	Houston Heights	153	6,7A	1910	PC	Queen Anne
1434	RUTLAND	Houston Heights	154	31A,32	1920	PC	Craftsman
1435	RUTLAND	Houston Heights	153	3,4,5		NC	New
1439	RUTLAND	Houston Heights	153	1,2	1930	PC	Colonial Revival
1446	RUTLAND	Houston Heights	154	33,34A	1920	C	Craftsman
1508	RUTLAND	Houston Heights	143	22,23A	1920	PC	Bungalow

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1511	RUTLAND	Houston Heights	144	14,15	1910	PC	Queen Anne
1512	RUTLAND	Houston Heights	143	23,24	1920	PC	Bungalow
1515	RUTLAND	Houston Heights	144	12,13	1910	PC	Queen Anne
1516	RUTLAND	Houston Heights	143	25,26A	1920	PC	Craftsman
1520	RUTLAND	Houston Heights	143	26,27	1920	PC	Bungalow
1521	RUTLAND	Houston Heights	144	10,11		NC	Apts
1527	RUTLAND	Rutland Condo Amend	144	8,9		NC	Condominiums
1530	RUTLAND	Houston Heights	143	28,29A		NC	New
1532	RUTLAND	Houston Heights	143	29,30A		NC	New
1534	RUTLAND	Houston Heights	143	30,31A		NC	New
1535	RUTLAND	Houston Heights	144	6,7	1920	PC	Folk Victorian
1536	RUTLAND	Houston Heights	143	31,32,33		NC	New
1539	RUTLAND	Houston Heights	144	4,5	1910	PC	Queen Anne
1541	RUTLAND	Houston Heights	144	2,3	1950	NC	New
1546	RUTLAND	Houston Heights	143	34,35,36	1925	NC	New
1547	RUTLAND	Houston Heights	144	1,2A	1940	PC	Store front
1105	TULANE	Houston Heights	205	16,17A		NC	Bungalow
1107	TULANE	Houston Heights	205	14,15	1928	PC	Hipped Bungalow
1110	TULANE	Houston Heights	204	23,24	1920	C	Craftsman
1111	TULANE	Houston Heights	205	13,14A	1920	PC	Craftsman
1113	TULANE	Houston Heights	205	11,12	1920	PC	Hipped Bungalow
1116	TULANE	Houston Heights	204	25,26A	1920	PC	Craftsman
1117	TULANE	Houston Heights	205	9,10	1920	PC	Craftsman
1118	TULANE	Houston Heights	204	26,27	1920	C	Craftsman
1123	TULANE	Houston Heights 36th Amend	205	8		NC	New
1124	TULANE	Houston Heights	204	28,29	1920	C	Craftsman
1125	TULANE	Houston Heights 36th Amend	205	7		NC	New
1126	TULANE	Houston Heights	204	30		NC	New
1127	TULANE	Houston Heights 36th Amend	205	6		NC	New
1128	TULANE	Houston Heights	204	31		NC	New
1131	TULANE	Houston Heights	205	4,5	1910	PC	Bungalow
1130	TULANE	Houston Heights	204	32,33	1915	PC	Victorian cottage
1145	TULANE	Houston Heights	205	2,3	1920	PC	Bungalow
1147	TULANE	Houston Heights	205	1,2A	1910	PC	Hipped Bungalow
1201	TULANE	Houston Heights	182	18A	1920	PC	Craftsman
1203	TULANE	Houston Heights	182	16,17	1920	PC	Bungalow
1206	TULANE	Houston Heights	183	22,23		NC	Parking Lot
1207	TULANE	Houston Heights	182	14,15, 16A	1920	NC	Craftsman
1208	TULANE	Houston Heights	183	24,25A	1920	PC	Craftsman
1209	TULANE	Houston Heights	182	12,14		NC	New
1212	TULANE	Houston Heights	183	25,26,27	1915	PC	Dutch Colonial
1214	TULANE	Houston Heights	183	28,29A	1920	PC	Craftsman
1217	TULANE	Houston Heights	182	11,12	1920	C	Craftsman
1219	TULANE	Houston Heights	182	11,12	1920	C	Craftsman
1218	TULANE	Houston Heights	183	29,30		NC	New
1225	TULANE	Houston Heights	182	9,10	1920	PC	Bungalow

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1229	TULANE	Houston Heights	182	7,8	1920	C	Craftsman
1234	TULANE	Houston Heights	183	31, 32, 33	1925	PC	Craftsman Apts
1233	TULANE	Houston Heights	182	5,6,7A		NC	
1235	TULANE	Houston Heights	182	4,5A	1910	PC	Queen Anne
1243	TULANE	Houston Heights	182	2,3	1910	PC	Queen Anne
1245	TULANE	Houston Heights	182	1,2A	1920	PC	Bungalow
1301	TULANE	Houston Heights	175	17,18	1920	PC	Craftsman
1303	TULANE	Houston Heights	175	16,17A	1920	PC	Craftsman
1305	TULANE	Houston Heights	175	14,15	1920	PC	Bungalow
1312	TULANE	Houston Heights	174	22,23A	1920	C	Bungalow
1315	TULANE	Houston Heights	175	12,13	1915	C	Craftsman
1314	TULANE	Houston Heights	174	23,24	1920	PC	Bungalow
1318	TULANE	Houston Heights	174	25,26A	1920	PC	Bungalow
322	TULANE	Houston Heights	174	26,27	1920	PC	Bungalow
1324	TULANE	Houston Heights	174	29,30	1920	PC	Bungalow
1326	TULANE	Houston Heights	174	29,30	1920	PC	Bungalow
1327	TULANE	Houston Heights	175	11		NC	New
1331	TULANE	Houston Heights	175	8A,9A,10	1920	C	Craftsman
1332	TULANE	Houston Heights	174	31	1920	NC	Bungalow
1335	TULANE	Houston Heights	175	7A,8	1920	PC	Bungalow
1336	TULANE	Houston Heights	174	32	1915	PC	Folk Cottage
1337	TULANE	Houston Heights	175	5,6	1920	PC	Hipped Bungalow
1339	TULANE	Houston Heights	175	4	1920	NC	Bungalow
1341	TULANE	Houston Heights	175	2,3	1915	PC	Bungalow
1342	TULANE	Houston Heights	174	33,34A	1920	PC	Bungalow
1345	TULANE	Houston Heights	175	1,2A	1910	PC	Vernac Cottage
1400	TULANE	Houston Heights	153	19A,20A	1920	NC	Bungalow - altered
1401	TULANE	Houston Heights	152	17,18	1915	PC	Queen Anne
1405	TULANE	Houston Heights	152	16,17		NC	New
1407	TULANE	DPS Homes on Tulane Street	1	1 & 2	1920	PC	Bungalow
1408	TULANE	Houston Heights	153	21,22A		NC	New
1409	TULANE	Houston Heights	152	13,14A	1920	PC	Craftsman
1411	TULANE	Houston Heights	152	11,12	1920	PC	Craftsman
1412	TULANE	Houston Heights	153	22,23	1920	C	Craftsman
1418	TULANE	Houston Heights	153	24,25A	1920	PC	Bungalow
1422	TULANE	Houston Heights	153	25,26,27		V	Lot
1423	TULANE	Houston Heights	152	9,10,11A		V	Lot
1424	TULANE	Houston Heights	153	28,29A	1910	PC	Queen Anne
1427	TULANE	Houston Heights	152	8,9A	1928	PC	Craftsman Apts
1426	TULANE	Houston Heights	153	29,30		NC	New
1428	TULANE	Houston Heights	153	31,32A		NC	New
1432	TULANE	Houston Heights	153	32,33		NC	New
1435	TULANE	Houston Heights	152	6,7		NC	New
1439	TULANE	Houston Heights	152	4A,5	1915	NC	
1441	TULANE	Houston Heights	152	3,4	1920	PC	Craftsman
1447	TULANE	Houston Heights	152	1,2	1915	PC	Craftsman
1501	TULANE	Houston Heights	145	18A	1920	C	Hipped Bungalow

INVENTORY OF
HOUSTON HEIGHTS HISTORIC DISTRICT WEST
HOUSTON, TEXAS

(As of Designation Date - December 19, 2007)

PROPERTY ADDRESS		SUBDIVISION	BLK	LOT/ TRACT	CIRCA YEAR BUILT	BLDG STATUS	STYLE OF ARCHITECTURE
1505	TULANE	Houston Heights	145	16,17	1920	PC	Bungalow
1510	TULANE	Houston Heights	144	22,23		NC	New
1511	TULANE	Houston Heights	145	15	1915	C	Craftsman
1514	TULANE	Houston Heights	144	24		NC	New
1515	TULANE	Houston Heights	145	13,14	1920	PC	Bungalow
1516	TULANE	Houston Heights	144	25		NC	New
1517	TULANE	Houston Heights	145	12,13A		NC	New
1519	TULANE	Houston Heights	145	11,12A	1920	PC	Bungalow
1520	TULANE	Houston Heights	144	26		NC	New
1521	TULANE	Houston Heights	145	10		NC	New
1524	TULANE	Houston Heights	144	27,28		NC	New
1525	TULANE	Houston Heights	145	8,9	1940	PC	Colonial Revival
1528	TULANE	Houston Heights	144	29	1893	C	Queen Anne
1531	TULANE	Houston Heights	145	5,7	1893	PC	Queen Anne
1532	TULANE	Houston Heights	144	30,31, 32A		NC	New
1536	TULANE	Houston Heights	144	32,33,34		NC	New
1537	TULANE	Houston Heights	145	4,5	1910	C	Colonial Revival
1539	TULANE	Houston Heights	145	2,3	1920	NC	Craftsman
1541	TULANE	Houston Heights	145	1,2A	1910	C	Colonial Revival
1544	TULANE	Houston Heights	144	35,36	1920	C	Craftsman
219	W 11TH	Houston Heights	202	13,14,15	1904	C	Queen Anne
301	W 12TH	Houston Heights	184	11B,12B	1905	PC	Queen Anne
305	W 12TH	Houston Heights	184	11A,12A	1910	C	Queen Anne
309	W 12TH	Houston Heights	184	11,12	1910	NC	Queen Anne
424	W 12TH	Houston Heights	204	34,35,36	1920	C	Craftsman
417	W 12TH	Houston Heights	183	19A,20A,21A	1920	PC	Craftsman
419	W 12TH	Houston Heights	183	19,20,21	1920	NC	Bungalow
507	W 12TH	Houston Heights	182	18B	1920	PC	Bungalow
515	W 12TH	Houston Heights	182	19,20A	1920	C	Garage apt
518	W 12TH	Houston Heights	205	34A,35A,36A	1920	C	Bungalow
522	W 12TH	Houston Heights	205	34,35,36	1920	PC	Bungalow
524	W 12TH	Houston Heights	205	34B,35B,36B	1920	PC	Bungalow
602	W 12TH	Ashland Court	1	2		NC	New
608	W 12TH	Ashland Court	1	1		NC	New
609	W 12TH	Houston Heights	181	16A,17A,18A	1920	PC	Bungalow
611	W 12TH	Houston Heights	181	16B,17B,18B	1920	PC	Bungalow
210	W 13TH	Houston Heights	185	1A,2A-1		NC	New
215	W 13TH	Houston Heights	172	13,14	1915	PC	Gable-front Cottage
219	W 13TH	Houston Heights	172	16A,14A	1915	PC	Gable-front Cottage
221	W 13TH	Houston Heights	172	13B,14B	1915	PC	Bungalow
302	W 13TH	Houston Heights	184	1B,2B	1905	PC	Queen Anne
303	W 13TH	Houston Heights	173	11,12	1935	C	Bungalow
306	W 13TH	Houston Heights	184	1,2	1915	PC	L-plan Cottage
307	W 13TH	Houston Heights	173	11A,12A	1915	PC	Gable-front Cottage
310	W 13TH	Houston Heights	184	1A,2A	1915	PC	Queen Anne cottage
311	W 13TH	Houston Heights	173	11B,12B	1915	PC	Gable-front Cottage
314	W 13TH	Houston Heights	184	34,35,36	1905	PC	Queen Anne

