

COMPATIBLE DESIGN SURVEY: ORIGINAL DOCUMENTS

HOUSTON HISTORIC DISTRICTS DESIGN GUIDELINES PROJECT STRATEGY REPORT

INTRODUCTION

This appendix presents the original Compatible Design Survey documents that were mailed to property owners in January 2017. The Compatible Design Surveys are presented in the following order:

- Freeland
- Houston Heights East
- Houston Heights South
- Houston Heights West
- Norhill
- Woodland Heights

See Section 5 of the Strategy Paper for a description of the findings from the Compatible Design Survey.



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

Introduction to the Survey

What are the keys to designing a compatible house or addition in a historic district? At previous community workshops, participants evaluated a series of alternative building models for new houses and additions. Some models were rated as being either clearly appropriate or clearly inappropriate. For other models, opinions were mixed, or there wasn't enough feedback to draw clear conclusions, and so this survey focuses on those models for which we did not receive clear direction. We have also updated some illustrations to more closely reflect the character of individual historic districts. Your answers will help us recommend building design tools to be included in the Freeland Historic District design guidelines.

The survey is divided into three parts:

Part 1: Overall Issues In the District

This section asks the extent to which you agree or disagree with issues that were mentioned in previous workshops.

Part 2: Building Design Tools

This section asks you to comment on the usefulness of design techniques that can affect compatibility, in terms of mass, scale, and relationship of a building to its neighbors.

Part 3: Building Scenarios

This section presents eight house designs -- four that show different approaches for constructing an addition to a historic single-family home, and four that illustrate new single-family homes in the historic district. Each scenario incorporates a combination of the design techniques described in Part 2 and will help us determine how effective these tools may be in achieving compatible designs.

A full-color version of the survey is available online at: www.surveymonkey.com/r/VPS-FL

Or

Return this survey in the postage-paid envelope provided.

All surveys must be completed online or postmarked no later than **Friday, January 27, 2017.**

Questions? Please contact Steph McDougal at the City of Houston Planning Department at Steph.McDougal@houstontx.gov or 832-393-6541.

WRITE YOUR I.D. # HERE

-

Find your Unique ID number on the letter that came with your survey.

FOR MORE INFORMATION

A background paper, titled *Houston Historic Districts Potential Design Tools* provides further information about the design tools in Part 2.

Find it online at: <http://tinyurl.com/COH-DG-Tools>

THANK YOU!

Thank you for participating in this Compatible Building Design Survey for the Freeland Historic District! Your response will help us develop tools that meet your historic district's unique needs.



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

Part 1: Overall Issues in the District

The following statements reflect comments made in community workshops and other meetings. Please indicate the degree to which you agree or disagree with the statements as they apply to this historic district. The objective is to identify key issues that should be addressed in the design guidelines. (Select one answer for each question unless otherwise noted.)

1. "Some recent construction in my historic district is too large."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. "The loss of green space when a larger building is constructed is a key issue."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. "The loss of mature vegetation when new construction occurs is a key issue."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. "Most recent new construction has been compatible."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

5. "A large house next door diminishes privacy in neighbors' back yards."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

6. "Regulations that protect historic district character will enhance property values."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

7. "A bigger house can fit in if it is well designed, and respects traditional neighborhood patterns."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

8. "Most recent renovation projects have been appropriate."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

9. "An addition to a historic building should be visually subordinate to the building."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

10. "Maintaining traditional setbacks is important to retaining the character of the neighborhood"

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

11. What are the key issues related to the treatment of historic buildings in the district?



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

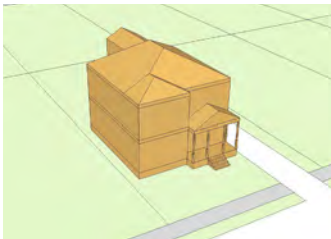
Part 2: Design Tools

Design guidelines promote compatibility in historic districts. They may address the potential visual impacts of new construction and promote preservation of green space on individual lots. This section asks some questions about some design techniques that may be used to create a more compatible design.

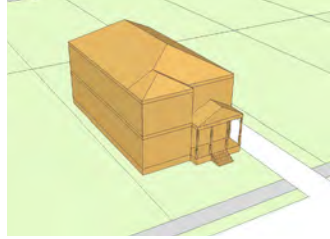
Please indicate the degree to which you agree or disagree with the statements below. The objective is to identify some of the design techniques that should be addressed in the guidelines. Please understand that agreeing with a statement in this section doesn't necessarily mean that it will become a requirement.

Building Size in Relation to Lot Size

Keeping a building in proportion to its lot can help minimize a sense of out-of-scale houses.



Building with a lower proportion of building area to lot size



Building with a higher proportion of building area to lot size

1. "Guidelines which relate the size of a building to the size of its lot should be considered."

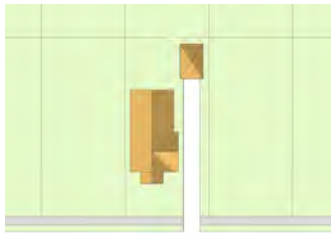
Strongly Disagree

Strongly Agree

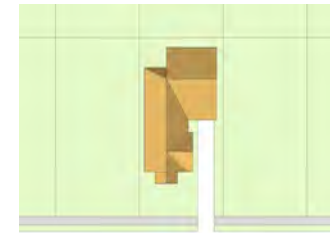
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Lot Coverage

All areas of a property that are covered by buildings and roofed porches are included in lot coverage.



Building with a lower lot coverage



Building with a higher lot coverage

2. "A limit on the percentage of lot coverage should be considered to help maintain open space."

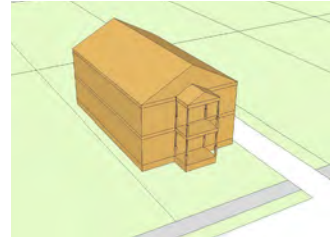
Strongly Disagree

Strongly Agree

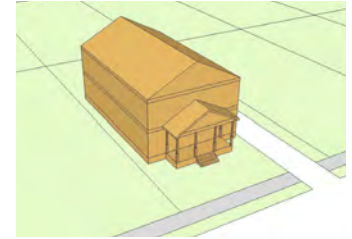
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

One-Story Element

A one-story element (to the front or side of a house) can help reduce its perceived size.



Building with no one-story element



Building with a one-story element

3. "Using a one story element (such as a porch or a wing of a house) should be addressed in the design guidelines."

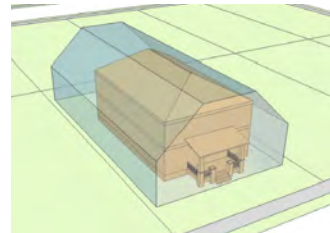
Strongly Disagree

Strongly Agree

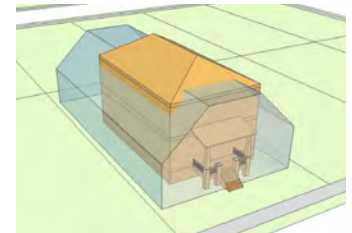
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Maximum Building Envelope

A maximum building envelope can modify the shape and limit the overall size of a building on its lot.



Building complies with a maximum building envelope



Building exceeds maximum building envelope

4. "A maximum building envelope should be considered as a tool to reduce perceived building size."

Strongly Disagree

Strongly Agree

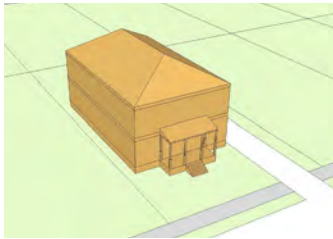
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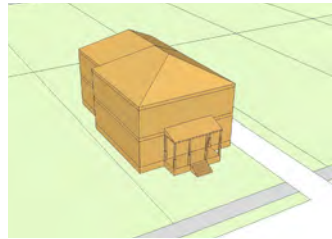
Part 2: Design Tools (Continued)

Side Wall Offset

Limiting the length of a side wall can reduce the perceived size of a house.



Building with no side wall offset



Building with a side wall offset

5. "A side wall offset should be considered as a tool to reduce perceived building size."

Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Strongly Agree

Wall Height

Guidelines can limit the height of all or part of a wall to reduce perceived building size.



Two-story building with traditional wall height



Two-story building with taller wall heights

6. "A wall height limit should be considered as a tool to reduce perceived building size."

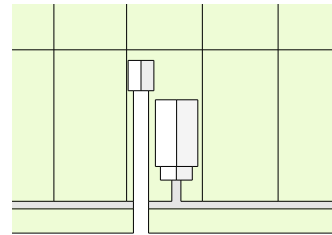
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

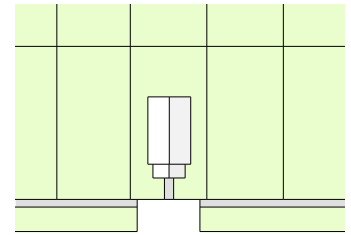
Strongly Agree

Parking Location

The location of a garage and a surface parking area can influence the perception of open space and the perceived size of all buildings on a site



Parking is located in the rear with a side driveway access.



Parking is located in the front setback area.

7. "Design guidelines should address appropriate parking locations."

Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Strongly Agree



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

Part 3: Building Scenarios

Each of the design scenarios on the following pages illustrates a house that could be built on an average size lot in the historic district. Here's what we want you to know before you begin this section:

1. In the initial workshops, people expressed a strong preference for smaller houses, such as this one (right). With that established, we are now seeking the point at which you consider a larger house or addition to be “too large.” Therefore, the models you will be reviewing purposefully do not ask about smaller houses.
2. Each picture shows a block that retains its historic character, in which all buildings shown would be classified as Contributing to the historic district. Although that is not a typical condition for every block in the district, changes that require a Certificate of Appropriateness only consider the proposed project's compatibility with Contributing buildings. Therefore, this survey presents only Contributing examples of neighboring buildings.
3. The models shown do not represent the City's or the consultants' recommendations, which are still being developed. The models selected are only being used to help understand what the community feels is compatible and incompatible within the historic context.
4. We do not intend to suggest designs that would be in conflict with deed restrictions, where those are in place, even though in some cases a model may appear to do so. You should answer these questions anyway, with the assurance that no changes to deed restrictions will be proposed.



With that in mind, and considering the historic context that is illustrated, please comment on the appropriateness of each design. Please select the one answer for each question that best describes your opinion regarding each addition or new house that is shown.

Your responses will help us identify some of the design techniques that can influence compatibility and to determine if there is a “threshold” of building scale that is considered appropriate. You will help us understand which design techniques should be considered in the guidelines.



