

DESIGN GUIDELINES SAMPLE PAGES

HOUSTON HISTORIC DISTRICTS DESIGN GUIDELINES PROJECT STRATEGY REPORT

INTRODUCTION

This Appendix provides examples of the layout of pages in the design guidelines. Six sample pages are shown:

Page A.2 – This page illustrates the components of a typical design guideline topic.

Page A.3 – This page illustrates how a combination of text, photographs and sketches will be used for qualitative guidelines. In this example, the topic is the treatment of roofs on contributing structures. This sample includes an example of a side bar, which provides a reference to the Historic Preservation Ordinance. References to the ordinance and other documents will be included throughout the design guidelines.

Page A.4 – This page illustrates another example of combining text and photographs. In this case, the topic is porches. A pair of photographs shows before and after conditions for the repair of a porch railing. The text is an example of the preferred sequence of treatments that applies to work on contributing structures: (1) First, preserve a feature in good condition, (2) second, repair it if it is deteriorated, and (3) replace the feature in kind, if it is beyond repair.

Page A.5 – This page illustrates some alternatives for the design of an addition to a contributing structure. The intent is to show a range of solutions that may be appropriate under certain conditions. An accompanying page (not shown) would provide additional text to explain when these options might be appropriate.

Page A.6 – This page illustrates how prescriptive standards will be presented in the document. In this example, standards that apply to building setbacks and maximum building envelope dimensions are shown. The table will be filled in for each historic district with dimensional standards (where XX currently appears as a placeholder).

NOTE:

The text and graphics shown in this appendix are for illustrative purposes only. They do not represent an official draft of any proposed design guidelines.

GUIDELINES FORMAT

Each Prescriptive Standards and Quantitative Guidelines Document will follow a standard format, which has several components. All components of a guideline are used in determining appropriateness. The key components of a typical design guideline are illustrated below.

Legend

A Design Topic

Describes the design topic addressed by the Design Standards that follow.

B Intent Statement

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

C Quantitative Guideline

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 standard. These are not the only alterations that can be applied.

E Images

Clarify the intent of the design standard 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 Quantitative Guideline

A → **Building Placement and Orientation**

This section provides design guidelines for changes to non-historic buildings related to placement and orientation. The design of additions and alterations to a non-historic structure should result in building orientation and placement that respects the character of a historic district.

B →

C →

1.1 Design additions and alterations to non-historic structures to be compatible with the placement, massing and scale of surrounding historic structures.

D →

- Design an addition to respect the original orientation of the building and maintain the typical orientation of adjacent historic buildings.
- Design an addition to a non-historic building to preserve setback distances and spacing between buildings to maintain setbacks and spacing typical of surrounding historic structures.

E →



Design additions and alterations to non-historic structures to be compatible with the placement, massing and scale of surrounding historic structures.

BUILDING ELEMENTS AND MATERIALS

This section provides guidelines for work on contributing structures.

Roofs

Roof shape and materials are key character-defining features of a historic roof. Many roofs on older residential buildings have one of the following shapes: gable, hipped, pyramidal or a combination of a gable and hipped roof. Typical 19th and early 20th century roofing materials were slate, metal, wood shingles, asbestos tiles or composition materials. Flat roofs are also typical in Mid-century residential buildings.

When replacing a roof on a residential structure, select a material and a pattern that is historically appropriate to the house. If documentation of the original roof exists or an early roof on the house, use a comparable roofing material, similar in size, shape, texture and color. If documentation is not available, precedents on similar buildings may be considered. Look at the roofing on building types similar to the subject structure. See Chapter X for additional guidelines related to historic roofs.

1.1 Preserve the original roof form of a historic residential structure.

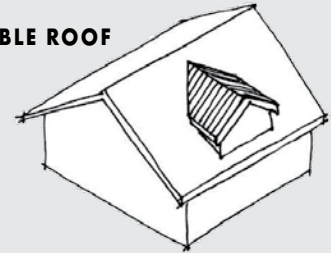
- Preserve the angle of a historic roof.
- Maintain and repair the original size and shape of a dormer.
- When possible, locate a new dormer so it is not visible from the street.
- When possible, locate a skylight, vent or attic ventilator so it is not visible from the street.