INVENTORY OF
HOUSTON HEIGHTS HISTORIC DISTRICT WEST
HOUSTON, TEXAS

(As of Designation Date - December 19, 2007)

PROPERTY ADDRESS		SUBDIVISION	BLK	LOT/ TRACT	CIRCA YEAR BUILT	BLDG STATUS	STYLE OF ARCHITECTURE
315	W 13TH	Houston Heights	173	19B,20B,21B	1915	PC	Gable-front Cottage
317	W 13TH	Houston Heights	173	19A,20A,21A	1915	PC	Gable-front Cottage
318	W 13TH	Houston Heights	184	34B,35B,36B	1905	PC	Queen Anne
321	W 13TH	Houston Heights	173	19,20,21	1915	C	Gable-front Cottage
324	W 13TH	Houston Heights	184	34A,35A,36A	1905	PC	Queen Anne
409	W 13TH	Houston Heights	174	17B,18B	1945	PC	Garage Apts
413	W 13TH	Houston Heights	174	19B,20B,21B	1915	PC	Gable-front Cottage
414	W 13TH	Houston Heights	183	34,35,36	1915	PC	Bungalow
416	W 13TH	Houston Heights	183	34B,35B,36B	1915	PC	Bungalow
417	W 13TH	Houston Heights	174	19A,20A,21A	1915	PC	Gable-front Cottage
420	W 13TH	Houston Heights	183	34,35,36	1915	C	Craftsman
421	W 13TH	Houston Heights	174	19,20,21	1920	C	English cottage
515	W 13TH	Houston Heights	175	19.20,21		NC	New
517	W 13TH	Houston Heights	175	19B,20B,21B	1920	C	Bungalow
518	W 13TH	Houston Heights	182	34,35,36	1920	PC	Bungalow
521	W 13TH	Houston Heights	175	19A,20A,21A	1920	PC	Bungalow
611	W 13TH	Houston Heights	176	16,17,18		NC	
315	W 14TH	Houston Heights	154	19,20,21	1920	C	Bungalow
316	W 14TH	Houston Heights	173	33,34,35,36	1920	PC	Bungalow
323	W 14TH	Houston Heights	154	19A,20A,21A	1910	PC	Store front
411	W 14TH	Houston Heights	153	19,20		NC	New
414	W 14TH	Houston Heights	174	34B,35A,36A		NC	Garage Apt
420	W 14TH	Houston Heights	174	34,35,36	1920	PC	Bungalow
505	W 14TH	Houston Heights	152	17,18	1950	NC	Garage Apts
506	W 14TH	Houston Heights	175	1,2A		NC	
515	W 14TH	Houston Heights	152	19,20,21	1920	PC	Bungalow
516	W 14TH	Houston Heights	175	34B,35B,36B	1920	PC	Bungalow
517	W 14TH	Houston Heights	152	19B,20B,21B	1920	PC	Bungalow
518	W 14TH	Houston Heights	175	34A,35A,36A	1920	PC	Bungalow
519	W 14TH	Houston Heights	152	19A,20A,21A	1915	PC	Queen Anne
520	W 14TH	Houston Heights	175	34,35,36	1920	PC	Bungalow
609	W 14TH	Houston Heights	151	17,18		NC	New
201	W 15TH	Houston Heights	142	10,11,12	1902	C	Queen Anne
205	W 15TH	Houston Heights	142	10A,11A,12A	1920	PC	Craftsman
218	W 15TH	Houston Heights	155	22,23,24	1960	NC	Apts
315	W 15TH	Houston Heights	143	19,20,21		NC	New
316	W 15TH	Houston Heights	154	34B,35A,36A	1910	C	Queen Anne
319	W 15TH	Houston Heights	143	19A,20A,21A	1910	PC	Queen Anne
320	W 15TH	Houston Heights	154	34,35,36	1910	PC	Queen Anne
403	W 15TH	Hutchison Fourteen A	144	16,17,18		V	Lot
405	W 15TH	Hutchison Fourteen A	144	16,17,18		V	Lot
407	W 15TH	Hutchison Fourteen A	144	16A,17A,18A		V	Lot
409	W 15TH	Hutchison Fourteen A	144	16A,17A,18A		V	Lot
411	W 15TH	Hutchison Fourteen A	144	16A,17A,18A		V	Lot
408	W 15TH	Houston Heights	153	1,2	1940	PC	Garage Apt
415	W 15TH	Houston Heights	144	19A,20A,21A,22B	1920	PC	Bungalow
419	W 15TH	Houston Heights	144	19,20,21,22A	1920	PC	Bungalow

INVENTORY OF
HOUSTON HEIGHTS HISTORIC DISTRICT WEST
HOUSTON, TEXAS

(As of Designation Date - December 19, 2007)

PROPERTY ADDRESS		SUBDIVISION	BLK	LOT/ TRACT	CIRCA YEAR BUILT	BLDG STATUS	STYLE OF ARCHITECTURE
420	W 15TH	Houston Heights	153	34,35,36	1915	PC	Vernac Cottage
422	W 15TH	Houston Heights	153	34A,35A,36A	1910	PC	Queen Anne
509	W 15TH	Houston Heights	145	18	1910	PC	Colonial Revival
520	W 15TH	Houston Heights	152	W 45' OF 1&2		NC	New
522	W 15TH	Houston Heights	152	34,35,36	1915	PC	Bungalow
523	W 15TH	Houston Heights	145	19,20,21,22	1920	PC	Folk Victorian
524	W 15TH	Houston Heights	152	34A,35A,36A	1915	PC	Queen Anne
611	W 15TH	Houston Heights	146	17A,18A	1940	PC	Garage Apt
201	W 16TH	Houston Heights	132	49,50	1910	PC	Queen Anne
205	W 16TH	Houston Heights	132	47,48		V	Lot
209	W 16TH	Houston Heights	132	44,45,46,46A	1910	PC	Queen Anne
215	W 16TH	Houston Heights	132	41,42,43	1910	C	Queen Anne
217	W 16TH	Houston Heights	132	40 & E 1/2 OF 39		NC	New
219	W 16TH	Houston Heights	132	38 & W1/2 OF 39		NC	New
220	W 16TH	Houston Heights	142	23,24	1920	PC	Bungalow
224	W 16TH	Houston Heights	142	23A,24A	1920	C	Bungalow
229	W 16TH	Houston Heights	132	36,37	1920	C	Craftsman
233	W 16TH	Houston Heights	132	34,35	1920	PC	Bungalow
234	W 16TH	Houston Heights	143	1	1920	PC	Bungalow
238	W 16TH	Houston Heights	143	1A,2A	1940	PC	Hipped Bungalow
239	W 16TH	Houston Heights	132	32,33		NC	New
241	W 16TH	Houston Heights	132	29A,30, 31A	1910	C	Queen Anne
242	W 16TH	Houston Heights	143	33A,34A,35A,36A	1920	PC	Hipped Bungalow
247	W 16TH	Houston Heights	132	27A,28, 29	1920	C	Bungalow
251	W 16TH	Houston Heights	132	26,27	1920	C	Bungalow
301	W 16TH	Houston Heights	131	49,50	1920	PC	Bungalow
305	W 16TH	Houston Heights	131	47,48	1920	PC	Bungalow
311	W 16TH	Houston Heights	131	45,46	1920	C	Bungalow
312	W 16TH	Houston Heights	144	35,36	1930	PC	Garage apt
315	W 16TH	Houston Heights	131	43,44	1910	PC	Queen Anne
325	W 16TH	Houston Heights	131	40,41,42	1940	PC	Duplex
327	W 16TH	Houston Heights	131	37,38,39	1910	C	Queen Anne
329	W 16TH	Houston Heights	131	35,36	1920	C	Bungalow
402	W 16TH	Ashland Oaks	1	1		NC	New
404	W 16TH	Ashland Oaks	1	2		NC	New
406	W 16TH	Ashland Oaks	1	3		NC	New
408	W 16TH	Ashland Oaks	1	4		NC	New
1205	YALE	Houston Heights	185	8 thru 17	1939	PC	Park Bldg
1233	YALE	Houston Heights	185	5,6,7	1909	C	Queen Anne
1235	YALE	Houston Heights	185	4,5A	1915	PC	Am Foursquare
1239	YALE	Houston Heights	185	2,3,4A	1920	PC	Bungalow
1243	YALE	Houston Heights	185	2,3,4A	1915	C	Folk Victorian
1245	YALE	Houston Heights	185	1,2A	1910	PC	Colonial Revival

INVENTORY OF
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH
(as of district designation, June 2011)

Legend:
C - Contributing
PC - Potentially Contributing
NC - Noncontributing
V – Vacant