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

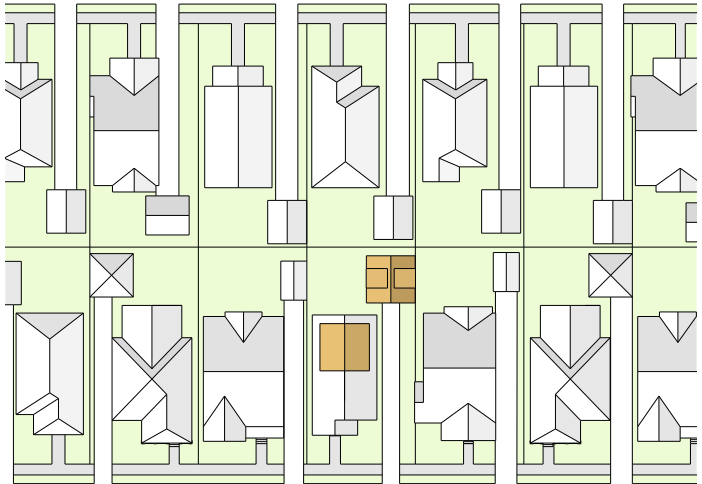
BUILDING SCENARIO A

This scenario illustrates a historic one-story home with a rooftop addition that is set back from the front wall and set in from the side walls. It also includes a one-and-a-half story garage located to the rear of the lot. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

2. Size of addition is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

3. Height of addition is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

4. Form (shape) of addition is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

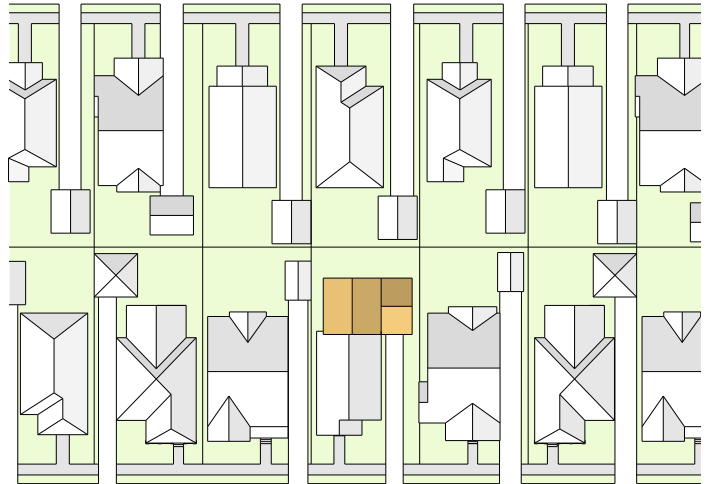
BUILDING SCENARIO B

This scenario illustrates a historic one-story home with a two-story addition to the rear. It also includes an attached one-story garage that extends to the side. This design reduces open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			

2. Size of addition is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			

3. Height of addition is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			

4. Form (shape) of addition is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

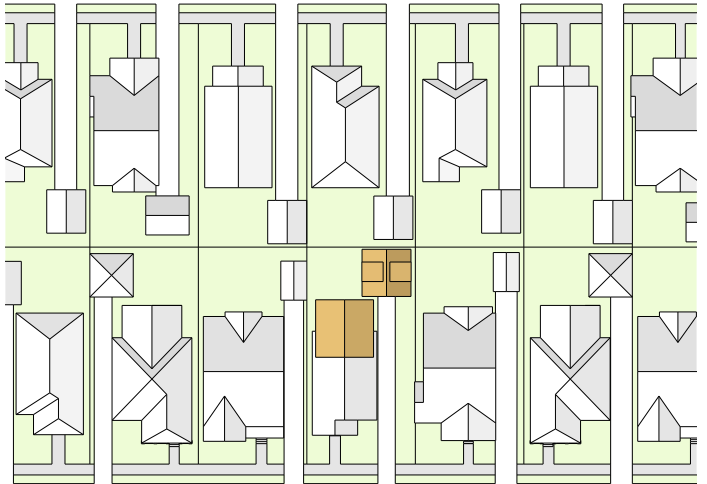
BUILDING SCENARIO C

This scenario illustrates a historic one-story home with a two-story addition to the roof and rear. It also includes a one-and-a-half story garage located to the rear of the lot. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

2. Size of addition is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

3. Height of addition is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

4. Form (shape) of addition is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

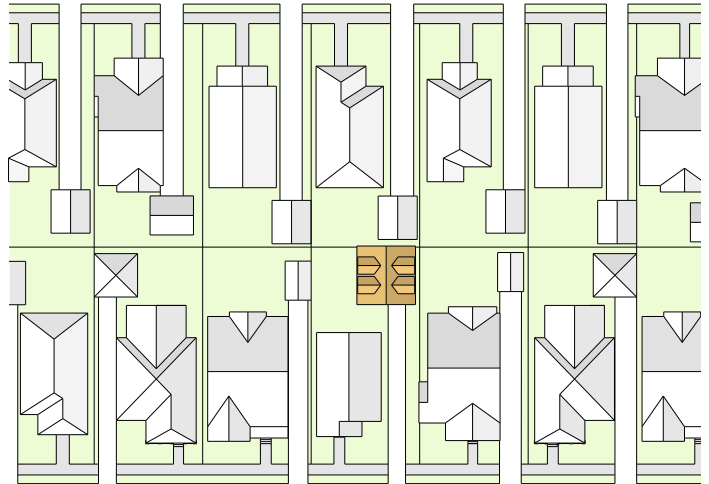
BUILDING SCENARIO D

This scenario illustrates a new one-and-a-half story garage located to the rear of the lot. This design preserves the historic building on the site. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			

2. Size of addition is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			

3. Height of addition is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			

4. Form (shape) of addition is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

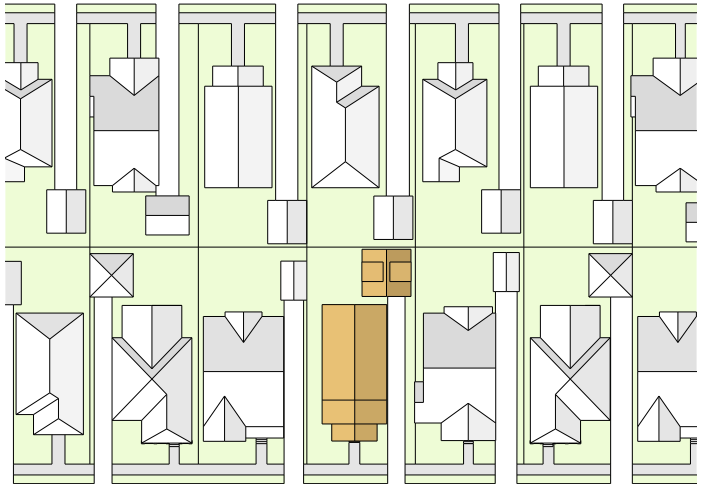
BUILDING SCENARIO E

This scenario illustrates a new two-story home with a one-story portion in front. It also includes a one-and-a-half story garage located to the rear of the lot. This design retains some open space on the lot. The new buildings meet the required side yard setbacks, and also maintains the traditional setbacks of the context area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

2. Overall size is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

3. Building height is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

4. Building form (shape) is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)



COMPATIBLE BUILDING DESIGN SURVEY

FREELAND

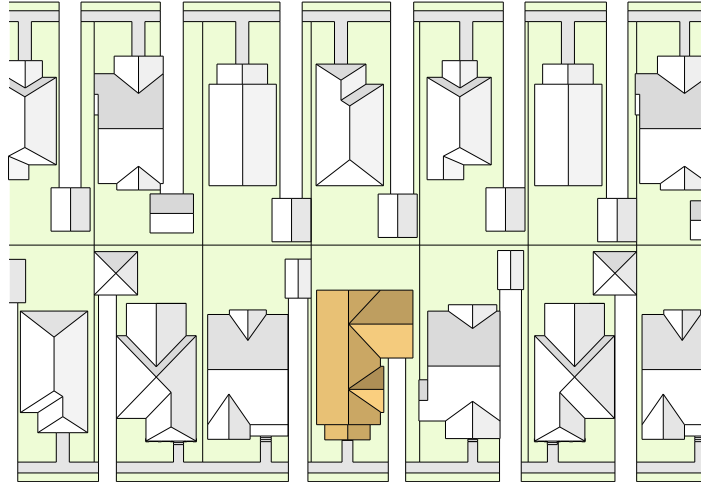
BUILDING SCENARIO F

This scenario illustrates a new one-story home with variations in side walls, and an attached garage in the rear that extends to the side. This design reduces open space on the lot. The new building meets the required side yard setbacks, but doesn't maintain the traditional setbacks of the context area toward the rear of the lot.

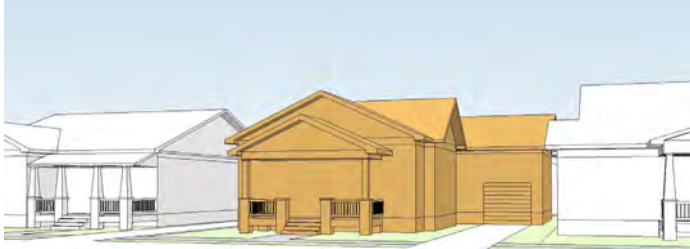
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



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Strongly Disagree											Strongly Agree
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3. Building height is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		

4. Building form (shape) is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		



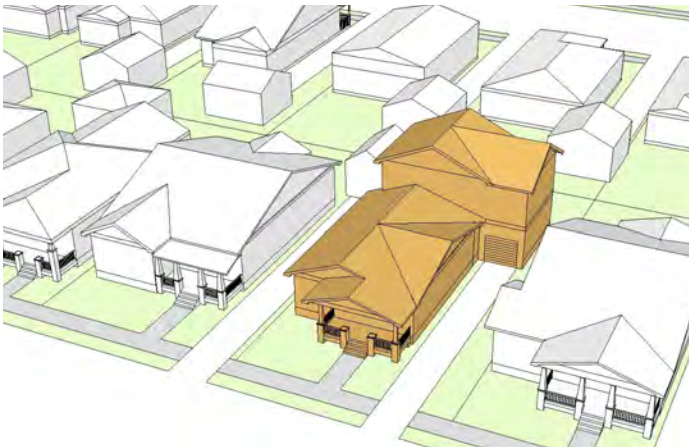
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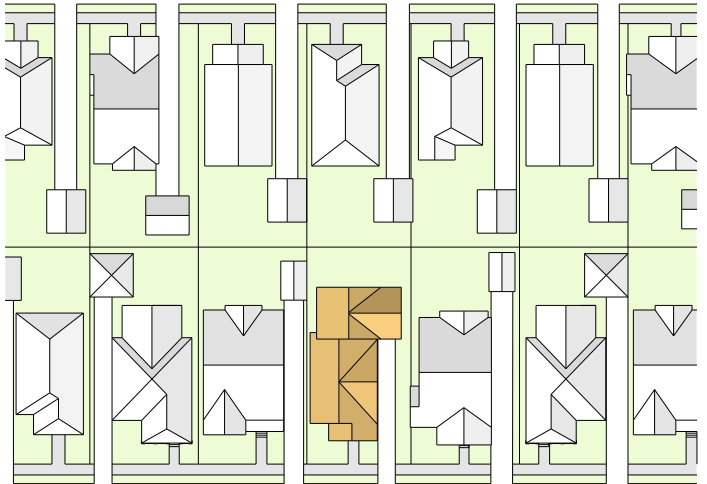
BUILDING SCENARIO G

This scenario illustrates a new home with a one-story portion in the front, and a two-story portion in the rear that extends to the side. This design retains some open space on the lot. The new building meets the required side yard setbacks, but doesn't maintain the traditional setbacks of the context area toward the rear of the lot.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



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Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

2. Overall size is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

3. Building height is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

4. Building form (shape) is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS EAST

Introduction to the Survey

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WRITE YOUR I.D. # HERE

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Find your Unique ID number on the letter that came with your survey.

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COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS EAST

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① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. "The loss of green space when a larger building is constructed is a key issue."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. "The loss of mature vegetation when new construction occurs is a key issue."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. "Most recent new construction has been compatible."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

5. "A large house next door diminishes privacy in neighbors' back yards."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

6. "Regulations that protect historic district character will enhance property values."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

7. "A bigger house can fit in if it is well designed, and respects traditional neighborhood patterns."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

8. "Most recent renovation projects have been appropriate."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

9. "An addition to a historic building should be visually subordinate to the building."

Strongly Disagree Strongly Agree
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

11. What are the key issues related to the treatment of historic buildings in the district?



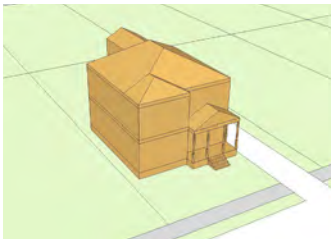
Part 2: Design Tools

Design guidelines promote compatibility in historic districts. They may address the potential visual impacts of new construction and promote preservation of green space on individual lots. This section asks some questions about some design techniques that may be used to create a more compatible design.

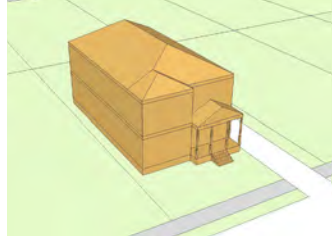
Please indicate the degree to which you agree or disagree with the statements below. The objective is to identify some of the design techniques that should be addressed in the guidelines. Please understand that agreeing with a statement in this section doesn't necessarily mean that it will become a requirement.

Building Size in Relation to Lot Size

Keeping a building in proportion to its lot can help minimize a sense of out-of-scale houses.



Building with a lower proportion of building area to lot size



Building with a higher proportion of building area to lot size

1. "Guidelines which relate the size of a building to the size of its lot should be considered."