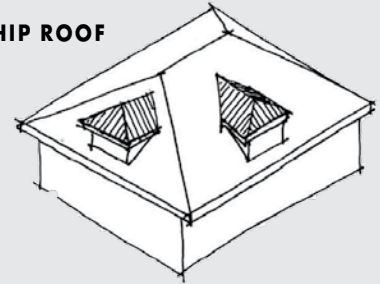
Preserve the original roof form of a historic residential structure.

TYPICAL RESIDENTIAL ROOF FORMS

GABLE ROOF



HIP ROOF



Typical historic residential roof forms include hipped and gable-end roofs. Some traditional residential structures combine both types.

NOTE:

Replacing roofing material in kind does not require a Certificate of Appropriateness. See Section 33-237.a(1) - Exemptions, of the Houston Historic Preservation Ordinance.



Avoid a new roofing system that permanently damages or alters an existing roof.



Porches

Porches and galleries are important elements of traditional Houston residential architecture. They frame and protect primary entrances. They also display a concentration of decorative details. In many neighborhoods, they continue to serve as outdoor living rooms.

Preserving a front porch is a high priority. A rear or side porch also may be important to preserve, especially for a building located on a corner lot, and their preservation is encouraged.

REPAIRING PORCH RAILINGS

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



Before: A deteriorated railing should be repaired when feasible.



After: Railing has been repaired and the base of the post has been replaced in-kind.

1.2 Preserve an original porch or gallery on a house.

- Maintain the height and pitch of a porch roof.
- Do not enclose a front porch if feasible.
- If a porch is to be screened, do so in a manner that preserves the existing porch elements and does not damage them.
- Where a rear or side porch is enclosed, preserve the original configuration of columns, handrails and other important architectural features.

1.3 Repair a porch in a way that maintains the original character.

1.4 If replacement is required, design it to reflect the time period of the historic structure.

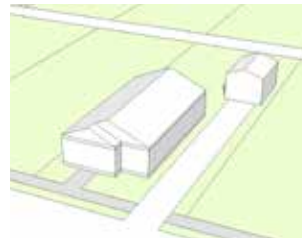
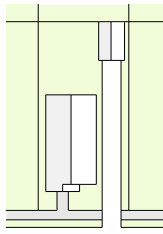
- Replace a historic porch element to match the original.
- Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
- Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar structures in the neighborhood.
- Match the balustrade of a historic porch to the design and materials of the porch.
- When reconstructing a porch, pay particular attention to matching the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.
- Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.

For some design topics, a series of alternative solutions will be illustrated.

ADDITIONS TO HISTORIC BUILDINGS

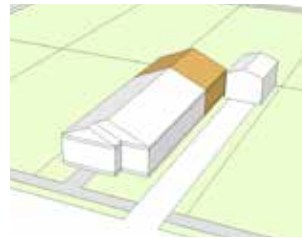
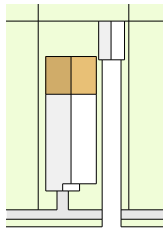
Typical Historic Building

The historic building shown here is 28 feet wide by 48 feet deep and falls within the traditional range of building footprints.



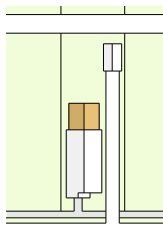
Rear Addition 1: 1-story

- Addition is identical to existing structure in height, width and roof pitch
- Wall length of addition is less than that of existing structure



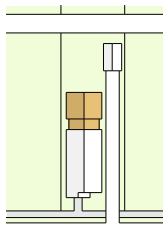
Rear Addition 2: 1-story, offset

- Addition is less than that of existing structure in height and width
- Roof pitch is identical to existing structure
- Offset maintains the corners of the existing structure



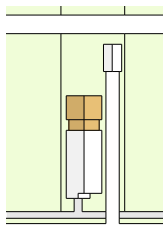
Rear Addition 3: 1-story, connector

- Connector offset is lower and maintains the corners of the existing structure
- Primary addition is identical to existing building in height, width and roof pitch
- Side wall length of addition is less than that of existing structure