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
401	**Arlington**	Houston Heights	303	12	1920	PC	Bungalow
407	**Arlington**	Houston Heights	303	11	1920	NC	New
409	**Arlington**	Houston Heights	303	10	1920	PC	Bungalow
415	**Arlington**	Houston Heights	303	9	1920	PC	Pyramid Roof Cottage
419	**Arlington**	Houston Heights	303	8	1920	PC	Pedimented Bungalow
420	**Arlington**	Houston Heights	304	17	1920	PC	Bungalow
421	**Arlington**	Houston Heights	303	7	1920	PC	Folk Victorian
426	**Arlington**	Houston Heights	304	18	1920	PC	Queen Anne
428	**Arlington**	Houston Heights	304	19	1920	PC	Bungalow
429	**Arlington**	Houston Heights	303	5 & 6	1920	NC	Altered Cottage
430	**Arlington**	Houston Heights	304	20	1920	PC	Queen Anne
431	**Arlington**	Houston Heights	303	4	1920	PC	Pyramid Roof Cottage
432	**Arlington**	Houston Heights	304	21	1920	PC	Cottage
434	**Arlington**	Houston Heights	304	22	1920	PC	Craftsman
435	**Arlington**	Houston Heights	303	3	1920	PC	Cottage
436	**Arlington**	Houston Heights	304	23	1900	PC	Queen Anne
446	**Arlington**	Houston Heights	304	24	1920	PC	Bungalow
501	**Arlington**	Houston Heights	288	12A	1920	NC	Altered
505	**Arlington**	Houston Heights	288	11 A	1920	PC	Hipped Bungalow
511	**Arlington**	Houston Heights	288	10	1920	PC	Bungalow
512	**Arlington**	Houston Heights	287	S 33 Ft of Lt 15	1999	NC	New
514	**Arlington**	Houston Heights	287	N 17 Ft of Lt 15 & S 17 Ft of Lt 16	1999	NC	New
515	**Arlington**	Houston Heights	288	9	1920	PC	Hipped Bungalow
516	**Arlington**	Houston Heights	287	N 33 ft of Lt 16	1999	NC	New
519	**Arlington**	Houston Heights	288	8	1920	PC	Bungalow
525	**Arlington**	Houston Heights	288	7	1985	NC	New
528	**Arlington**	Houston Heights	288	17	1920	PC	Pyramid Roof Cottage
530	**Arlington**	Houston Heights	288	18	1920	PC	Pyramid Roof Cottage
531	**Arlington**	Houston Heights	288	6	1920	PC	Cottage
532	**Arlington**	Houston Heights	287	19	1920	PC	Queen Anne
533	**Arlington**	Houston Heights	288	5	2007	NC	New
534	**Arlington**	Houston Heights	287	20	1920	PC	Bungalow
535	**Arlington**	Houston Heights	288	4	1920	PC	Pyramid Roof Cottage
536	**Arlington**	Houston Heights	287	21	1905	PC	Folk Victorian
538	**Arlington**	Houston Heights	287	22	N/A	V	Vacant
539	**Arlington**	Houston Heights	288	3	1920	PC	Bungalow
540	**Arlington**	Houston Heights	287	23	1940	PC	Cottage
542	**Arlington**	Houston Heights	287	20A	1930	PC	Bungalow
610	**Arlington**	Houston Heights	280	14	1908	PC	Bungalow
612	**Arlington**	Houston Heights	280	15	1920	PC	Queen Anne
613	**Arlington**	Houston Heights	279	10	1920	PC	Bungalow
614	**Arlington**	Houston Heights	280	16	1920	PC	Bungalow
615	**Arlington**	Houston Heights	279	9	1920	PC	Bungalow
617	**Arlington**	Houston Heights	279	8	2007	NC	New

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
618	Arlington	Houston Heights	280	17	1915	C	Queen Anne
621	Arlington	Houston Heights	279	7	1920	PC	Bungalow
622	Arlington	Houston Heights	280	Trs 18 & 19A	2006	NC	New
624	Arlington	Houston Heights	280	Trs 19 & 20A	1920	PC	Pedimented Bungalow
625	Arlington	Houston Heights	279	6	N/A	V	Vacant
627	Arlington	Houston Heights	279	5	2008	NC	New
633	Arlington	Houston Heights	279	2A, 3A & 4	2008	NC	New
642	Arlington	Houston Heights	280	22 & Trs 20 & 21	2005	NC	New
643	Arlington	Houston Heights	279	Trs 1A, 2 & 3	1920	PC	Vernacular Craftsman
644	Arlington	See 408 E 7th St					
647	Arlington	Houston Heights	279	1	2009	NC	New
701	Arlington	Houston Heights	258	12	1920	PC	Bungalow
702	Arlington	Houston Heights	257	13	2009	NC	New
704	Arlington	Houston Heights	257	14	1910	C	Hipped Bungalow
707	Arlington	Houston Heights	258	11	1930	PC	Gable-front cottage
711	Arlington	Houston Heights	258	10	1910	C	Queen Anne
712	Arlington	Houston Heights	257	15	1920	C	Bungalow
714	Arlington	Houston Heights	257	16	2007	NC	New
716	Arlington	Houston Heights	257	17	1920	PC	Bungalow
717	Arlington	Houston Heights	258	9	1915	PC	Pyramid Roof Cottage
721	Arlington	Houston Heights	258	8	1900	C	Queen Anne
723	Arlington	Houston Heights	258	7	1910	C	Craftsman
726	Arlington	Houston Heights	257	18	1915	PC	Queen Anne
727	Arlington	Houston Heights	258	6	1995	NC	New
728	Arlington	Houston Heights	257	19	1996	NC	New
731	Arlington	Houston Heights	258	5	1920	PC	Bungalow
732	Arlington	Houston Heights	257	20	1910	PC	Folk Victorian
734	Arlington	Houston Heights	257	21	1920	PC	Bungalow
735	Arlington	Arlington Heights Condo Ph 1 & II	258	Units 1-10	1984	NC	Townhouse Condo
736	Arlington	Houston Heights	257	22	1915	PC	Craftsman
743	Arlington	Houston Heights	258	2	1915	PC	Queen Anne
747	Arlington	Houston Heights	258	1	1910	PC	Queen Anne
748	Arlington	Houston Heights	257	23	2001	NC	New
801	Arlington	Houston Heights	249	E 101.63 Ft of Lt 12 & Lt 11	1900	C	Queen Anne
802	Arlington	Houston Heights	250	Trs 13A & 14A	1896	PC	Queen Anne
807	Arlington	Houston Heights	249	11	1940	PC	Cottage
811	Arlington	Houston Heights	249	10	1902	C	Queen Anne
812	Arlington	Houston Heights	250	15	1910	PC	Queen Anne
815	Arlington	Houston Heights	249	9	1920	C	Bungalow
816	Arlington	Houston Heights	250	16 & Tr 17A	1920	C	Craftsman
819	Arlington	Houston Heights	249	8	1920	PC	Craftsman
820	Arlington	Houston Heights	250	18 &Tr 17	1906	PC	Folk Victorian
825	Arlington	Houston Heights	249	7	1940	C	Cottage
828	Arlington	Houston Heights	250	19	1905	C	Queen Anne
829	Arlington	Houston Heights	249	6	1907	PC	Folk Victorian
831	Arlington	Houston Heights	249	5	1910	C	Folk Victorian
832	Arlington	Houston Heights	250	20	1920	C	Bungalow
833	Arlington	Houston Heights	249	4	1920	C	Bungalow
834	Arlington	Houston Heights	250	21 & 22	1920	PC	Bungalow
838	Arlington	Houston Heights	250	21 & 22	1900	PC	Folk Victorian
839	Arlington	Houston Heights	249	3	2008	NC	New
841	Arlington	Houston Heights	249	1 & 2	1906	PC	Folk Victorian
845	Arlington	Houston Heights	249	1 & 2	1900	PC	Queen Anne

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
904	Arlington	Houston Heights	227	Tr 14	1916	PC	Folk Victorian
906	Arlington	Houston Heights	227	15	1910	PC	Queen Anne
911	Arlington	Houston Heights	228	10	1910	PC	Hipped Bungalow
915	Arlington	Houston Heights	228	9	1915	C	Hipped Bungalow
916	Arlington	Houston Heights	227	16 & Tr 17 A	1920	C	Bungalow
919	Arlington	Houston Heights	228	8	1915	PC	Queen Anne
920	Arlington	Houston Heights	227	18 & Tr 17	1998	NC	New
921	Arlington	Houston Heights	228	7	1908	C	Queen Anne
923	Arlington	Houston Heights	228	6	N/A	V	Vacant
924	Arlington	Houston Heights	227	19	1920	PC	Bungalow
930	Arlington	Houston Heights	227	20	1920	PC	Bungalow
931	Arlington	Houston Heights	228	5 & Tr 4	1904	PC	Hipped Bungalow
936	Arlington	Houston Heights	227	21	1920	PC	Bungalow
939	Arlington	Houston Heights	228	3 & Tr 4 A	1903	C	Queen Anne
942	Arlington	Houston Heights	227	22	1920	PC	Folk Victorian duplex
944	Arlington	Houston Heights	227	23	1920	PC	Craftsman
945	Arlington	Houston Heights	228	Trs 1 & 2	1907	C	Queen Anne
946	Arlington	Houston Heights	227	24	1894	NC	Queen Anne altered
1001	Arlington	Houston Heights	219	11	1977	NC	Duplex
1002	Arlington	See 401 E 10th St					
1009	Arlington	Houston Heights	219	10	1982	NC	New
1012	Arlington	Houston Heights	220	15	1920	PC	Bungalow
1015	Arlington	Houston Heights	219	9	1910	C	Craftsman
1016	Arlington	Houston Heights	220	16	1920	PC	Bungalow duplex
1019	Arlington	Houston Heights	219	8	1920	PC	Bungalow
1020	Arlington	Houston Heights	220	17	2007	NC	New
1021	Arlington	Houston Heights	219	7	1920	PC	Bungalow
1022	Arlington	Houston Heights	220	18	2005	NC	New
1024	Arlington	Houston Heights	220	19	1915	PC	Bungalow
1025	Arlington	Houston Heights	219	6	1910	C	Queen Anne
1026	Arlington	Houston Heights	220	20	1910	PC	Queen Anne
1027	Arlington	Houston Heights	219	5	1920	C	Bungalow
1028	Arlington	Houston Heights	220	21	1910	PC	Folk Victorian
1029	Arlington	Houston Heights	219	4	1920	C	Queen Anne
1030	Arlington	Houston Heights	220	22	1915	PC	Queen Anne
1031	Arlington	Houston Heights	219	3	1900	C	Pyramid Roof Cottage
411	Columbia	Houston Heights	304	9	1915	PC	Gable-front cottage
413	Columbia	Houston Heights	304	8	1930	PC	Bungalow
417	Columbia	Houston Heights	304	7	1950	NC	Modern residence
427	Columbia	Houston Heights	304	5 & 6	1965	NC	Modern residence
430	Columbia	Houston Heights	305	20	1940	NC	Modern residence
434	Columbia	Houston Heights	305	21	1950	NC	Modern residence
435	Columbia	Columbia Street	305	2	2001	NC	New
437	Columbia	Columbia Street	305	1	2001	NC	New
438	Columbia	Houston Heights	305	22	1950	NC	Modern residence
441	Columbia	Houston Heights	304	3	1910	C	Queen Anne
443	Columbia	Houston Heights	304	2	1940	PC	Cottage
447	Columbia	Houston Heights	304	1	2004	NC	New
448	Columbia	Houston Heights	305	23 & 24	2001	NC	New
501	Columbia	Columbia Street	287	5	2002	NC	New
502	Columbia	See 501 E 5th St					
503	Columbia	Columbia Street	287	4	2002	NC	New
505	Columbia	Columbia Street	287	3	2002	NC	New
507	Columbia	Columbia Street	287	2	2002	NC	New
509	Columbia	Columbia Street	287	1	2002	NC	New