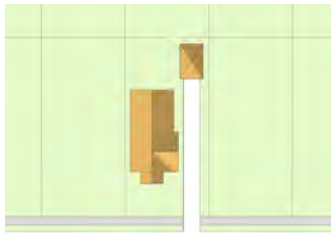
Strongly Disagree

Strongly Agree

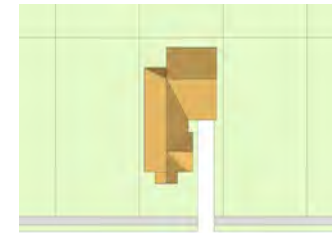
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Lot Coverage

All areas of a property that are covered by buildings and roofed porches are included in lot coverage.



Building with a lower lot coverage



Building with a higher lot coverage

2. "A limit on the percentage of lot coverage should be considered to help maintain open space."

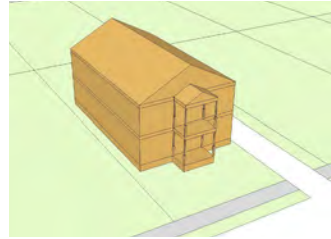
Strongly Disagree

Strongly Agree

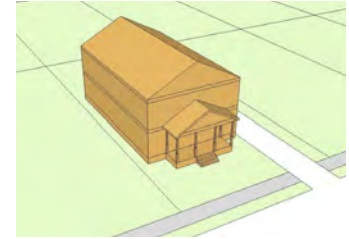
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

One-Story Element

A one-story element (to the front or side of a house) can help reduce its perceived size.



Building with no one-story element



Building with a one-story element

3. "Using a one story element (such as a porch or a wing of a house) should be addressed in the design guidelines."

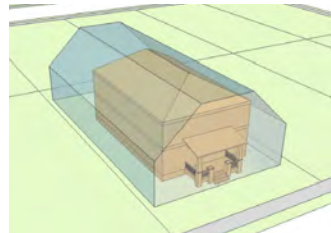
Strongly Disagree

Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Maximum Building Envelope

A maximum building envelope can modify the shape and limit the overall size of a building on its lot.



Building complies with a maximum building envelope



Building exceeds maximum building envelope

4. "A maximum building envelope should be considered as a tool to reduce perceived building size."

Strongly Disagree

Strongly Agree

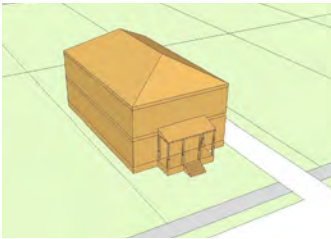
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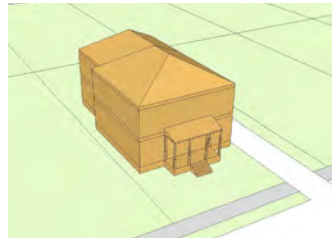
Part 2: Design Tools (Continued)

Side Wall Offset

Limiting the length of a side wall can reduce the perceived size of a house.



Building with no side wall offset



Building with a side wall offset

5. "A side wall offset should be considered as a tool to reduce perceived building size."

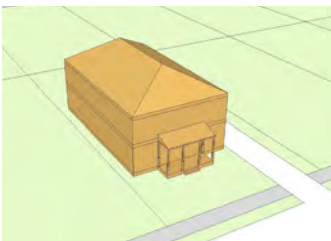
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

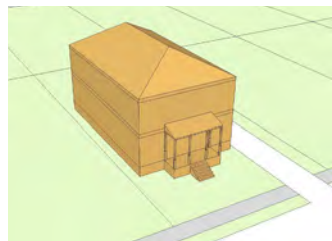
Strongly Agree

Wall Height

Guidelines can limit the height of all or part of a wall to reduce perceived building size.



Two-story building with traditional wall height



Two-story building with taller wall heights

6. "A wall height limit should be considered as a tool to reduce perceived building size."

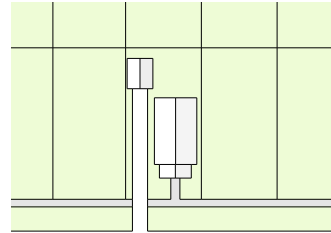
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

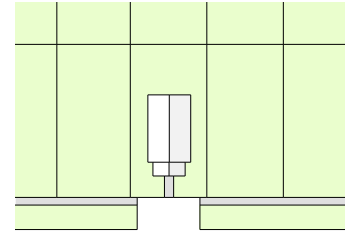
Strongly Agree

Parking Location

The location of a garage and a surface parking area can influence the perception of open space and the perceived size of all buildings on a site



Parking is located in the rear with a side driveway access.



Parking is located in the front setback area.

7. "Design guidelines should address appropriate parking locations."

Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Strongly Agree



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS EAST

Part 3: Building Scenarios

Each of the design scenarios on the following pages illustrates a house that could be built on an average size lot in the historic district. Here's what we want you to know before you begin this section:

1. In the initial workshops, people expressed a strong preference for smaller houses, such as this one (right). With that established, we are now seeking the point at which you consider a larger house or addition to be “too large”. Therefore, the models you will be reviewing purposefully do not ask about smaller houses.
2. Each picture shows a block that retains its historic character, in which all buildings shown would be classified as Contributing to the historic district. Although that is not a typical condition for every block in the district, changes that require a Certificate of Appropriateness only consider the proposed project's compatibility with Contributing buildings. Therefore, this survey presents only Contributing examples of neighboring buildings.
3. The models shown do not represent the City's or the consultants' recommendations, which are still being developed. The models selected are only being used to help understand what the community feels is compatible and incompatible within the historic context.
4. We do not intend to suggest designs that would be in conflict with deed restrictions, where those are in place, even though in some cases a model may appear to do so. You should answer these questions anyway, with the assurance that no changes to deed restrictions will be proposed.



With that in mind, and considering the historic context that is illustrated, please comment on the appropriateness of each design. Please select the one answer for each question that best describes your opinion regarding each addition or new house that is shown.

Your responses will help us identify some of the design techniques that can influence compatibility and to determine if there is a “threshold” of building scale that is considered appropriate. You will help us understand which design techniques should be considered in the guidelines.



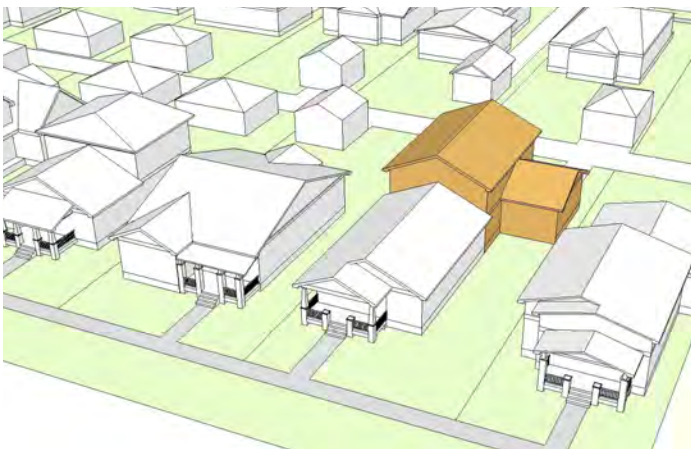
COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS EAST

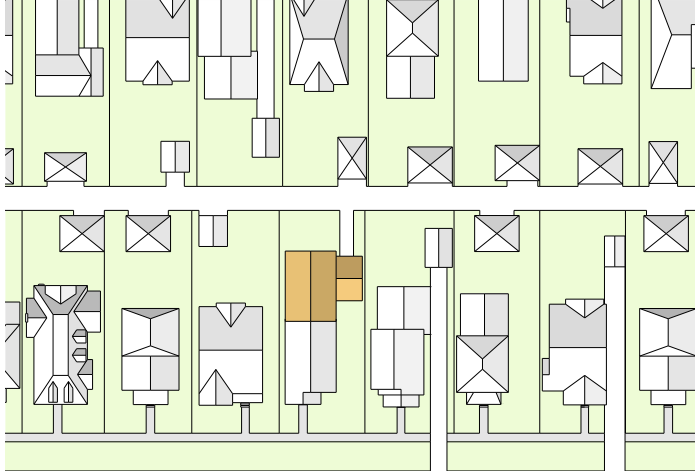
BUILDING SCENARIO A

This scenario illustrates a historic one-story home with a two-story addition to the rear. It also includes an attached one-story garage that extends to the side, accessed off the alley. This design reduces open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

2. Size of addition is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

3. Height of addition is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

4. Form (shape) of addition is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	



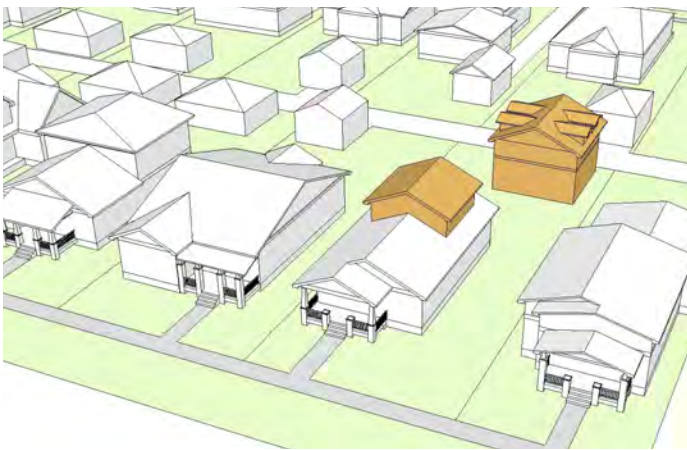
COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS EAST

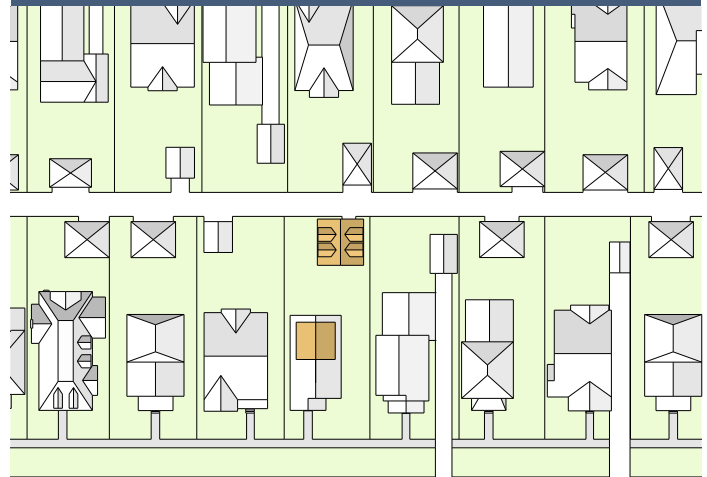
BUILDING SCENARIO C

This scenario illustrates a historic one-story home with a rooftop addition that is set back from the front wall and set in from the side walls. It also includes a one-and-a-half story garage located to the rear of the lot, accessed off the alley. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS EAST

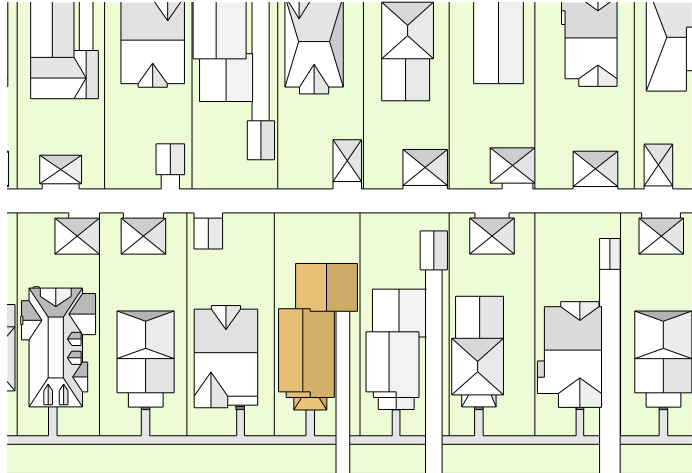
BUILDING SCENARIO E

This scenario illustrates a new two-story home with an offset portion in the rear. This design retains some open space on the lot.