Rear Addition 4: 2-story, connector

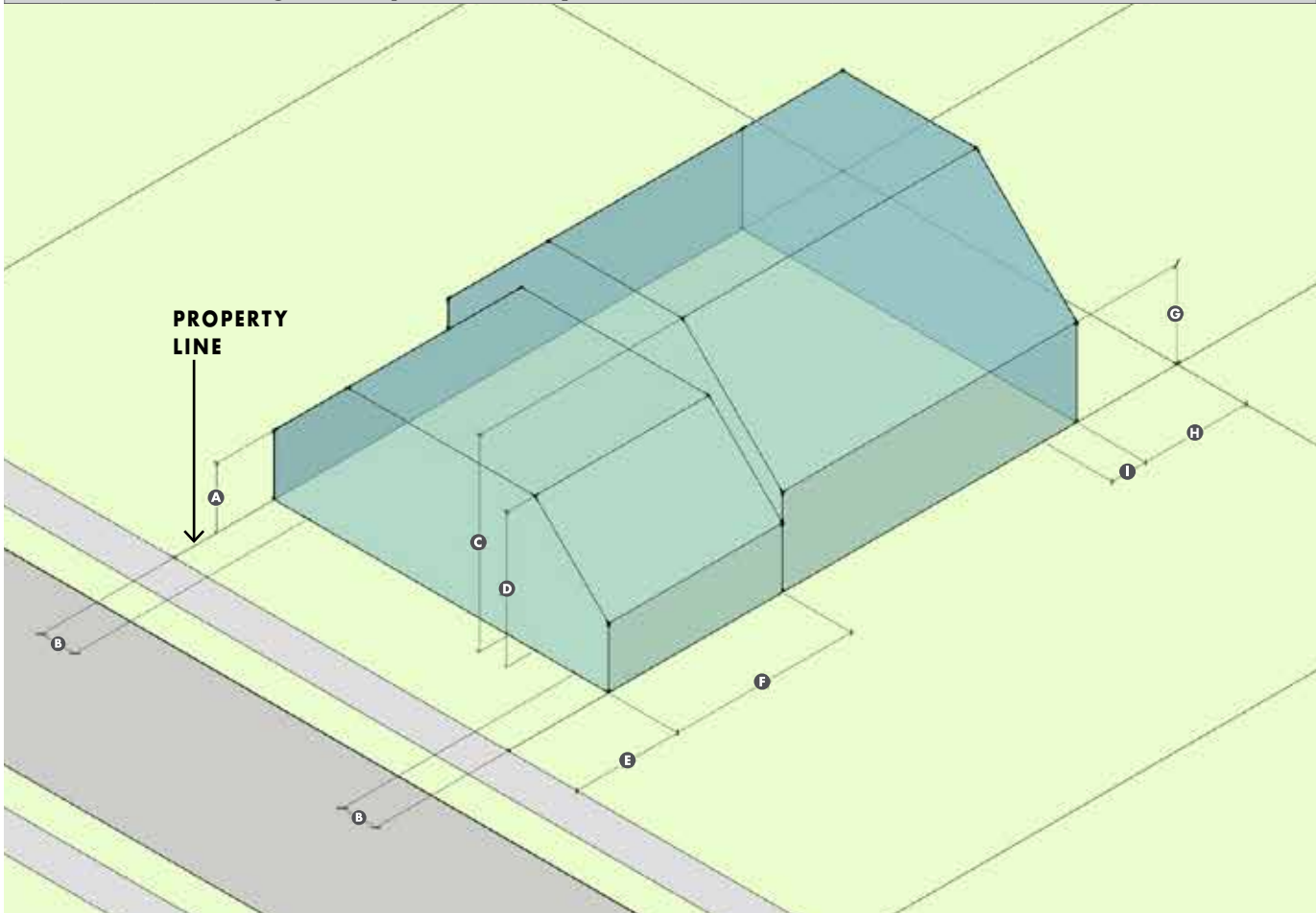
- Connector offset is lower and maintains the corners of the existing structure
- Primary addition is separated from existing structure
- Depth of addition is less than that of existing structure



PRESCRIPTIVE STANDARDS

This page illustrates how prescriptive standards will be presented in the design guidelines. The dimensional measures shown in the table will be adjusted for different historic districts.

Maximum Building Envelope A: 1-Story Front Element



Prescriptive Standards

| | | | | | |
|----------|---------------|--|----------|---------------|---|
| A | XX FT. | Front Envelope Wall Height at Side Property Line | F | XX FT. | Front Envelope Depth |
| B | XX FT. | Minimum Side Setback | G | XX FT. | Rear Envelope Wall Height at Side Property Line |
| C | XX FT. | Rear Envelope Maximum Height | H | XX FT. | Minimum Rear Setback, One-Story |
| D | XX FT. | Front Envelope Maximum Height | I | XX FT. | Minimum Rear Setback, Two-Story |
| E | XX FT. | Front Setback | | | |