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
515	**Columbia**	Houston Heights	287	9	1910	PC	Gable-front cottage
516	**Columbia**	Houston Heights	286	15	1910	PC	Gable-front cottage
517	**Columbia**	Houston Heights	287	8	1900	PC	Folk Victorian
518	**Columbia**	Houston Heights	286	16	1910	PC	Folk Victorian
520	**Columbia**	Houston Heights	286	17	1910	PC	Bungalow
522	**Columbia**	Houston Heights	286	18	1900	C	Queen Anne
523	**Columbia**	Houston Heights	287	7	1920	PC	Bungalow
527	**Columbia**	Houston Heights	287	6	2009	NC	New
528	**Columbia**	Houston Heights	286	19	1915	PC	Craftsman
530	**Columbia**	Houston Heights	286	20	1915	PC	Queen Anne
531	**Columbia**	Houston Heights	287	4	1920	PC	Bungalow
535	**Columbia**	Houston Heights	287	5	1920	PC	Bungalow
536	**Columbia**	Houston Heights	286	21	1920	C	Craftsman
537	**Columbia**	Houston Heights	287	3	1920	PC	Bungalow
540	**Columbia**	Houston Heights	286	22	1920	PC	Bungalow
541	**Columbia**	Houston Heights	287	2	1920	PC	Bungalow
542	**Columbia**	Houston Heights	286	23 & 24	1920	PC	Cottage
605	**Columbia**	Houston Heights	280	Trs 7-10 & 11 A	1940	PC	Quonset hut
610	**Columbia**	Houston Heights	281	15 & 16A	1920	PC	Bungalow
614	**Columbia**	Houston Heights	281	16	2000	NC	New
617	**Columbia**	Houston Heights	280	Trs 7A-1 & 8A	1900	C	Gable-front cottage
620	**Columbia**	Houston Heights	281	17	1910	PC	Queen Anne
622	**Columbia**	Houston Heights	281	18	1998	NC	New
623	**Columbia**	Houston Heights	280	Trs 6A & 7A	2001	NC	New
625	**Columbia**	Houston Heights	280	6	1904	PC	Queen Anne
626	**Columbia**	Houston Heights	281	19	1920	PC	Bungalow
629	**Columbia**	Houston Heights	280	5	1910	PC	Queen Anne
630	**Columbia**	Houston Heights	281	20 & Tr 19 A	1940	PC	Side-gable cottage
633	**Columbia**	Houston Heights	280	4	2009	NC	New
636	**Columbia**	Houston Heights	280	21	1925	PC	Bungalow
637	**Columbia**	Houston Heights	280	3	2009	NC	New
639	**Columbia**	Houston Heights	280	2	2009	NC	New
640	**Columbia**	Houston Heights	281	Tr 22 A	1920	PC	Bungalow
642	**Columbia**	Houston Heights	281	23	1950	NC	Modern residence
643	**Columbia**	Houston Heights	280	Tr 1A	2009	NC	New
644	**Columbia**	Columbia Heights	281	1	2000	NC	New
701	**Columbia**	Houston Heights	257	12	2007	NC	New
702	**Columbia**	Houston Heights	256	13	2005	NC	New
703	**Columbia**	Houston Heights	257	11	2007	NC	New
704	**Columbia**	Houston Heights	256	14	2005	NC	New
706	**Columbia**	Houston Heights	256	15	1965	NC	Modern residence
708	**Columbia**	Houston Heights	256	16	2001	NC	New
710	**Columbia**	Houston Heights	256	17	1910	NC	Altered
711	**Columbia**	Houston Heights	257	10	1904	C	Queen Anne
715	**Columbia**	Houston Heights	267	9	1920	PC	Bungalow
716	**Columbia**	Houston Heights	256	18	1992	NC	New
717	**Columbia**	Houston Heights	257	8	1910	PC	Queen Anne
721	**Columbia**	Houston Heights	257	7	1920	PC	Bungalow
725	**Columbia**	Houston Heights	257	6	1920	NC	Bungalow
726	**Columbia**	Houston Heights	256	19	1920	NC	Bungalow
730	**Columbia**	Houston Heights	256	20	1910	C	Gable-front cottage
731	**Columbia**	Houston Heights	257	5	1950	NC	Apartments
734	**Columbia**	Houston Heights	256	21 & 22	1998	NC	New
735	**Columbia**	Houston Heights	257	4	1960	NC	Modern residence
737	**Columbia**	Houston Heights	257	3	1920	PC	Bungalow

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
741	**Columbia**	Houston Heights	257	2	1920	PC	Bungalow
742	**Columbia**	Houston Heights	256	23	1920	PC	Craftsman
745	**Columbia**	Houston Heights	257	1	1920	PC	Bungalow
746	**Columbia**	Houston Heights	256	24	2005	NC	New
801	**Columbia**	Houston Heights	250	12	1880	NC	Queen Anne
802	**Columbia**	Houston Heights	251	Tr 13 A	1920	PC	Apartments brick
804	**Columbia**	Houston Heights	251	14	1920	PC	Bungalow
805	**Columbia**	Houston Heights	250	11	2010	NC	New
806	**Columbia**	Houston Heights	251	15	1910	PC	Queen Anne
811	**Columbia**	Houston Heights	250	10	2009	NC	New
813	**Columbia**	Houston Heights	250	9	1920	PC	Bungalow
814	**Columbia**	Houston Heights	251	16 & 17	1908	PC	Pyramid Roof Cottage
817	**Columbia**	Houston Heights	250	8	1910	PC	Queen Anne
821	**Columbia**	Houston Heights	250	7	1910	PC	Queen Anne
822	**Columbia**	Houston Heights	251	18	1997	NC	New
825	**Columbia**	Houston Heights	250	6	1910	PC	Queen Anne
826	**Columbia**	Houston Heights	251	19	1996	NC	New
829	**Columbia**	Houston Heights	250	5	1910	PC	Queen Anne
830	**Columbia**	Houston Heights	251	20	2009	NC	New
832	**Columbia**	Houston Heights	251	21	1920	C	Bungalow
833	**Columbia**	Houston Heights	250	4	1910	PC	Queen Anne
835	**Columbia**	Houston Heights	250	2 & 3	1980	NC	Altered Bungalow
836	**Columbia**	Houston Heights	251	22	1920	PC	Bungalow
840	**Columbia**	Houston Heights	251	23	2004	NC	New
844	**Columbia**	Houston Heights	251	24	1910	C	Cottage center hall
845	**Columbia**	Houston Heights	250	1	1910	PC	Bungalow
912	**Columbia**	Houston Heights	226	15	1904	C	Queen Anne
915	**Columbia**	Houston Heights	227	10	1920	PC	Bungalow
916	**Columbia**	Houston Heights	226	16	1900	C	Empire mansard roof
917	**Columbia**	Houston Heights	227	9	1950	NC	Apartments
918	**Columbia**	Houston Heights	227	17	1910	PC	Queen Anne
919	**Columbia**	Houston Heights	227	8	1906	PC	Gable-front cottage
920	**Columbia**	Houston Heights	226	18	2009	NC	New
921	**Columbia**	Houston Heights	227	7	1950	NC	Commercial
922	**Columbia**	Houston Heights	226	19	1920	PC	Bungalow
923	**Columbia**	Houston Heights	227	6	1920	PC	Bungalow
933	**Columbia**	Houston Heights	227	5	1920	PC	Craftsman
934	**Columbia**	Kilheaton	226	1	2004	NC	New
935	**Columbia**	Houston Heights	227	4	1920	C	Bungalow
936	**Columbia**	Kilheaton	226	2	1910	PC	Pyramid Roof Cottage
938	**Columbia**	Houston Heights	226	Trs 21 & 22A	2001	NC	New
939	**Columbia**	Houston Heights	227	3	1981	NC	Modern
940	**Columbia**	Houston Heights	226	22 & 23A	1999	NC	New
943	**Columbia**	Houston Heights	227	2	1910	NC	Altered
945	**Columbia**	Houston Heights	227	1	2008	NC	New
948	**Columbia**	Houston Heights	226	24 & Tr 23	2000	NC	New
1001	**Columbia**	Houston Heights	220	11 & 12	1970	NC	Commercial
1002	**Columbia**	Houston Heights	221	13	1920	C	Bungalow
1006	**Columbia**	Houston Heights	221	14	1920	C	Bungalow
1009	**Columbia**	Houston Heights	220	10	1920	PC	Bungalow
1010	**Columbia**	Houston Heights	221	15 & 16	2010	NC	New
1015	**Columbia**	Houston Heights	220	9	1920	C	Bungalow
1019	**Columbia**	Houston Heights	220	8	1920	PC	Bungalow
1020	**Columbia**	Houston Heights	221	17	2003	NC	New
1022	**Columbia**	Houston Heights	221	18	1915	PC	Bungalow

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
1024	**Columbia**	Houston Heights	221	19	1909	C	Pyramid Roof Cottage
1025	**Columbia**	Houston Heights	220	7	1992	NC	New
1026	**Columbia**	Houston Heights	221	20	1915	C	Pyramid Roof Cottage
1033	**Columbia**	Houston Heights	220	6	1925	PC	Bungalow
1035	**Columbia**	Houston Heights	220	5	2001	NC	New
1037	**Columbia**	Houston Heights	220	4	1909	C	Queen Anne
1038	**Columbia**	Houston Heights	221	21	1910	PC	Pyramid Roof Cottage
1039	**Columbia**	Houston Heights	220	3	1999	NC	New
1040	**Columbia**	Houston Heights	221	22 & Tr 23A	1910	PC	Queen Anne
401	**Cortlandt**	Blackstone Place Amended	302	1	2000	NC	New
0	**Cortlandt**	Blackstone Place Amended	302	2	N/A	V	Vacant
0	**Cortlandt**	Blackstone Place Amended	302	3	N/A	V	Vacant
0	**Cortlandt**	Blackstone Place Amended	302	4	N/A	V	Vacant
410	**Cortlandt**	Fallon Court	303	3	2004	NC	New
412	**Cortlandt**	Fallon Court	303	2	2004	NC	New
414	**Cortlandt**	Fallon Court	303	1	2004	NC	New
415	**Cortlandt**	Houston Heights	302	S 25 Ft of Lt 9	1998	NC	New
416	**Cortlandt**	Houston Heights	303	16	1920	PC	Bungalow
417	**Cortlandt**	Houston Heights	302	N 25 Ft of Lt 9	1998	NC	New
419	**Cortlandt**	Houston Heights	302	Tr 8	1998	NC	New
420	**Cortlandt**	Houston Heights	303	17 & 18 A	1930	C	English Bungalow
421 A	**Cortlandt**	Houston Heights	302	N 1/2 of Lt 7	1999	NC	Townhouse
421 B	**Cortlandt**	Houston Heights	302	S 1/2 of Lt 7	1999	NC	Townhouse
421 C	**Cortlandt**	Houston Heights	302	N 1/2 of Lt 8	1999	NC	Townhouse
423	**Cortlandt**	Houston Heights	302	6	1900	PC	Queen Anne
424	**Cortlandt**	Houston Heights	303	18 & 19	1998	NC	New
425	**Cortlandt**	Houston Heights	302	5	1897	C	Queen Anne
427	**Cortlandt**	Houston Heights	302	4	1899	C	Queen Anne
428	**Cortlandt**	Houston Heights	303	19A	1998	NC	New
430	**Cortlandt**	Houston Heights	303	20	1920	PC	Bungalow
433	**Cortlandt**	Houston Heights	302	3	2007	NC	New
436	**Cortlandt**	Houston Heights	303	21	1910	PC	Queen Anne
440	**Cortlandt**	Houston Heights	303	22	1930	PC	English Bungalow
441	**Cortlandt**	Houston Heights	302	1 & 2	1983	NC	Townhouse
449	**Cortlandt**	Houston Heights	302	Tr 2 of Lts 1 & 2	1983	NC	Townhouse
508	**Cortlandt**	Houston Heights	288	15	1920	PC	Craftsman shop
509	**Cortlandt**	Houston Heights	289	10	1920	PC	Bungalow
511	**Cortlandt**	Houston Heights	289	9	1950	NC	Raised House
514	**Cortlandt**	Cortlandt Oaks	288	1	2007	NC	New
514	**Cortlandt**	Cortlandt Oaks	288	2	N/A	V	Vacant
514	**Cortlandt**	Cortlandt Oaks	288	3	N/A	V	Vacant
514	**Cortlandt**	Cortlandt Oaks	288	4	N/A	V	Vacant
514	**Cortlandt**	Cortlandt Oaks	288	5	N/A	V	Vacant
514	**Cortlandt**	Cortlandt Oaks	288	6	2007	NC	New
515	**Cortlandt**	Houston Heights	289	8 & Tr 9A	1920	PC	Bungalow
522	**Cortlandt**	Houston Heights	288	18	1890	PC	Queen Anne
523	**Cortlandt**	Houston Heights	289	7	1900	PC	Folk Victorian
525	**Cortlandt**	Houston Heights	289	6	1920	C	Bungalow
528	**Cortlandt**	Houston Heights	288	19	1915	PC	Hipped Bungalow
529	**Cortlandt**	Houston Heights	289	5	2000	NC	New
530	**Cortlandt**	Houston Heights	288	20	1920	NC	Queen Anne altered