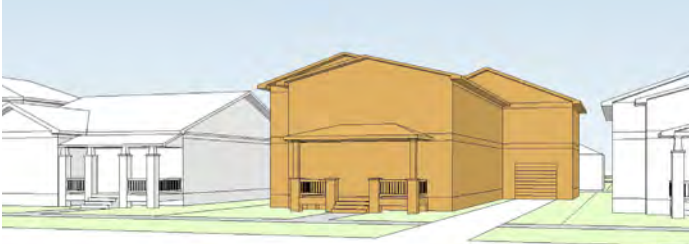
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building shape (form) is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS EAST

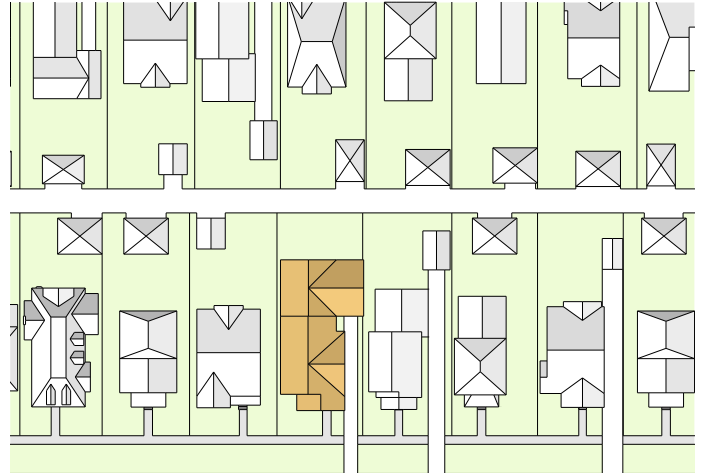
BUILDING SCENARIO F

This scenario illustrates a new home with a one-story portion in the front and a two-story portion in the rear that extends to the side. This design reduces open space on the lot.

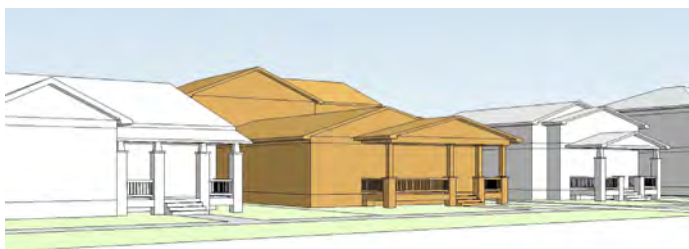
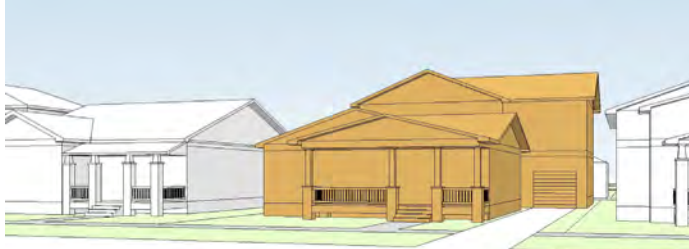
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree
 ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree
 ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree
 ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building shape (form) is compatible.

Strongly Disagree Strongly Agree
 ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



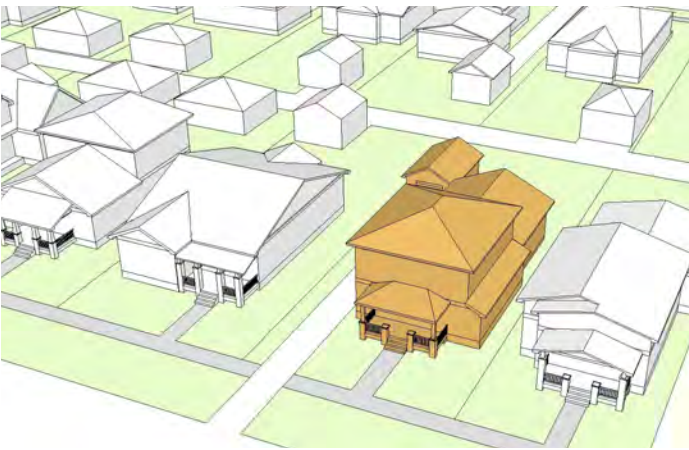
COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS EAST

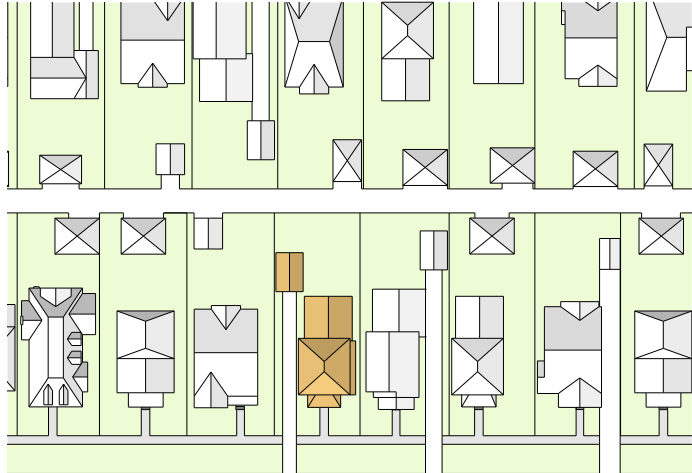
BUILDING SCENARIO G

This scenario illustrates a new two-story home with a one-story portion in front and along the side. It also has a detached one-story garage in the rear. This design retains some open space on the lot.

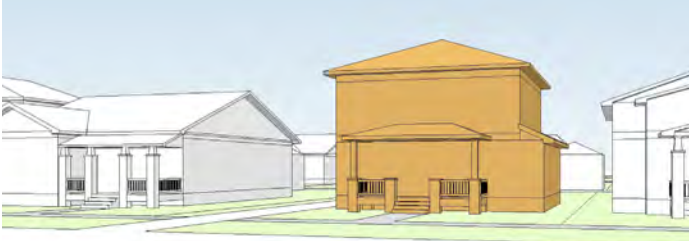
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building shape (form) is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS EAST

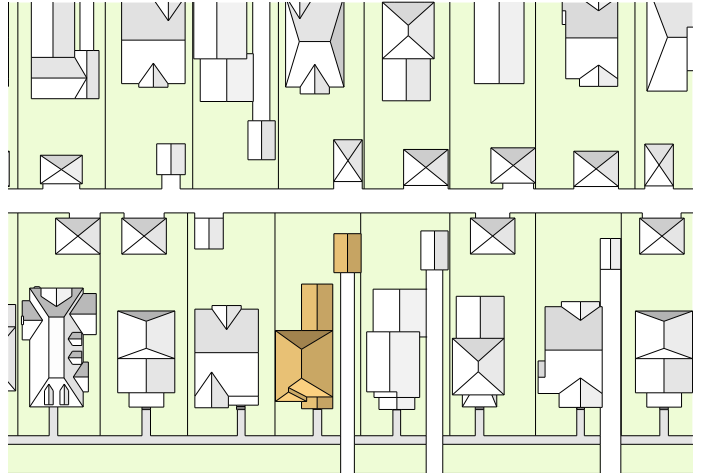
BUILDING SCENARIO H

This scenario illustrates a new two-story building with a one-story front portion in the rear and a one-story front porch element. It also has a detached one-story garage in the rear. This design retains some open space on the lot.

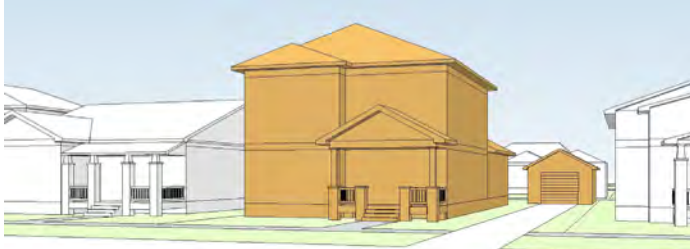
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) Strongly Agree

2. Overall size is compatible.

Strongly Disagree (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) Strongly Agree

3. Building height is compatible.

Strongly Disagree (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) Strongly Agree

4. Building shape (form) is compatible.

Strongly Disagree (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) Strongly Agree



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS SOUTH

Introduction to the Survey

What are the keys to designing a compatible house or addition in a historic district? At previous community workshops, participants evaluated a series of alternative building models for new houses and additions. Some models were rated as being either clearly appropriate or clearly inappropriate. For other models, opinions were mixed, or there wasn't enough feedback to draw clear conclusions, and so this survey focuses on those models for which we did not receive clear direction. We have also updated some illustrations to more closely reflect the character of individual historic districts. Your answers will help us recommend building design tools to be included in the Houston Heights South Historic District design guidelines.

The survey is divided into three parts:

Part 1: Overall Issues In the District

This section asks the extent to which you agree or disagree with issues that were mentioned in previous workshops.

Part 2: Building Design Tools

This section asks you to comment on the usefulness of design techniques that can affect compatibility, in terms of mass, scale, and relationship of a building to its neighbors.

Part 3: Building Scenarios

This section presents nine house designs -- four that show different approaches for constructing an addition to a historic single-family home, and five that illustrate new single-family homes in the historic district. Each scenario incorporates a combination of the design techniques described in Part 2 and will help us determine how effective these tools may be in achieving compatible designs.

A full-color version of the survey is available online at: www.surveymonkey.com/r/VPS-HHS

Or

Return this survey in the postage-paid envelope provided.

All surveys must be completed online or postmarked no later than **Friday, January 27, 2017.**

Questions? Please contact Steph McDougal at the City of Houston Planning Department at Steph.McDougal@houstontx.gov or 832-393-6541.

WRITE YOUR I.D. # HERE

-

Find your Unique ID number on the letter that came with your survey.

FOR MORE INFORMATION

A background paper, titled *Houston Historic Districts Potential Design Tools* provides further information about the design tools in Part 2.

Find it online at: <http://tinyurl.com/COH-DG-Tools>

THANK YOU!

Thank you for participating in this Compatible Building Design Survey for the Houston Heights South Historic District! Your response will help us develop tools that meet your historic district's unique needs.



Part 1: Overall Issues in the District

The following statements reflect comments made in community workshops and other meetings. Please indicate the degree to which you agree or disagree with the statements as they apply to this historic district. The objective is to identify key issues that should be addressed in the design guidelines. (Select one answer for each question unless otherwise noted.)

1. "Some recent construction in my historic district is too large."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. "The loss of green space when a larger building is constructed is a key issue."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. "The loss of mature vegetation when new construction occurs is a key issue."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. "Most recent new construction has been compatible."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

5. "A large house next door diminishes privacy in neighbors' back yards."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

6. "Regulations that protect historic district character will enhance property values."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

7. "A bigger house can fit in if it is well designed, and respects traditional neighborhood patterns."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

8. "Most recent renovation projects have been appropriate."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

9. "An addition to a historic building should be visually subordinate to the building."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

11. What are the key issues related to the treatment of historic buildings in the district?



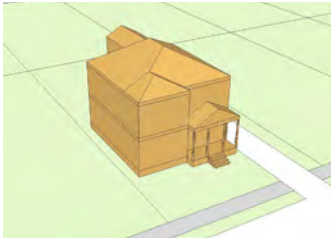
Part 2: Design Tools

Design guidelines promote compatibility in historic districts. They may address the potential visual impacts of new construction and promote preservation of green space on individual lots. This section asks some questions about some design techniques that may be used to create a more compatible design.

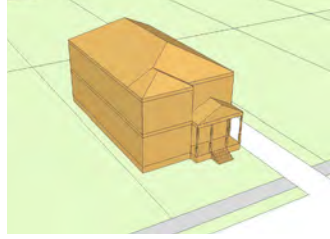
Please indicate the degree to which you agree or disagree with the statements below. The objective is to identify some of the design techniques that should be addressed in the guidelines. Please understand that agreeing with a statement in this section doesn't necessarily mean that it will become a requirement.

Building Size in Relation to Lot Size

Keeping a building in proportion to its lot can help minimize a sense of out-of-scale houses.



Building with a lower proportion of building area to lot size



Building with a higher proportion of building area to lot size

1. "Guidelines which relate the size of a building to the size of its lot should be considered."

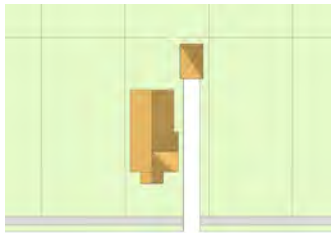
Strongly Disagree

Strongly Agree

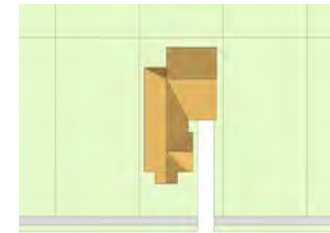
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Lot Coverage

All areas of a property that are covered by buildings and roofed porches are included in lot coverage.



Building with a lower lot coverage



Building with a higher lot coverage

2. "A limit on the percentage of lot coverage should be considered to help maintain open space."

Strongly Disagree

Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

One-Story Element

A one-story element (to the front or side of a house) can help reduce its perceived size.



Building with no one-story element



Building with a one-story element

3. "Using a one story element (such as a porch or a wing of a house) should be addressed in the design guidelines."

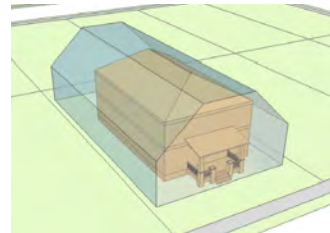
Strongly Disagree

Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Maximum Building Envelope

A maximum building envelope can modify the shape and limit the overall size of a building on its lot.



Building complies with a maximum building envelope



Building exceeds maximum building envelope

4. "A maximum building envelope should be considered as a tool to reduce perceived building size."

Strongly Disagree

Strongly Agree

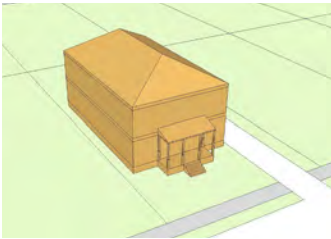
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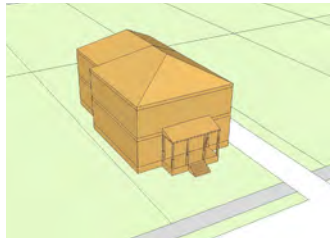
Part 2: Design Tools (Continued)

Side Wall Offset

Limiting the length of a side wall can reduce the perceived size of a house.



Building with no side wall offset



Building with a side wall offset

5. "A side wall offset should be considered as a tool to reduce perceived building size."

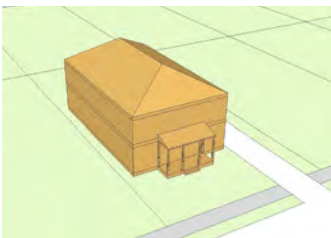
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Strongly Agree

Wall Height

Guidelines can limit the height of all or part of a wall to reduce perceived building size.



Two-story building with traditional wall height



Two-story building with taller wall heights

6. "A wall height limit should be considered as a tool to reduce perceived building size."

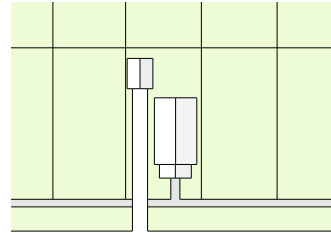
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

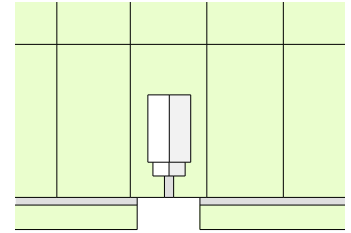
Strongly Agree

Parking Location

The location of a garage and a surface parking area can influence the perception of open space and the perceived size of all buildings on a site



Parking is located in the rear with a side driveway access.



Parking is located in the front setback area.

7. "Design guidelines should address appropriate parking locations."

Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Strongly Agree



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS SOUTH

Part 3: Building Scenarios

Each of the design scenarios on the following pages illustrates a house that could be built on an average size lot in the historic district. Here's what we want you to know before you begin this section:

1. In the initial workshops, people expressed a strong preference for smaller houses, such as this one (right). With that established, we are now seeking the point at which you consider a larger house or addition to be “too large”. Therefore, the models you will be reviewing purposefully do not ask about smaller houses.
2. Each picture shows a block that retains its historic character, in which all buildings shown would be classified as Contributing to the historic district. Although that is not a typical condition for every block in the district, changes that require a Certificate of Appropriateness only consider the proposed project's compatibility with Contributing buildings. Therefore, this survey presents only Contributing examples of neighboring buildings.
3. The models shown do not represent the City's or the consultants' recommendations, which are still being developed. The models selected are only being used to help understand what the community feels is compatible and incompatible within the historic context.
4. We do not intend to suggest designs that would be in conflict with deed restrictions, where those are in place, even though in some cases a model may appear to do so. You should answer these questions anyway, with the assurance that no changes to deed restrictions will be proposed.



With that in mind, and considering the historic context that is illustrated, please comment on the appropriateness of each design. Please select the one answer for each question that best describes your opinion regarding each addition or new house that is shown.

Your responses will help us identify some of the design techniques that can influence compatibility and to determine if there is a “threshold” of building scale that is considered appropriate. You will help us understand which design techniques should be considered in the guidelines.



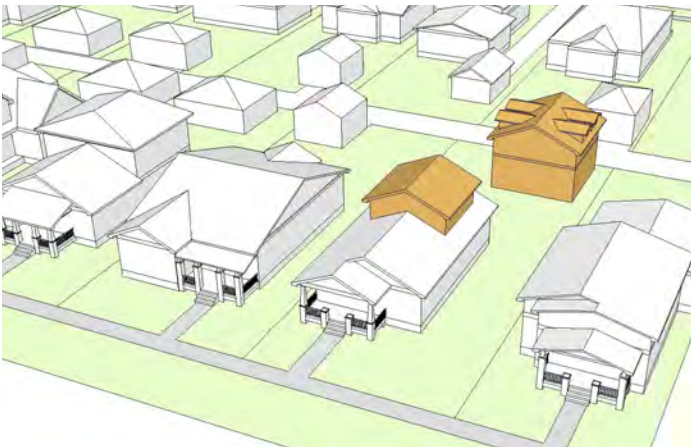
COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS SOUTH

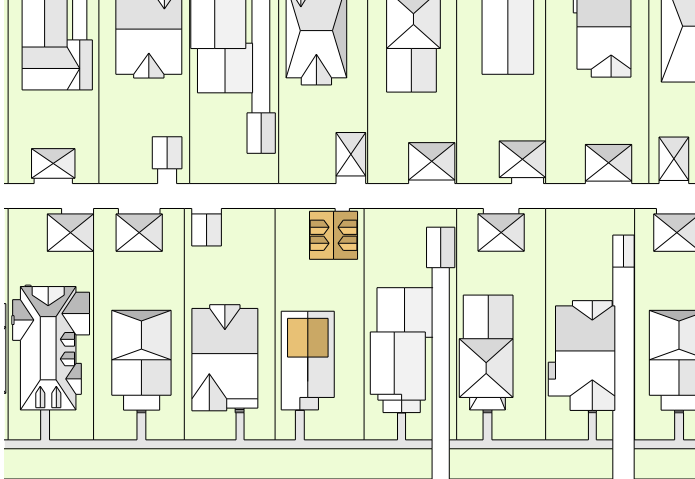
BUILDING SCENARIO A

This scenario illustrates a historic one-story home with a rooftop addition that is set back from the front wall and set in from the side walls. It also includes a one-and-a-half story garage located to the rear of the lot, accessed off the alley. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



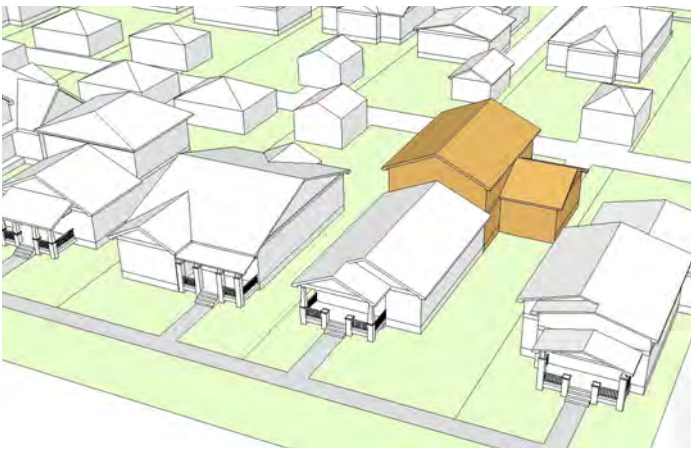
COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS SOUTH

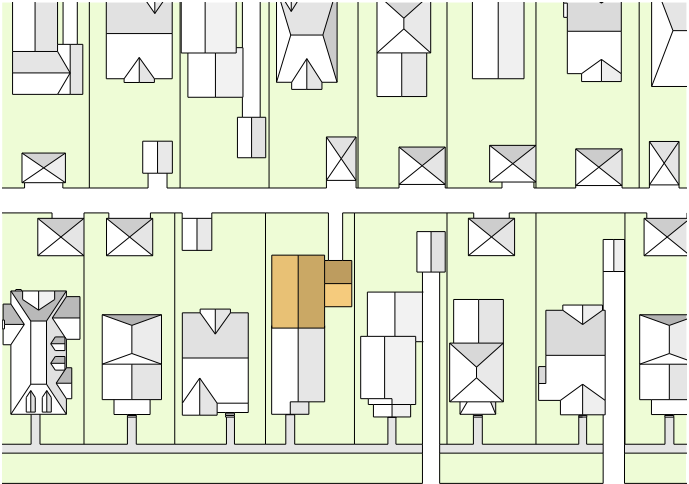
BUILDING SCENARIO C

This scenario illustrates a historic one-story home with a two-story addition to the rear. It also includes an attached one-story garage that extends to the side, accessed off the alley. This design reduces open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS SOUTH

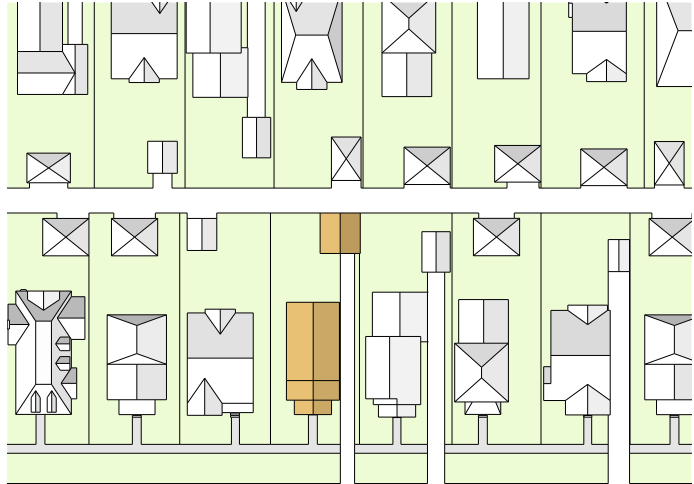
BUILDING SCENARIO E

This scenario illustrates a new two-story home with a one-story portion in front. It also includes a one-and-a-half story garage located to the rear of the lot. This design retains some open space on the lot.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building form (shape) is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS SOUTH

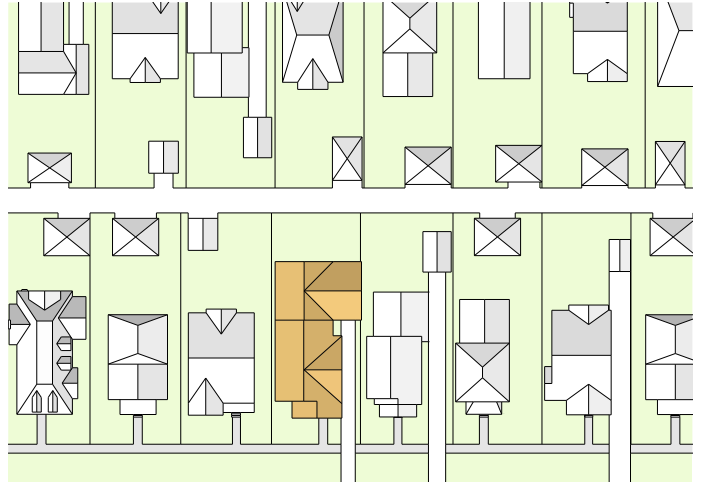
BUILDING SCENARIO G

This scenario illustrates a new home with a one-story portion in the front and a two-story portion in the rear that extends to the side. This design reduces open space on the lot.