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
532	**Cortlandt**	Houston Heights	288	21	1910	PC	Craftsman
533	**Cortlandt**	Houston Heights	289	4	2006	NC	New
534	**Cortlandt**	Houston Heights	288	22	1920	PC	Craftsman
537	**Cortlandt**	Houston Heights	289	3	2001	NC	New
540	**Cortlandt**	Houston Heights	288	Trs 23A & 24A	1920	PC	Garage Apartment
547	**Cortlandt**	Houston Heights	289	2	2001	NC	New
605	**Cortlandt**	Houston Heights	278	Trs 11 & 12	1930	PC	Bungalow duplex
609	**Cortlandt**	Houston Heights	278	10	1930	PC	Tudor Revival Apartments
612	**Cortlandt**	Houston Heights	279	15	1915	PC	Folk Victorian
615	**Cortlandt**	Houston Heights	278	9	1920	PC	Craftsman
616	**Cortlandt**	Houston Heights	279	16	2009	NC	New
618	**Cortlandt**	Houston Heights	279	17	1920	PC	Craftsman
619	**Cortlandt**	Houston Heights	278	8	1924	PC	Bungalow
621	**Cortlandt**	Houston Heights	278	7 & 8A	1920	PC	Bungalow
622	**Cortlandt**	Houston Heights	279	18	N/A	V	Vacant
625	**Cortlandt**	Houston Heights	278	6 & Trs 5 & 7A	1920	PC	Craftsman
630	**Cortlandt**	Houston Heights	279	19	1915	C	Queen Anne
631	**Cortlandt**	Houston Heights	278	4 & 5A	2005	NC	New
632	**Cortlandt**	Houston Heights	279	20	1915	PC	Craftsman
636	**Cortlandt**	Houston Heights	279	21	1920	PC	Bungalow
637	**Cortlandt**	Houston Heights	278	3 & Tr 4A	1908	PC	Queen Anne
640	**Cortlandt**	Houston Heights	279	22 & Trs 23 & 24	2000	NC	New
643	**Cortlandt**	Houston Heights	278	2	1920	PC	Bungalow
647	**Cortlandt**	Houston Heights	278	1	2001	NC	New
648	**Cortlandt**	Houston Heights	279	24A	N/A	V	Vacant
702	**Cortlandt**	Houston Heights	258	13	2000	NC	New
703	**Cortlandt**	Houston Heights	259	12	2008	NC	New
705	**Cortlandt**	Houston Heights	259	11	1920	PC	Bungalow
706	**Cortlandt**	Houston Heights	258	14	1920	PC	Bungalow
709	**Cortlandt**	Houston Heights	259	10	2005	NC	New
710	**Cortlandt**	Houston Heights	258	15	2000	NC	New
712	**Cortlandt**	Houston Heights	258	16	1920	PC	Craftsman
713	**Cortlandt**	Houston Heights	259	9	2005	NC	New
717	**Cortlandt**	Houston Heights	259	8	1949	PC	Cottage
720	**Cortlandt**	Houston Heights	258	17	1920	NC	Cottage
721	**Cortlandt**	Houston Heights	259	7	1948	NC	Cottage
722	**Cortlandt**	Houston Heights	259	18	1920	NC	Cottage
724	**Cortlandt**	Houston Heights	258	19	1920	PC	Bungalow
725	**Cortlandt**	Houston Heights	259	6 & Tr 5	1997	NC	New
730	**Cortlandt**	Houston Heights	258	20	2005	NC	New
735	**Cortlandt**	Houston Heights	259	4 & 5A	2001	NC	New
736	**Cortlandt**	Houston Heights	258	21	1912	C	Queen Anne
737	**Cortlandt**	Houston Heights	259	3 & Tr 4A	1910	PC	Queen Anne
738	**Cortlandt**	Houston Heights	258	22	1920	PC	Craftsman
739	**Cortlandt**	Houston Heights	259	2	1906	C	Queen Anne
740	**Cortlandt**	Houston Heights	258	23	1918	PC	Folk Victorian
746	**Cortlandt**	Houston Heights	258	24	1915	C	Craftsman
801	**Cortlandt**	Houston Heights	248	12	1915	C	Craftsman
805	**Cortlandt**	Houston Heights	248	11	1915	PC	Hipped Bungalow
809	**Cortlandt**	Houston Heights	248	10	1996	NC	New
814	**Cortlandt**	Houston Heights	249	15	1930	C	Bungalow
815	**Cortlandt**	Houston Heights	248	9	1910	C	Queen Anne
816	**Cortlandt**	Houston Heights	249	16 & Tr 17	1920	PC	Bungalow duplex
820	**Cortlandt**	Houston Heights	249	17	1920	PC	Bungalow

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
821	**Cortlandt**	Houston Heights	248	8 & Tr 7	1920	NC	Altered
823	**Cortlandt**	Houston Heights	248	Tr 7A	1900	C	Queen Anne
824	**Cortlandt**	Houston Heights	249	18	1920	PC	Craftsman
826	**Cortlandt**	Houston Heights	249	19	2000	NC	Garage Apartment
829	**Cortlandt**	Houston Heights	249	6	1920	PC	Bungalow
831	**Cortlandt**	Houston Heights	248	5	1907	PC	Folk Victorian
835	**Cortlandt**	Houston Heights	248	Tr 4A	1999	NC	New
837	**Cortlandt**	Houston Heights	248	Tr 3 & 4	1999	NC	New
838	**Cortlandt**	Houston Heights	249	20 & Tr 21a	1907	C	Craftsman
839	**Cortlandt**	Houston Heights	248	Tr 3A	1999	NC	New
840	**Cortlandt**	Houston Heights	249	22 & Tr 21	1920	PC	Craftsman
843	**Cortlandt**	Houston Heights	248	2	N/A		Schoolyard
844	**Cortlandt**	Houston Heights	249	23 & 24	1910	PC	Queen Anne
847	**Cortlandt**	Houston Heights	248	1	N/A		Schoolyard
901	**Cortlandt**	Houston Heights	229	Tr 12	1920	PC	Bungalow duplex
902	**Cortlandt**	See 303 E. 9th St.					
905	**Cortlandt**	Houston Heights	229	Tr 11	1920	PC	Bungalow
911	**Cortlandt**	Houston Heights	229	10	1920	NC	Cottage
912	**Cortlandt**	Houston Heights	228	15	1920	PC	Bungalow
916	**Cortlandt**	Houston Heights	228	16	1920	PC	Bungalow
918	**Cortlandt**	Houston Heights	228	17	1915	PC	Queen Anne
924	**Cortlandt**	Houston Heights	228	18	1920	PC	Queen Anne
925	**Cortlandt**	Houston Heights	229	7	1896	PC	Queen Anne
927	**Cortlandt**	Houston Heights	229	6	1920	PC	Craftsman
928	**Cortlandt**	Houston Heights	228	19	2005	NC	New
930	**Cortlandt**	Houston Heights	228	20	1900	PC	Craftsman
934	**Cortlandt**	Houston Heights	228	21	1915	PC	Hipped Bungalow
938	**Cortlandt**	Houston Heights	228	22	1920	PC	Queen Anne
939	**Cortlandt**	Houston Heights	229	5	1920	PC	Bungalow
941	**Cortlandt**	Houston Heights	229	4	1910	C	Vernacular Craftsman
943	**Cortlandt**	Houston Heights	229	3	1910	PC	Queen Anne
943½	**Cortlandt**	Houston Heights	229	2	1912	C	Greek Revival
945	**Cortlandt**	Houston Heights	229	1	1996	NC	New
946	**Cortlandt**	Houston Heights	228	23 & 24	1974	NC	Modern residence
1010	**Cortlandt**	Houston Heights	219	15	2004	NC	New
1012	**Cortlandt**	Houston Heights	219	16	1910	PC	Folk Victorian
1016	**Cortlandt**	Houston Heights	219	17	1910	PC	Queen Anne
1020	**Cortlandt**	Houston Heights	219	19	1910	PC	Craftsman duplex
1022	**Cortlandt**	Houston Heights	219	19	1915	PC	Craftsman
1024	**Cortlandt**	Houston Heights	219	20	1910	PC	Queen Anne
1036	**Cortlandt**	Houston Heights	219	21	1910	PC	Queen Anne
1038	**Cortlandt**	Houston Heights	219	22	1910	C	Bungalow duplex
1042	**Cortlandt**	Houston Heights	219	23	1920	PC	Bungalow
405	**Harvard**	Houston Heights	301	Trs 11 & 12	1920	PC	Garage Apartment
408	**Harvard**	Houston Heights	302	15	1920	PC	Bungalow
409	**Harvard**	Houston Heights	301	10	1920	C	Queen Anne
411	**Harvard**	Houston Heights	301	9	1920	PC	Bungalow
415	**Harvard**	Houston Heights	301	8	1920	PC	Bungalow
416	**Harvard**	Houston Heights	302	Tr 16 A	1999	NC	New
418	**Harvard**	Houston Heights	302	Tr 16 B	1999	NC	New
420	**Harvard**	Houston Heights	302	17	1999	NC	New
421	**Harvard**	Houston Heights	301	6 B	1996	NC	Townhouse
421	**Harvard**	Houston Heights	301	6A	1996	NC	Townhouse
421	**Harvard**	Houston Heights	301	7A	1996	NC	Townhouse
421	**Harvard**	Houston Heights	301	7B	1996	NC	Townhouse

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
421	**Harvard**	Houston Heights	301	7C	1996	NC	Townhouse
421	**Harvard**	Houston Heights	301	6C	1996	NC	Townhouse
421	**Harvard**	Houston Heights	301	6D	1996	NC	Townhouse
421	**Harvard**	Houston Heights	301	Trs 6 & 7	N/A	V	Vacant
422	**Harvard**	Houston Heights	302	18	1920	PC	Bungalow
426	**Harvard**	Houston Heights	302	19	1920	PC	Queen Anne
430	**Harvard**	Houston Heights	302	20	1994	NC	Bungalow
431	**Harvard**	Houston Heights	301	4 & 5	1920	PC	Folk Victorian
433	**Harvard**	Houston Heights	301	3	1920	PC	Queen Anne
444	**Harvard**	Houston Heights	302	21 & 22	1955	NC	Apartments
448	**Harvard**	Houston Heights	302	23 & 24	1910	C	Queen Anne
501	**Harvard**	Houston Heights	290	12	1925	C	Bungalow
505	**Harvard**	Houston Heights	290	11	1920	C	Tudor Revival
508	**Harvard**	Houston Heights	289	14	1910	PC	Craftsman
510	**Harvard**	Houston Heights	289	15	1900	C	Colonial Revival
511	**Harvard**	Houston Heights	290	10	1906	PC	Craftsman
514	**Harvard**	Houston Heights	289	16	1930	PC	Cottage colonial
515	**Harvard**	Houston Heights	290	9 & Tr 8A	1907	PC	Queen Anne
517	**Harvard**	Houston Heights	290	8	1907	NC	Colonial Revival
518	**Harvard**	Houston Heights	289	17	1910	PC	Folk Victorian
523	**Harvard**	Houston Heights	290	7	1920	PC	Bungalow
527	**Harvard**	Houston Heights	290	6	1930	PC	Cottage
528	**Harvard**	Houston Heights	289	18	1910	PC	Craftsman
530	**Harvard**	Houston Heights	289	19	1905	C	Folk Victorian
531	**Harvard**	Houston Heights	290	5	1920	PC	Bungalow
532	**Harvard**	Houston Heights	289	20	1905	C	Queen Anne
535	**Harvard**	Houston Heights	290	4	1920	PC	Bungalow
536	**Harvard**	Houston Heights	289	21	1935	PC	Apartments brick
539	**Harvard**	Houston Heights	290	3	1920	C	Pedimented bungalow
540	**Harvard**	Houston Heights	289	22	1915	PC	Queen Anne
541	**Harvard**	Houston Heights	290	Tr 1 & 2	1930	PC	Cottage
544	**Harvard**	Houston Heights	289	23	1930	PC	Bungalow
546	**Harvard**	See 3535 White Oak					
547	**Harvard**	Houston Heights	290	Tr 1 & 2	1920	PC	Craftsman
602	**Harvard**	See 3522 White Oak					
607	**Harvard**	Houston Heights	277	11& 12	1915	C	Queen Anne
609	**Harvard**	Houston Heights	277	10	1910	PC	Queen Anne
610	**Harvard**	Houston Heights	278	15 & Tr 16A	1920	PC	Bungalow
611	**Harvard**	Houston Heights	277	9	1915	C	Shotgun
612	**Harvard**	Houston Heights	278	15 & Tr 16A	1920	PC	Bungalow
614	**Harvard**	Houston Heights	278	15 & Tr 16A	1920	PC	Bungalow
616	**Harvard**	Houston Heights	278	16 & Tr 17A	1920	PC	Bungalow
617	**Harvard**	Houston Heights	277	8 & Tr 9A	1915	PC	Hipped Bungalow
618	**Harvard**	Houston Heights	278	Tr 17	1908	C	Bungalow
622	**Harvard**	Houston Heights	278	18	1915	PC	Queen Anne
625	**Harvard**	Houston Heights	277	6 & 7	1910	PC	Queen Anne
628	**Harvard**	Houston Heights	278	19	1935	PC	Cottage colonial
631	**Harvard**	Houston Heights	277	5	1920	PC	Craftsman
632	**Harvard**	Houston Heights	278	20 & 21	2010	NC	New
633	**Harvard**	Houston Heights	277	4	1920	PC	Dutch gambrel
637	**Harvard**	Houston Heights	277	3	1910	PC	queen anne
638	**Harvard**	Houston Heights	278	22	1915	PC	Craftsman
640	**Harvard**	Houston Heights	278	23	1920	NC	Bungalow
643	**Harvard**	Houston Heights	277	2	1920	PC	Craftsman
644	**Harvard**	Houston Heights	278	24A	1984	NC	New

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
645	**Harvard**	Houston Heights	277	1	1920	PC	Craftsman
702	**Harvard**	Houston Heights	259	14 & Tr 13	1920	PC	Bungalow
703	**Harvard**	Houston Heights	260	11 & Tr 12A	1910	C	Queen Anne
710	**Harvard**	Houston Heights	259	15	2004	NC	New
711	**Harvard**	Houston Heights	260	10 A	N/A	N/A	Park
714	**Harvard**	Houston Heights	259	16	1920	PC	Bungalow
715	**Harvard**	Houston Heights	260	9	1975	NC	Modern residence
717	**Harvard**	Houston Heights	260	8 & Tr 7	1920	PC	Queen Anne
718	**Harvard**	Houston Heights	259	17	1922	PC	Bungalow
722	**Harvard**	Houston Heights	259	18	1920	PC	Bungalow
725	**Harvard**	Houston Heights	269	6 & Tr 7A	1910	C	Queen Anne
728	**Harvard**	Houston Heights	259	19	1975	NC	New
729	**Harvard**	Houston Heights	260	5	1925	PC	Bungalow
732	**Harvard**	Houston Heights	259	20 & Tr 21A	1902	PC	Folk Victorian
738	**Harvard**	Houston Heights	259	22 & tr 21	1920	PC	Bungalow duplex
743	**Harvard**	Houston Heights	260	1- 4, 21-24 & Trs 20 & 25	1927	C	Rennaissance Revival
744	**Harvard**	Houston Heights	259	23	1920	C	Bungalow
746	**Harvard**	Houston Heights	259	Right-of-Way	1915	C	Horse Trough
810	**Harvard**	Houston Heights	248	13-24	1920	C	Neoclassical
815	**Harvard**	Houston Heights	247	Lts 9-10, 11-16	1957	NC	Apartments
823	**Harvard**	Houston Heights	247	7 & 8	1910	C	Queen Anne
827	**Harvard**	Houston Heights	247	6	1920	PC	Colonial Revival
831	**Harvard**	Houston Heights	247	5	1910	C	Queen Anne
835	**Harvard**	Houston Heights	247	4	1915	C	Craftsman
839	**Harvard**	Houston Heights	247	3	1920	PC	Bungalow
849	**Harvard**	Houston Heights	247	Tr A	1983	NC	Townhouse
849	**Harvard**	Houston Heights	247	Tr B	1983	NC	Townhouse
849	**Harvard**	Houston Heights	247	Tr C	1983	NC	Townhouse
849	**Harvard**	Houston Heights	247	Tr D	1983	NC	Townhouse
849	**Harvard**	Houston Heights	247	Tr E	1983	NC	Townhouse
849	**Harvard**	Houston Heights	247	Tr F	1983	NC	Townhouse
901	**Harvard**	Houston Heights	230	12	1920	PC	Cornerstore
905	**Harvard**	Houston Heights	230	11	1920	NC	Bungalow
910	**Harvard**	See 201 E. 9th St.					
911	**Harvard**	Houston Heights	230	10	1915	PC	Folk Victorian
915	**Harvard**	Houston Heights	230	9	1920	PC	Craftsman
917	**Harvard**	Houston Heights	230	8	1915	PC	Hipped Bungalow
918	**Harvard**	Houston Heights	229	17	2000	NC	New
922	**Harvard**	Houston Heights	229	18	1998	NC	New
923	**Harvard**	Houston Heights	230	7	1915	PC	Queen Anne
927	**Harvard**	Houston Heights	230	6	1915	C	Folk Victorian
928	**Harvard**	Houston Heights	229	19 & S 5 Ft of Lt 20	1920	PC	Queen Anne
930 & 932	**Harvard**	Houston Heights	239	N 45 ft of Lt 20	1920	C	Bungalow duplex
931	**Harvard**	Houston Heights	230	5	1915	C	Queen Anne
935	**Harvard**	Houston Heights	230	4	1920	C	Craftsman
936	**Harvard**	Houston Heights	229	21	2005	NC	New
938	**Harvard**	Houston Heights	229	22	1997	NC	New
939	**Harvard**	Houston Heights	230	3	1920	PC	Bungalow
940	**Harvard**	Houston Heights	229	Trs 23A & 24A	2000	NC	Garage apartment
945	**Harvard**	Houston Heights	230	1 & 2	1908	C	Craftsman
1009	**Harvard**	Houston Heights	217	10	1902	C	Queen Anne
1015	**Harvard**	Houston Heights	217	9 & Tr 8	1915	C	Queen Anne
1021	**Harvard**	Houston Heights	217	7 & Tr 8 A	1920	PC	Bungalow

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
1031	Harvard	Houston Heights	217	6	1912	PC	Bungalow
300-1000 Block	Heights Blvd	Houston Heights	N/A	Esplanade	1891	C	
321	Heights Blvd	Houston Heights	313	4 & Tr 5	1900	PC	Queen Anne
325	Heights Blvd	Houston Heights	313	3	1900	PC	Colonial Revival
333	Heights Blvd	Houston Heights	313	2	N/A	V	Vacant
349	Heights Blvd	Houston Heights	313	1	1930	C	Craftsman brick
401	Heights Blvd	Houston Heights	300	12	N/A	V	Vacant
402	Heights Blvd	Houston Heights	301	13 & S 1/2 of 14	1920	PC	Bungalow
403	Heights Blvd	Houston Heights	300	11	1985	NC	New
404	Heights Blvd	Houston Heights	301	15 & Tr 14	1920	PC	Prairie
407	Heights Blvd	Houston Heights	300	10	1902	C	Queen Anne
409	Heights Blvd	Houston Heights	300	9	1940	PC	Cottage
415	Heights Blvd	Houston Heights	300	8 & Tr 7A	2000	NC	New
416	Heights Blvd	Houston Heights	301	16	2006	NC	New
420	Heights Blvd	Houston Heights	301	17	2006	NC	New
424	Heights Blvd	Houston Heights	301	18	1921	PC	Craftsman
425	Heights Blvd	Houston Heights	300	Trs 6 & 7	1900	PC	Queen Anne
427	Heights Blvd	Houston Heights	300	5 & Tr 6A	1950	NC	Apartments
429	Heights Blvd	Houston Heights	300	3 & 4	1970	NC	Commercial
430	Heights Blvd	Houston Heights	301	19	2006	NC	New
434	Heights Blvd	Houston Heights	301	20	1935	PC	cottage
438	Heights Blvd	Heights St T/H	301	1	2004	NC	New
440	Heights Blvd	Houston Heights	301	22	1990	NC	New
442	Heights Blvd	Houston Heights	301	23	2006	NC	New
443	Heights Blvd	Houston Heights	300	Tr 2A	N/A	V	vacant
446	Heights Blvd	Houston Heights	301	24	2008	NC	New
447	Heights Blvd	Houston Heights	300	Tr 1	1902	NC	Queen Anne
501	Heights Blvd	Houston Heights	291	Tr 12	1930	PC	Bungalow
502	Heights Blvd	Houston Heights	290	13	1915	C	Bungalow
505	Heights Blvd	Houston Heights	291	11	1966	NC	New
506	Heights Blvd	Houston Heights	290	14	1928	PC	Bungalow
511	Heights Blvd	Houston Heights	291	10	1920	NC	Altered
512	Heights Blvd	Houston Heights	290	15	1925	PC	Bungalow
515	Heights Blvd	Houston Heights	291	9	1920	C	Bungalow
516	Heights Blvd	Houston Heights	290	16	2007	NC	New
519	Heights Blvd	Houston Heights	291	8	1920	PC	Bungalow
520	Heights Blvd	Houston Heights	290	17	1920	PC	Bungalow
524	Heights Blvd	Houston Heights	290	Lt 18 & Trs 17A & 19A	1950	NC	Apartments
540	Heights Blvd	Houston Heights	290	Trs 19 & 20A	N/A	V	Parking Lot
540	Heights Blvd	Houston Heights	290	Trs 20 & 21	2001	NC	Commercial
550	Heights Blvd	Heights Retail Center	290	Res A	2003	NC	Commercial
600	Heights Blvd	Houston Heights	277	Lts 13-16 & 17A	1980	NC	Apartments
602	Heights Blvd	Houston Heights	277	Lts 18-21 & Trs 17	1980	NC	Apartments
609	Heights Blvd	Houston Heights	276	10	1930	C	Craftsman
611	Heights Blvd	Houston Heights	276	9	1930	PC	Bungalow
615	Heights Blvd	Houston Heights	276	8	1930	PC	Bungalow
623	Heights Blvd	Houston Heights	276	7	1920	C	Bungalow
627	Heights Blvd	Houston Heights	276	6	1920	PC	Bungalow
629	Heights Blvd	Houston Heights	276	5	1915	C	Bungalow airplane
638	Heights Blvd	Houston Heights	277	22	1920	PC	Bungalow
639	Heights Blvd	Houston Heights	276	3, 4 & Tr 2A	1910	C	Queen Anne
641	Heights Blvd	Houston Heights	276	Tr 2	1920	PC	Bungalow