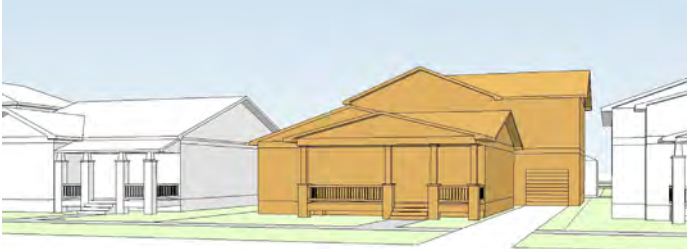
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building form (shape) is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS SOUTH

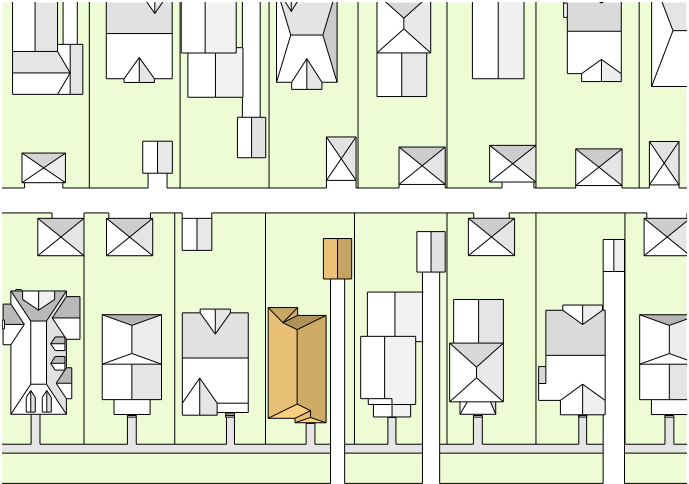
BUILDING SCENARIO I

This scenario illustrates a new two-story building with a two-story front porch element. It also includes a one-story garage located to the rear of the lot. This design retains some open space on the lot.

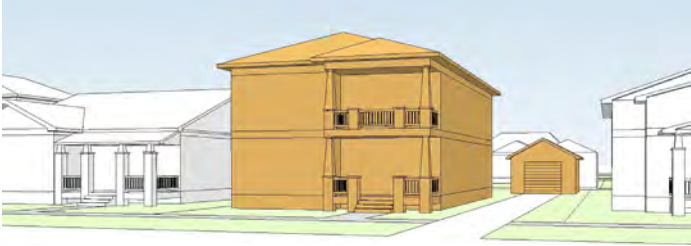
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building form (shape) is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS WEST

Introduction to the Survey

What are the keys to designing a compatible house or addition in a historic district? At previous community workshops, participants evaluated a series of alternative building models for new houses and additions. Some models were rated as being either clearly appropriate or clearly inappropriate. For other models, opinions were mixed, or there wasn't enough feedback to draw clear conclusions, and so this survey focuses on those models for which we did not receive clear direction. We have also updated some illustrations to more closely reflect the character of individual historic districts. Your answers will help us recommend building design tools to be included in the Houston Heights West Historic District design guidelines.

The survey is divided into three parts:

Part 1: Overall Issues In the District

This section asks the extent to which you agree or disagree with issues that were mentioned in previous workshops.

Part 2: Building Design Tools

This section asks you to comment on the usefulness of design techniques that can affect compatibility, in terms of mass, scale, and relationship of a building to its neighbors.

Part 3: Building Scenarios

This section presents nine house designs -- four that show different approaches for constructing an addition to a historic single-family home, and five that illustrate new single-family homes in the historic district. Each scenario incorporates a combination of the design techniques described in Part 2 and will help us determine how effective these tools may be in achieving compatible designs.

A full-color version of the survey is available online at: www.surveymonkey.com/r/VPS-HHW

Or

Return this survey in the postage-paid envelope provided.

All surveys must be completed online or postmarked no later than **Friday, January 27, 2017.**

Questions? Please contact Steph McDougal at the City of Houston Planning Department at Steph.McDougal@houstontx.gov or 832-393-6541.

WRITE YOUR I.D. # HERE

-

Find your Unique ID number on the letter that came with your survey.

FOR MORE INFORMATION

A background paper, titled *Houston Historic Districts Potential Design Tools* provides further information about the design tools in Part 2.

Find it online at: <http://tinyurl.com/COH-DG-Tools>

THANK YOU!

Thank you for participating in this Compatible Building Design Survey for the Houston Heights West Historic District! Your response will help us develop tools that meet your historic district's unique needs.



Part 1: Overall Issues in the District

The following statements reflect comments made in community workshops and other meetings. Please indicate the degree to which you agree or disagree with the statements as they apply to this historic district. The objective is to identify key issues that should be addressed in the design guidelines. (Select one answer for each question unless otherwise noted.)

1. "Some recent construction in my historic district is too large."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. "The loss of green space when a larger building is constructed is a key issue."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. "The loss of mature vegetation when new construction occurs is a key issue."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. "Most recent new construction has been compatible."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

5. "A large house next door diminishes privacy in neighbors' back yards."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

6. "Regulations that protect historic district character will enhance property values."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

7. "A bigger house can fit in if it is well designed, and respects traditional neighborhood patterns."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

8. "Most recent renovation projects have been appropriate."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

9. "An addition to a historic building should be visually subordinate to the building."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

11. What are the key issues related to the treatment of historic buildings in the district?



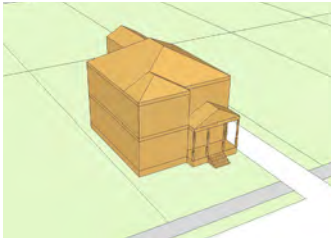
Part 2: Design Tools

Design guidelines promote compatibility in historic districts. They may address the potential visual impacts of new construction and promote preservation of green space on individual lots. This section asks some questions about some design techniques that may be used to create a more compatible design.

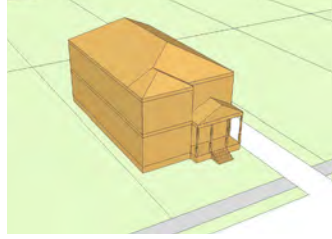
Please indicate the degree to which you agree or disagree with the statements below. The objective is to identify some of the design techniques that should be addressed in the guidelines. Please understand that agreeing with a statement in this section doesn't necessarily mean that it will become a requirement.

Building Size in Relation to Lot Size

Keeping a building in proportion to its lot can help minimize a sense of out-of-scale houses.



Building with a lower proportion of building area to lot size



Building with a higher proportion of building area to lot size

1. "Guidelines which relate the size of a building to the size of its lot should be considered."

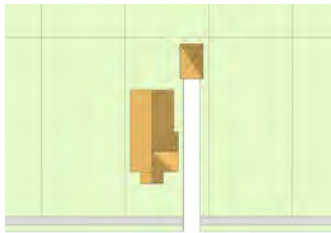
Strongly Disagree

Strongly Agree

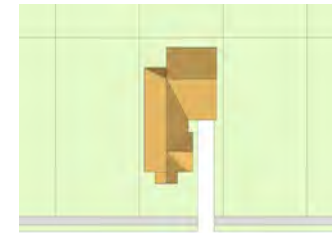
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Lot Coverage

All areas of a property that are covered by buildings and roofed porches are included in lot coverage.



Building with a lower lot coverage



Building with a higher lot coverage

2. "A limit on the percentage of lot coverage should be considered to help maintain open space."

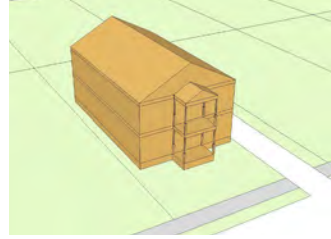
Strongly Disagree

Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

One-Story Element

A one-story element (to the front or side of a house) can help reduce its perceived size.



Building with no one-story element



Building with a one-story element

3. "Using a one story element (such as a porch or a wing of a house) should be addressed in the design guidelines."

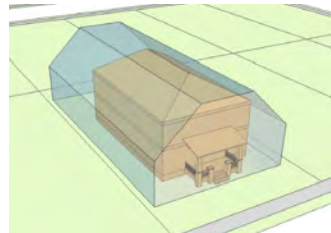
Strongly Disagree

Strongly Agree

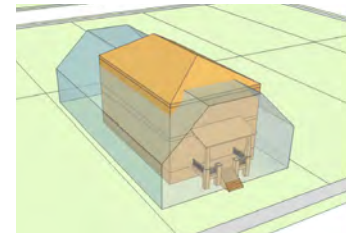
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Maximum Building Envelope

A maximum building envelope can modify the shape and limit the overall size of a building on its lot.



Building complies with a maximum building envelope



Building exceeds maximum building envelope

4. "A maximum building envelope should be considered as a tool to reduce perceived building size."

Strongly Disagree

Strongly Agree

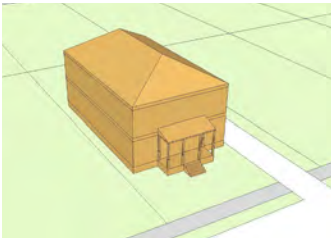
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



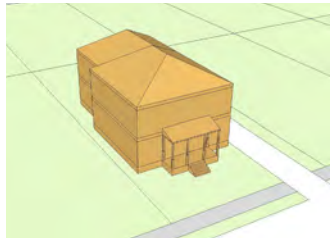
Part 2: Design Tools (Continued)

Side Wall Offset

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Building with no side wall offset



Building with a side wall offset

5. "A side wall offset should be considered as a tool to reduce perceived building size."

Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

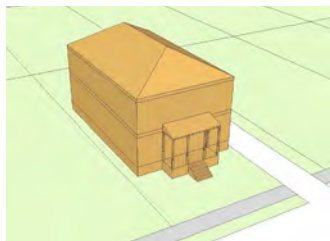
Strongly Agree

Wall Height

Guidelines can limit the height of all or part of a wall to reduce perceived building size.



Two-story building with traditional wall height



Two-story building with taller wall heights

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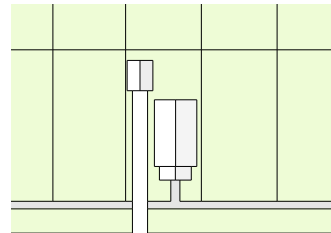
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

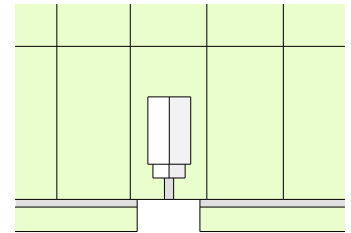
Strongly Agree

Parking Location

The location of a garage and a surface parking area can influence the perception of open space and the perceived size of all buildings on a site



Parking is located in the rear with a side driveway access.



Parking is located in the front setback area.

7. "Design guidelines should address appropriate parking locations."

Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Strongly Agree



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS WEST

Part 3: Building Scenarios

Each of the design scenarios on the following pages illustrates a house that could be built on an average size lot in the historic district. Here's what we want you to know before you begin this section:

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Your responses will help us identify some of the design techniques that can influence compatibility and to determine if there is a “threshold” of building scale that is considered appropriate. You will help us understand which design techniques should be considered in the guidelines.