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
642	Heights Blvd	Houston Heights	277	23	1930	PC	Bungalow
648	Heights Blvd	Houston Heights	277	24	N/A	V	Vacant
709	Heights Blvd	Houston Heights	261	11 & Tr 12	1926	PC	Bungalow
711	Heights Blvd	Houston Heights	261	10	1920	C	Bungalow
712	Heights Blvd	Houston Heights	260	Lts 14-16 & Trs 10, 11A, 12 & 13	N/A	N/A	Park
713	Heights Blvd	Houston Heights	261	9	1920	PC	Bungalow
717	Heights Blvd	Houston Heights	261	8	1977	NC	Commercial
718	Heights Blvd	Houston Heights	260	17	1920	PC	Bungalow
720	Heights Blvd	Houston Heights	260	18	1920	PC	Bungalow
721	Heights Blvd	Houston Heights	261	7	1990	NC	Commercial
726 & 730	Heights Blvd	Houston Heights	260	Lt 19 & Tr 20A	2000	NC	Townhouse duplex
0	Heights Blvd	Houston Heights	260	Tr 20 B	N/A	V	Vacant
731-D	Heights Blvd	Houston Heights	261	Tr 6	1985	NC	Townhouse
731-A	Heights Blvd	Houston Heights	261	Tr 6 A	1985	NC	Townhouse
731-B	Heights Blvd	Houston Heights	261	Tr 6 B	1985	NC	Townhouse
731-C	Heights Blvd	Houston Heights	261	Tr 6 C	1985	NC	Townhouse
733	Heights Blvd	Houston Heights	261	5	1930	PC	Craftsman brick
735	Heights Blvd	Hightower Estates	261	3	2000	NC	New
737	Heights Blvd	Hightower Estates	261	2	2000	NC	New
739	Heights Blvd	Hightower Estates	261	1	2000	NC	New
743	Heights Blvd	Houston Heights	261	2	1920	PC	Bungalow
745	Heights Blvd	Houston Heights	261	1	1920	PC	Bungalow
801	Heights Blvd	Houston Heights	246	12	1910	PC	Craftsman
803	Heights Blvd	Houston Heights	246	11	1915	C	Craftsman
805	Heights Blvd	Houston Heights	246	10	1915	PC	Craftsman
820	Heights Blvd	Houston Heights	247	Lt 17 & Tr 18A	1930	PC	Craftsman
824	Heights Blvd	Houston Heights	247	Lt 19 & Tr 18	1920	PC	Bungalow
826	Heights Blvd	Houston Heights	247	Lt 20 & Tr 21A	1947	PC	English Bungalow
828	Heights Blvd	Houston Heights	247	Lt 22 & Tr 21	1901	C	Queen Anne
832 & 834	Heights Blvd	Houston Heights	247	23	1920	PC	Bungalow
848	Heights Blvd	Houston Heights	247	24	1920	C	Craftsman
901	Heights Blvd	Houston Heights	231	12	1910	PC	Queen Anne
902	Heights Blvd	Houston Heights	230	13	1925	C	Apartments brick
907	Heights Blvd	Houston Heights	231	11	1965	NC	Apartments
908	Heights Blvd	Houston Heights	230	14	1920	C	Bungalow
909	Heights Blvd	Houston Heights Partial R/P	231	2	2000	NC	Townhouse
911	Heights Blvd	Houston Heights Partial R/P	231	1	2000	NC	Townhouse
912	Heights Blvd	Houston Heights	230	15	1920	C	Craftsman
914	Heights Blvd	Houston Heights	230	16	1920	PC	Bungalow
915	Heights Blvd	Houston Heights	231	9	1915	PC	Craftsman
917	Heights Blvd	Houston Heights	231	8 & Tr 7A	1890	C	Queen Anne
918	Heights Blvd	Houston Heights	230	17 & 18	1955	NC	Apartments
919	Heights Blvd	Houston Heights	231	Trs 6 & 7A	1910	PC	Craftsman
921	Heights Blvd	Houston Heights	231	5 & 6A	1903	C	Queen Anne
922	Heights Blvd	Houston Heights	230	Tr 19A	1985	NC	Townhouse
924	Heights Blvd	Houston Heights	230	Tr 19B	1985	NC	Townhouse
925	Heights Blvd	Houston Heights	231	4 & Tr 5A	1895	PC	Queen Anne
926	Heights Blvd	Houston Heights	230	Tr 19C	1985	NC	Townhouse
928	Heights Blvd	Houston Heights	230	Tr 20C	1985	NC	Townhouse
930	Heights Blvd	Houston Heights	230	Tr 20B	1985	NC	Townhouse

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
932	**Heights Blvd**	Houston Heights	230	Tr 20A	1985	NC	Townhouse
936	**Heights Blvd**	Houston Heights	230	21 & 22	1968	NC	Apartments
940	**Heights Blvd**	Houston Heights	230	23 & 24	1963	NC	Shopping center
1000	**Heights Blvd**	Houston Heights	217	13, 14 & 15	1960	NC	Apartments
1003	**Heights Blvd**	Houston Heights	216	11	1920	PC	Bungalow
1005	**Heights Blvd**	Houston Heights	216	10	1910	C	Queen Anne
1007	**Heights Blvd**	Houston Heights	216	9	1908	PC	Queen Anne
1010	**Heights Blvd**	Houston Heights	217	Tr 6 Patio Homesites	1978	NC	Townhouse
1011	**Heights Blvd**	Houston Heights	216	7 & 8	1910	C	Queen Anne
1012	**Heights Blvd**	Houston Heights	217	Tr 1 Patio Homesites	1978	NC	Townhouse
1014	**Heights Blvd**	Houston Heights	217	Tr 2 Patio Homesites	1978	NC	Townhouse
1015	**Heights Blvd**	Houston Heights	216	5 & Tr 6	1910	PC	Spanish Colonial Revival
1016	**Heights Blvd**	Houston Heights	217	Tr 3 Patio Homesites	1978	NC	Townhouse
1017	**Heights Blvd**	Houston Heights	216	4	1920	PC	Bungalow
1018	**Heights Blvd**	Houston Heights	217	Tr 4 Patio Homesites	1978	NC	Townhouse
1020	**Heights Blvd**	Houston Heights	217	Tr 5 Patio Homesites	1978	NC	Townhouse
1022	**Heights Blvd**	Houston Heights	217	Tr 7 Patio Homesites	1978	NC	Townhouse
1024	**Heights Blvd**	Houston Heights	217	19 & 20	1940	C	Craftsman brick
1030	**Heights Blvd**	Houston Heights	217	21	1920	C	Bungalow
1034	**Heights Blvd**	Houston Heights	217	22	1920	C	English Bungalow
1040	**Heights Blvd**	Houston Heights	217	23	1920	NC	Altered
1050	**Heights Blvd**	Houston Heights	217	24	1920	PC	Rennaissance Revival brick
429	**Oxford**	Houston Heights	305	5	1924	C	Bungalow
435	**Oxford**	Houston Heights	305	4	1924	PC	Bungalow
437	**Oxford**	Houston Heights	305	3	1924	PC	Bungalow
439	**Oxford**	Houston Heights	305	2	1924	PC	Bungalow
441	**Oxford**	Babin Santos	305	1	1920	PC	Bungalow
501	**Oxford**	Houston Heights	286	12	1912	PC	Vernacular cottage
507	**Oxford**	Houston Heights	286	11	1920	PC	Bungalow
511	**Oxford**	Houston Heights	286	10	1921	PC	Bungalow
515	**Oxford**	Houston Heights	286	8 & 9	1910	NC	Queen Anne
527	**Oxford**	Oxford Park	286	1	2003	NC	Townhouse
523 A	**Oxford**	Oxford Park	286	6	2003	NC	Townhouse
523	**Oxford**	Oxford Park	286	5	2003	NC	Townhouse
523 C	**Oxford**	Oxford Park	286	4	2003	NC	Townhouse
527	**Oxford**	Oxford Park	286	2	2003	NC	Townhouse
527	**Oxford**	Oxford Park	286	3	2003	NC	Townhouse
529	**Oxford**	Houston Heights	286	5	1945	PC	Apartments-bungalow
531	**Oxford**	Houston Heights	286	4	1920	PC	Bungalow
533	**Oxford**	Houston Heights	286	Trs 1A, 2A, & 3	1920	PC	Bungalow
901	**Oxford**	See 519 E. 9th St.					
911	**Oxford**	Houston Heights	226	10	1920	PC	Craftsman
915	**Oxford**	Houston Heights	226	9	2005	NC	New
919	**Oxford**	Houston Heights	226	8	1901	PC	Queen Anne
941	**Oxford**	Houston Heights	226	2	1920	PC	Bungalow
943	**Oxford**	Houston Heights	226	S 26.37 Ft. of Lt 1	1940	NC	Converted church
945	**Oxford**	Houston Heights	226	N 23.63 Ft of Lt 1	1940	NC	Converted church