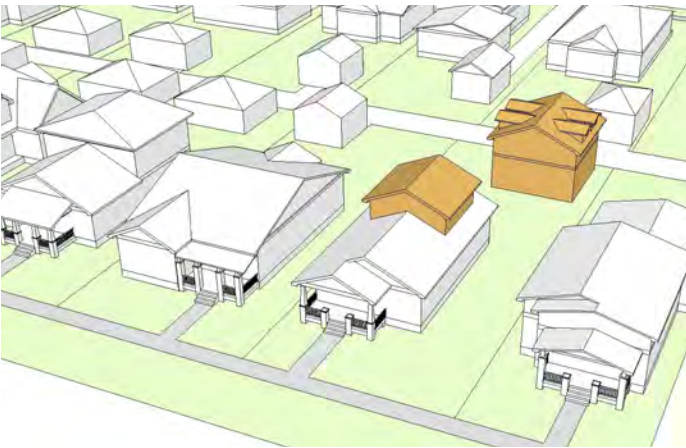
COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS WEST

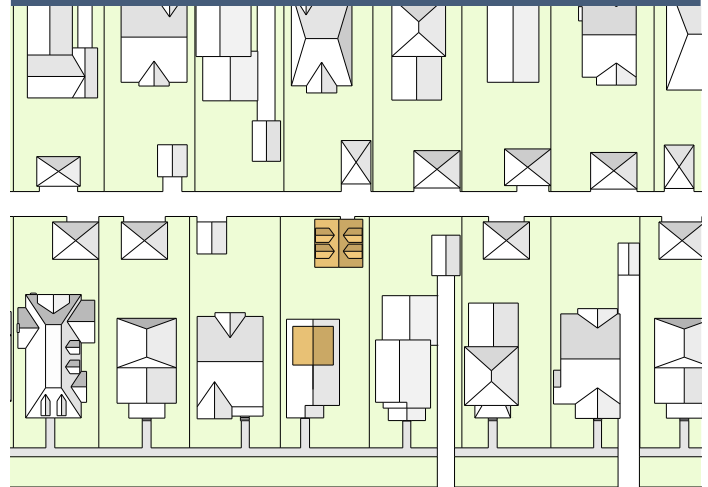
BUILDING SCENARIO A

This scenario illustrates a historic one-story home with a rooftop addition that is set back from the front wall and set in from the side walls. It also includes a one-and-a-half story garage located to the rear of the lot, accessed off the alley. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS WEST

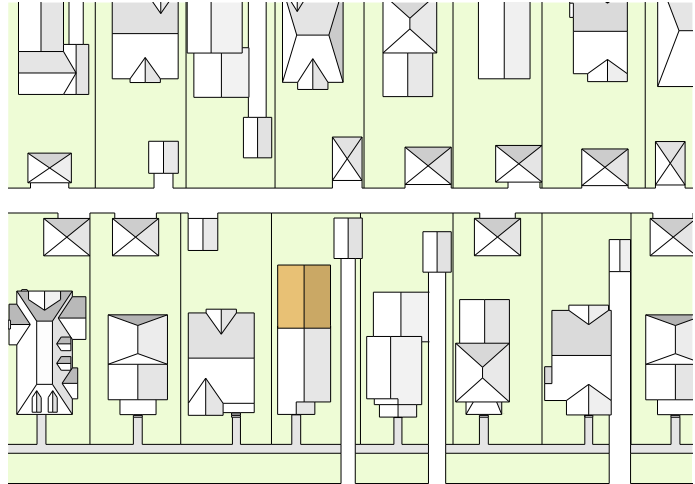
BUILDING SCENARIO C

This scenario illustrates a historic one-story home with a two-story addition to the rear. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS WEST

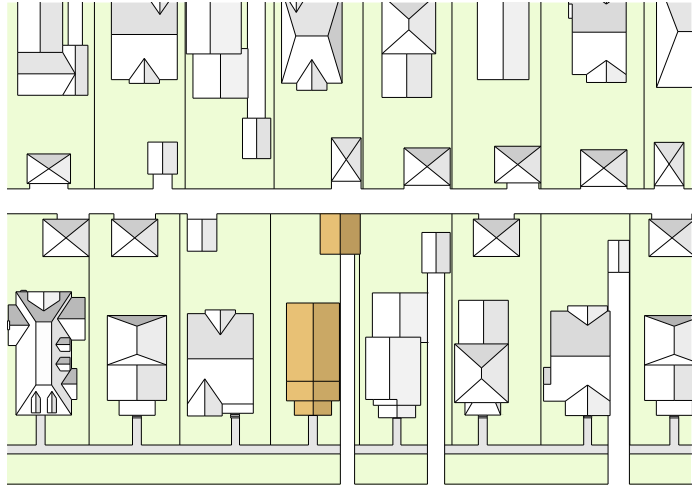
BUILDING SCENARIO E

This scenario illustrates a new two-story home with a one-story portion in front. It also includes a one-and-a-half story garage located to the rear of the lot. This design retains some open space on the lot.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

2. Overall size is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

3. Building height is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

4. Building form (shape) is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS WEST

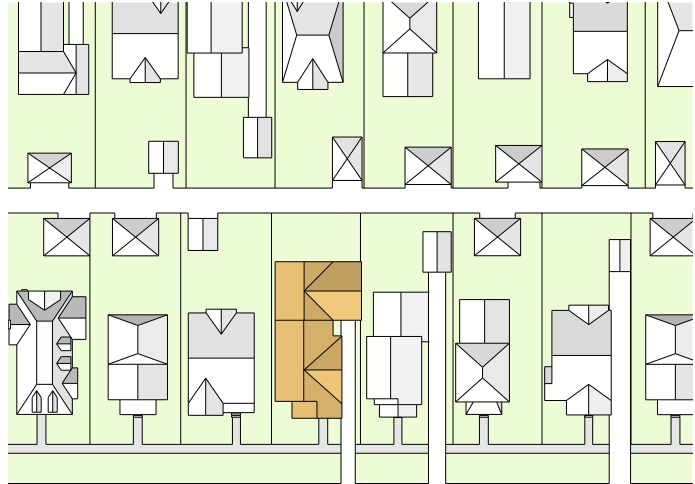
BUILDING SCENARIO G

This scenario illustrates a new home with a one-story portion in the front and a two-story portion in the rear that extends to the side. This design reduces open space on the lot.

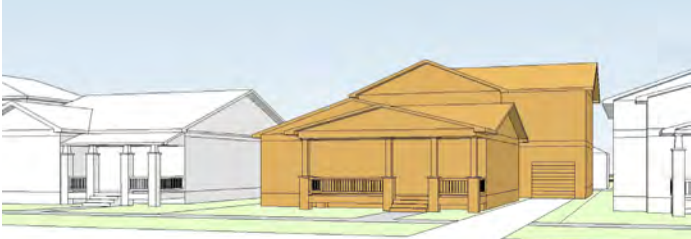
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building form (shape) is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

HOUSTON HEIGHTS WEST

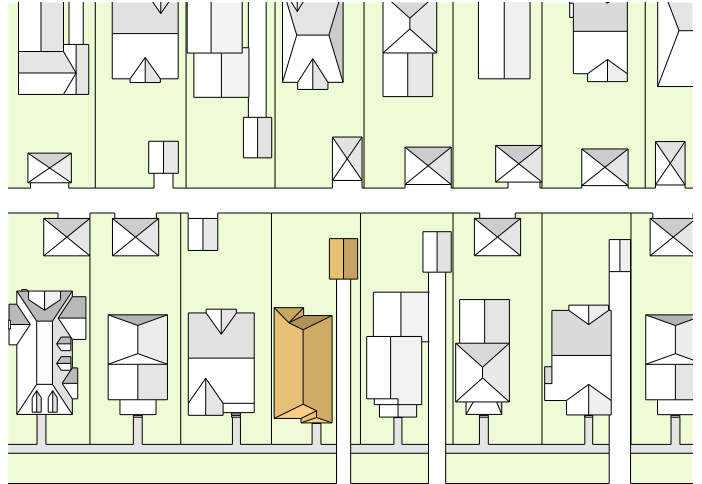
BUILDING SCENARIO I

This scenario illustrates a new two-story building with a two-story front porch element. It also includes a one-story garage located to the rear of the lot. This design retains some open space on the lot.

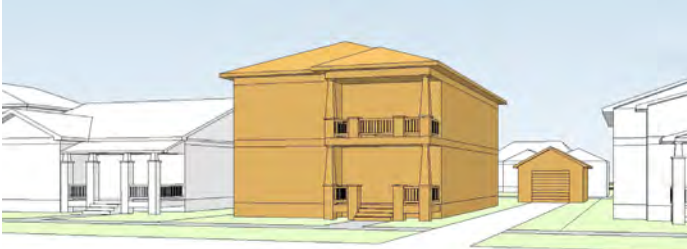
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building form (shape) is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

NORHILL

Introduction to the Survey

What are the keys to designing a compatible house or addition in a historic district? At previous community workshops, participants evaluated a series of alternative building models for new houses and additions. Some models were rated as being either clearly appropriate or clearly inappropriate. For other models, opinions were mixed, or there wasn't enough feedback to draw clear conclusions, and so this survey focuses on those models for which we did not receive clear direction. We have also updated some illustrations to more closely reflect the character of individual historic districts. Your answers will help us recommend building design tools to be included in the Norhill Historic District design guidelines.

The survey is divided into three parts:

Part 1: Overall Issues In the District

This section asks the extent to which you agree or disagree with issues that were mentioned in previous workshops.

Part 2: Building Design Tools

This section asks you to comment on the usefulness of design techniques that can affect compatibility, in terms of mass, scale, and relationship of a building to its neighbors.

Part 3: Building Scenarios

This section presents eight house designs -- four that show different approaches for constructing an addition to a historic single-family home, and four that illustrate new single-family homes in the historic district. Each scenario incorporates a combination of the design techniques described in Part 2 and will help us determine how effective these tools may be in achieving compatible designs.

A full-color version of the survey is available online at: www.surveymonkey.com/r/VPS-NH

Or

Return this survey in the postage-paid envelope provided.

All surveys must be completed online or postmarked no later than **Friday, January 27, 2017.**

Questions? Please contact Steph McDougal at the City of Houston Planning Department at Steph.McDougal@houstontx.gov or 832-393-6541.

WRITE YOUR I.D. # HERE

-

Find your Unique ID number on the letter that came with your survey.

FOR MORE INFORMATION

A background paper, titled *Houston Historic Districts Potential Design Tools* provides further information about the design tools in Part 2.

Find it online at: <http://tinyurl.com/COH-DG-Tools>

THANK YOU!

Thank you for participating in this Compatible Building Design Survey for the Norhill Historic District! Your response will help us develop tools that meet your historic district's unique needs.



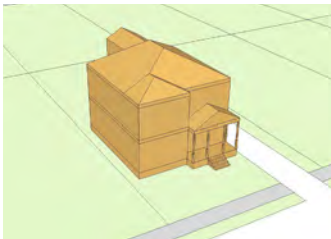
Part 2: Design Tools

Design guidelines promote compatibility in historic districts. They may address the potential visual impacts of new construction and promote preservation of green space on individual lots. This section asks some questions about some design techniques that may be used to create a more compatible design.

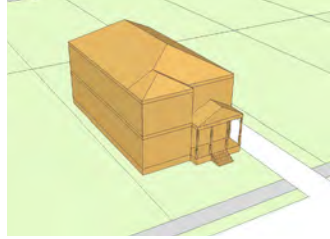
Please indicate the degree to which you agree or disagree with the statements below. The objective is to identify some of the design techniques that should be addressed in the guidelines. Please understand that agreeing with a statement in this section doesn't necessarily mean that it will become a requirement.

Building Size in Relation to Lot Size

Keeping a building in proportion to its lot can help minimize a sense of out-of-scale houses.



Building with a lower proportion of building area to lot size



Building with a higher proportion of building area to lot size

1. "Guidelines which relate the size of a building to the size of its lot should be considered."

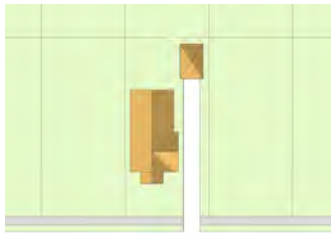
Strongly Disagree

Strongly Agree

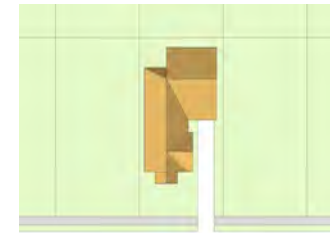
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Lot Coverage

All areas of a property that are covered by buildings and roofed porches are included in lot coverage.



Building with a lower lot coverage



Building with a higher lot coverage

2. "A limit on the percentage of lot coverage should be considered to help maintain open space."

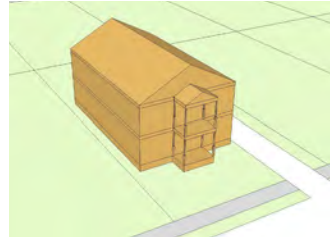
Strongly Disagree

Strongly Agree

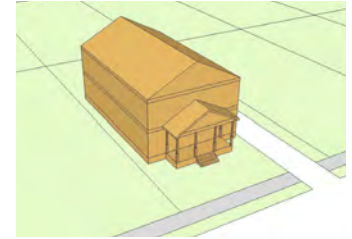
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

One-Story Element

A one-story element (to the front or side of a house) can help reduce its perceived size.



Building with no one-story element



Building with a one-story element

3. "Using a one story element (such as a porch or a wing of a house) should be addressed in the design guidelines."