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
1001	**Oxford**	Houston Heights	221	12	1925	C	English Bungalow
1005	**Oxford**	Houston Heights	221	11	1910	PC	Vernacular cottage
1009	**Oxford**	Houston Heights	221	10	1920	PC	Craftsman
1013	**Oxford**	Houston Heights	221	9	1920	C	Bungalow
1019	**Oxford**	Houston Heights	221	8	1920	C	Bungalow
1023	**Oxford**	Houston Heights	221	7	1920	C	Bungalow duplex
1033	**Oxford**	Houston Heights	221	6	1920	PC	Bungalow
1035	**Oxford**	Houston Heights	221	5	1914	PC	Craftsman
1037	**Oxford**	Houston Heights	221	4	1917	C	Bungalow duplex
1039	**Oxford**	Houston Heights	221	3	1920	PC	Bungalow
3215	**White Oak**	Houston Heights	286	23 & 24	1950	NC	Apartments
3219	**White Oak**	Houston Heights	286	23 & 24	1920	NC	Carwash
3206	**White Oak**	Houston Heights	281	13 & 14	N/A	V	Parking lot
3220	**White Oak**	Houston Heights	281	Tr 13A	1950	NC	Commercial
3301	**White Oak**	Houston Heights	287	1	1920	PC	False front store
3302	**White Oak**	Houston Heights	280	12 & Tr 11	1955	NC	commercial
3309	**White Oak**	Houston Heights	287	1	1920	PC	Bungalow
3315	**White Oak**	Houston Heights	287	Tr 24	N/A	V	Vacant
3320	**White Oak**	Houston Heights	280	13	1930	PC	Storefront brick
3400	**White Oak**	Houston Heights	279	11 & 12	1930	PC	Storefront brick
3403	**White Oak**	Houston Heights	288	Trs 1B & 2B	1920	PC	Bungalow
3407	**White Oak**	Houston Heights	288	Trs 1 & 2	1920	PC	Bungalow
3411	**White Oak**	Houston Heights	288	Trs 1A & 2A	1910	C	Bungalow
3415	**White Oak**	Houston Heights	288	Trs 23 & 24	1910	PC	Hipped Bungalow
3417	**White Oak**	Houston Heights	288	Trs 23 & 24	1920	PC	Bungalow
3422	**White Oak**	White Oak at Courtlandt	279	Res A (Tr 13A and 14)	N/A	V	Vacant
3423	**White Oak**	Houston Heights	288	Trs 23A & 24A	1920	PC	Bungalow
3502	**White Oak**	Houston Heights	278	Trs 11& 12	1930	PC	Filling station
3501	**White Oak**	Houston Heights	289	1	1900	PC	Cornerstore
3510	**White Oak**	Houston Heights	278	Trs 11A & 12A	1910	PC	Gable-front cottage
3522	**White Oak**	Houston Heights	278	13 & 14	1930	PC	Cornerstore
3535	**White Oak**	Houston Heights	289	24	N/A	V	Vacant
3601-3605	**White Oak**	Houston Heights	290	Tr 1 & 2	1920	PC	Stepped Front Commercial
3607	**White Oak**	Houston Heights	290	Trs 1A & 2A	1930	NC	Commercial
3617	**White Oak**	Houston Heights	290	Trs 23A & 24A	1920	NC	False front store
1050	**Yale**	Houston Heights	216	1, 2, & 3		NC	Post Office
113	**E 4th St**	Houston Heights	301	Trs 11B & 12B	1915	C	Craftsman
117	**E 4th St**	Houston Heights	301	11A & 12A	1920	C	Bungalow
121	**E 4th St**	Houston Heights	301	Trs 11 & 12	1906	PC	Queen Anne
201	**E 4th St**	See 402 Harvard					
215	**E 4th St**	Blackstone Place Amend	302	5	2002	NC	New
301	**E 4th St**	Fallon Court	303	4	2004	NC	New
303	**E 4th St**	Fallon Court	303	5	2004	NC	New
305	**E 4th St**	Fallon Court	303	6	2004	NC	New
307	**E 4th St**	Fallon Court	303	7	2004	NC	New
110	**W 4th St**	See 349 Heights					
101	**E 5th St**	Houston Heights	290	13	1920	PC	Garage Apartment
102	**E 5th St**	Houston Heights	301	24	2008	NC	Garage Apartment
114	**E 5th St**	114 E 5th St Condo	301	Unit 1-4, 114 E 5th Condo	1930	PC	Apartments brick
122	**E 5th St**	Houston Heights	301	Trs 1 & 2	1895	C	Queen Anne
201	**E 5th St**	Houston Heights	289	13	1900	C	Cottage center hall

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
205	E 5th St	Houston Heights	289	13 A	2006	NC	New
217	E 5th St	Houston Heights	289	Trs 11A & 12A	1900	C	Queen Anne center hall
221	E 5th St	Houston Heights	289	Trs 11 & 12	N/A	V	Vacant
250	E 5th St	Houston Heights	302	Tr 6 of Lts 1 & 2	1983	NC	Townhouse
252	E 5th St	Houston Heights	302	Tr 5 of Lts 1 & 2	1983	NC	Townhouse
254	E 5th St	Houston Heights	302	Tr 4 of Lts 1 & 2	1983	NC	Townhouse
256	E 5th St	Houston Heights	302	Tr 3 of Lots 1 & 2	1983	NC	Townhouse
301	E 5th St	Houston Heights	288	Trs 13A & 14A	1940	C	Queen Anne
302	E 5th St	Houston Heights	303	Trs 23A & 24A	1920	PC	Bungalow
305	E 5th St	Houston Heights	288	Trs 13 & 14	1910	PC	Hipped Bungalow
306	E 5th St	Houston Heights	303	Trs 23 & 24	1950	NC	Modern residence
309	E 5th St	Houston Heights	288	Trs 11B & 12	1920	PC	Bungalow
310	E 5th St	Antebellum Homes	303	4	1999	NC	New
311	E 5th St	Houston Heights	288	12A	1920	PC	Garage Apartment
316	E 5th St	Antebellum Homes	303	3	1999	NC	New
320	E 5th St	Antebellum Homes	303	2	1998	NC	New
324	E 5th St	Antebellum Homes	303	1	1998	NC	New
401	E 5th St	Houston Heights	287	Trs 13A & 14A	1920	C	Bungalow
405	E 5th St	Houston Heights	287	Trs 13 & 14	1920	PC	Bungalow
407	E 5th St	Houston Heights	287	Trs 13B & 14B	1920	PC	Bungalow
501	E 5th St	Houston Heights	286	Trs 13A & 14A	2008	NC	New
507	E 5th St	Houston Heights	286	Trs 13 & 14	1915	C	Bungalow
520	E 5th St	Babin Santos	305	2	1915	PC	Queen Anne
100	W 5th St	Houston Heights	300	Trs 1A & 2	1905	PC	Pyramid Roof Cottage
113	W 5th St	Houston Heights	291	Tr 12A	1920	PC	Bungalow
118	E 7th St	See 645 Harvard					
202	E 7th St	Houston Heights	278	Trk 24	1945	NC	Modern residence
340	E 7th St	See 648 Cortlandt					
408	E 7th St	Houston Heights	280	23 & 24	2006	NC	New
412	E 7th St	Houston Heights	280	1	1999	NC	New
510	E 7th St	Columbia Heights	281	2	2000	NC	New
115	E 8th St	See 815 Harvard					
204 & 206	E 8th St	Houston Heights	259	Tr 24A	1920	PC	Craftsman duplex
208	E 8th St	Houston Heights	259	Tr 24B	1906	C	Queen Anne
214	E 8th St	Houston Heights	259	Tr 1D	1985	NC	Townhouse
216	E 8th St	Houston Heights	259	Tr 1C	1985	NC	Townhouse
218	E 8th St	Houston Heights	259	Tr 1B	1985	NC	Townhouse
220	E 8th St	Houston Heights	259	Tr 1A	1985	NC	Townhouse
301	E 8th St	Houston Heights	249	Trs 13A & 14A	1910	C	Queen Anne
307	E 8th St	Houston Heights	249	Trs 13 & 14	1920	PC	Bungalow
311	E 8th St	Houston Heights	249	W 30.37 Ft of Lot 12	1920	PC	Bungalow
403	E 8th St	Houston Heights	250	Trs 13 & 14	1910	PC	Queen Anne
405	E 8th St	Houston Heights	250	12	1940	PC	Garage Apartment
410	E 8th St	Houston Heights	257	1	1940	PC	False front store
515	E 8th St	Houston Heights	251	Tr 13	1910	PC	Queen Anne
101	E 9th St	See 902 Heights					
107	E 9th St	Houston Heights	230	12	1920	PC	Bungalow
201	E 9th St	Houston Heights	229	8 and 9	1959	C	Church
211	E 9th St	Houston Heights	229	13-16 & Trs 10A, 11A & 12A	1940	C	Neoclassical
303	E 9th St	Houston Heights	228	Lts 11-14	1970	NC	Apartments
310	E 9th St	Houston Heights	249	1 & 2	1910	PC	False front store
402	E 9th St	Houston Heights	250	23 & 24	1902	C	Queen Anne

Property Address		Subdivision	Block	Lot	Year Built	Status	Style
403	**E 9th St**	Houston Heights	227	Tr 13	1902	C	Queen Anne
414	**E 9th St**	Houston Heights	250	1	1920	NC	Garage Apartment
416	**E 9th St**	Houston Heights	250	1	1950	NC	Modern residence
415	**E 9th St**	Houston Heights	227	Trs 13A & 14A	2003	NC	New
425	**E 9th St**	Houston Heights	227	11 & 12	1975	NC	Apartments
501	**E 9th St**	Houston Heights	226	Trs 13B & 14B	1920	C	Bungalow
505	**E 9th St**	Houston Heights	226	Trs 13 & 14	1920	C	Bungalow
509	**E 9th St**	Houston Heights	226	Trs 13A & 14A	1920	PC	Bungalow
515	**E 9th St**	Houston Heights	226	11A & 12A	1920	PC	Bungalow
519	**E 9th St**	Houston Heights	226	Trs 11B & 12B	1996	NC	New
112	**E 10th St**	See 945 Harvard					
121	**E 10th St**	Houston Heights	217	11 & 12	1900	PC	Queen Anne
202	**E 10th St**	Houston Heights	229	Trs 23A & 24A	1920	PC	Dutch Gambrel
208	**E 10th St**	Houston Heights	229	Trs 23 & 24	1920	PC	Queen Anne
216	**E 10th St**	see 945 Cortlandt					
301	**E 10th St**	Houston Heights	219	Trs 13 & 14	1910	PC	Queen Anne
305	**E 10th St**	Houston Heights	219	Trs 13A & 14A	1920	PC	Bungalow
310	**E 10th St**	Houston Heights	228	Trs 1A & 2A	2010	NC	New
311	**E 10th St**	Houston Heights	219	12	1977	NC	Duplex
315	**E 10th St**	Houston Heights	219	12	1977	NC	Duplex
401	**E 10th St**	Houston Heights	220	Trs 13 & 14	1910	PC	Queen Anne
403	**E 10th St**	Houston Heights	220	Trs 13A & 14A	1970	NC	Commercial
509	**E 10th St**	Houston Heights	221	12	1940	PC	Garage Apartment
108	**W 10 1/2 St**	Houston Heights	216	Trs 7A & 8A	1910	C	Craftsman
109	**W 10 1/2 St**	Houston Heights	216	5 & Tr 6	1910	PC	Spanish Colonial Revival
402	**E 11th St**	Houston Heights	220	Trs 23A & 24A	1898	PC	Colonial Revival
410	**E 11th St**	Houston Heights	220	Trs 23 & 24	1959	NC	Metal warehouse
514	**E 11th St**	Houston Heights	221	Trs 1 & 2	1920	PC	Bungalow
518	**E 11th St**	Houston Heights	221	Trs 1A & 2A	1920	PC	Bungalow
520	**E 11th St**	Houston Heights	221	Trs 1B & 2B	1920	PC	Bungalow