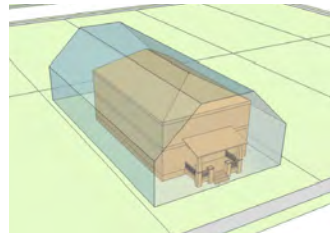
Strongly Disagree

Strongly Agree

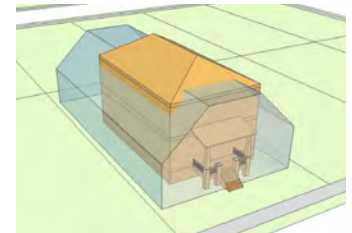
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Maximum Building Envelope

A maximum building envelope can modify the shape and limit the overall size of a building on its lot.



Building complies with a maximum building envelope



Building exceeds maximum building envelope

4. "A maximum building envelope should be considered as a tool to reduce perceived building size."

Strongly Disagree

Strongly Agree

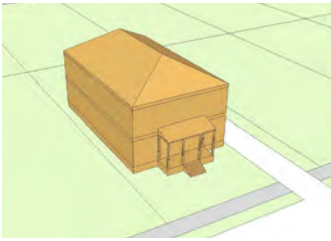
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



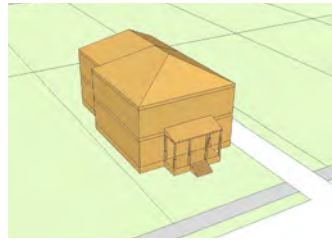
Part 2: Design Tools (Continued)

Side Wall Offset

Limiting the length of a side wall can reduce the perceived size of a house.



Building with no side wall offset



Building with a side wall offset

5. "A side wall offset should be considered as a tool to reduce perceived building size."

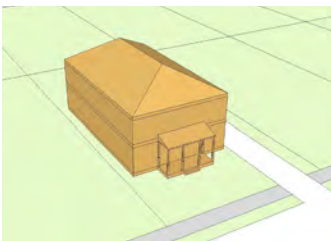
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

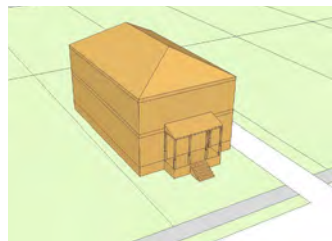
Strongly Agree

Wall Height

Guidelines can limit the height of all or part of a wall to reduce perceived building size.



Two-story building with traditional wall height



Two-story building with taller wall heights

6. "A wall height limit should be considered as a tool to reduce perceived building size."

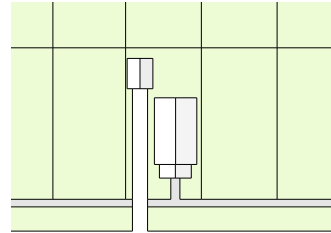
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

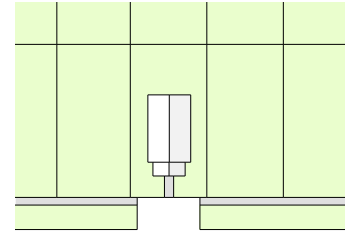
Strongly Agree

Parking Location

The location of a garage and a surface parking area can influence the perception of open space and the perceived size of all buildings on a site



Parking is located in the rear with a side driveway access.



Parking is located in the front setback area.

7. "Design guidelines should address appropriate parking locations."

Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Strongly Agree



COMPATIBLE DESIGN SURVEY

NORHILL

Part 3: Building Scenarios

Each of the design scenarios on the following pages illustrates a house that could be built on an average size lot in the historic district. Here's what we want you to know before you begin this section:

1. In the initial workshops, people expressed a strong preference for smaller houses, such as this one (right). With that established, we are now seeking the point at which you consider a larger house or addition to be “too large”. Therefore, the models you will be reviewing purposefully do not ask about smaller houses.
2. Each picture shows a block that retains its historic character, in which all buildings shown would be classified as Contributing to the historic district. Although that is not a typical condition for every block in the district, changes that require a Certificate of Appropriateness only consider the proposed project's compatibility with Contributing buildings. Therefore, this survey presents only Contributing examples of neighboring buildings.
3. The models shown do not represent the City's or the consultants' recommendations, which are still being developed. The models selected are only being used to help understand what the community feels is compatible and incompatible within the historic context.
4. We do not intend to suggest designs that would be in conflict with deed restrictions, where those are in place, even though in some cases a model may appear to do so. You should answer these questions anyway, with the assurance that no changes to deed restrictions will be proposed.

With that in mind, and considering the historic context that is illustrated, please comment on the appropriateness of each design. Please select the one answer for each question that best describes your opinion regarding each addition or new house that is shown.

Your responses will help us identify some of the design techniques that can influence compatibility and to determine if there is a “threshold” of building scale that is considered appropriate. You will help us understand which design techniques should be considered in the guidelines.





COMPATIBLE DESIGN SURVEY

NORHILL

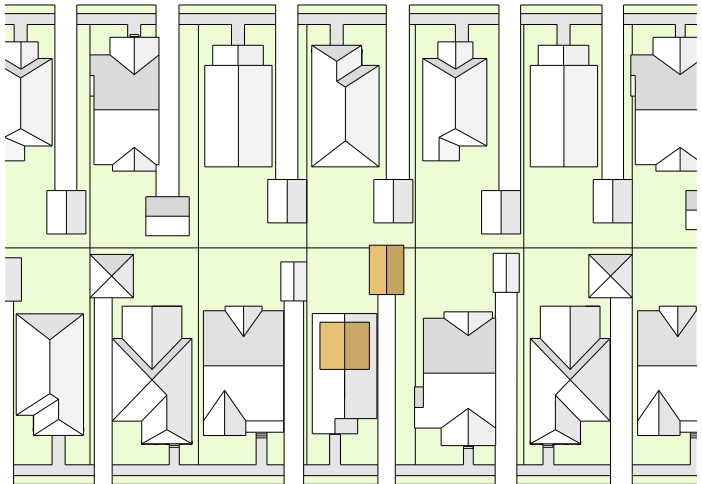
BUILDING SCENARIO A

This scenario illustrates a historic one-story home with a rooftop addition that is set back from the front wall and set in from the side walls. It also includes a one-story garage located to the rear of the lot. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

NORHILL

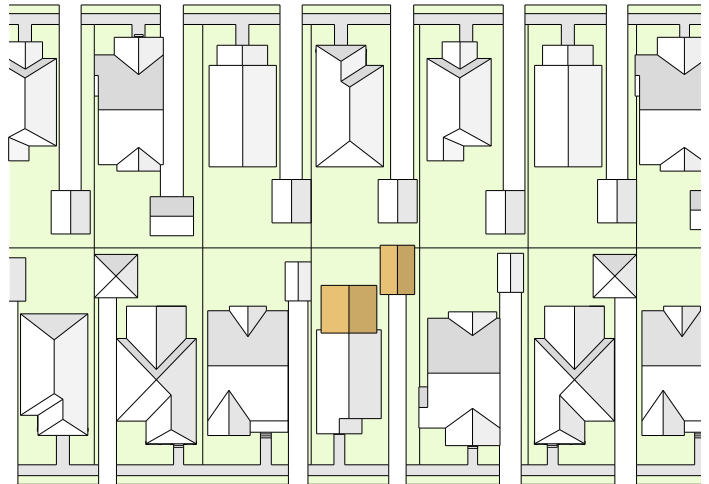
BUILDING SCENARIO B

This scenario illustrates a historic one-story home with a two-story addition to the rear that is offset from the existing side walls. It also includes a one-story garage located to the rear of the lot. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

NORHILL

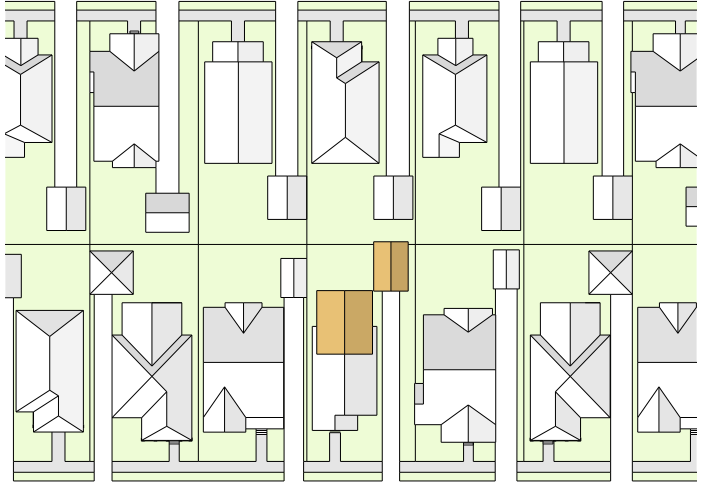
BUILDING SCENARIO C

This scenario illustrates a historic one-story home with a two-story addition to the roof and rear. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

NORHILL

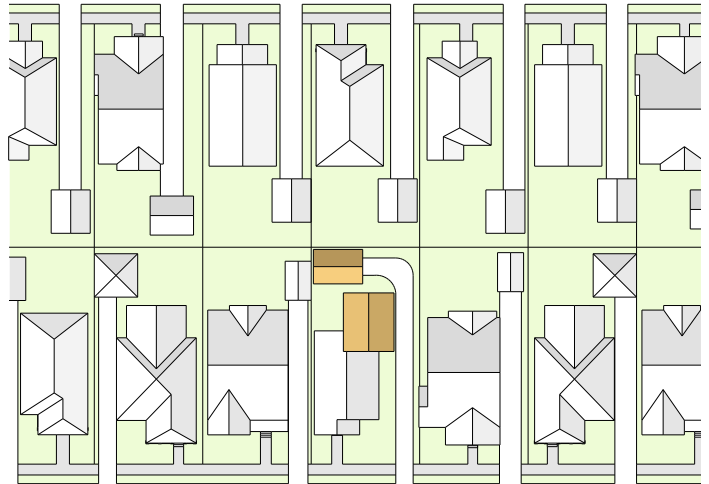
BUILDING SCENARIO D

This scenario illustrates a historic one-story home with a two-story addition to the roof and rear that is centered on the lot. It also includes a one-story garage located to the rear of the lot. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

NORHILL

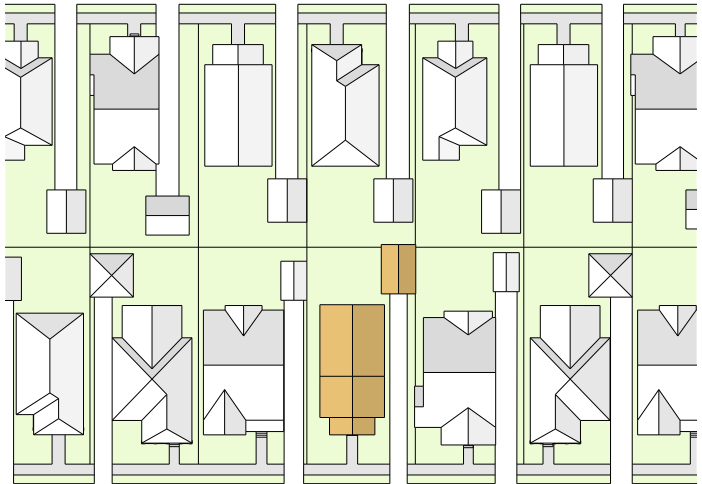
BUILDING SCENARIO E

This scenario illustrates a new two-story home with a one-story portion in front. It also includes a one-story garage located to the rear of the lot. This design retains some open space on the lot.

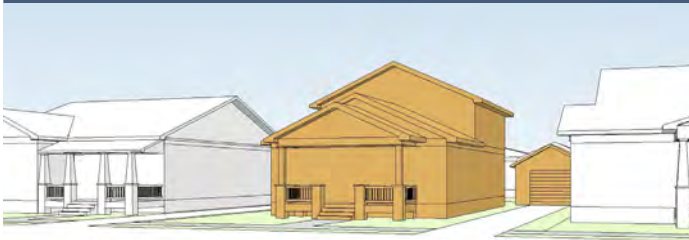
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

2. Overall size is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

3. Building height is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

4. Building from (shape) is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)



COMPATIBLE DESIGN SURVEY

NORHILL

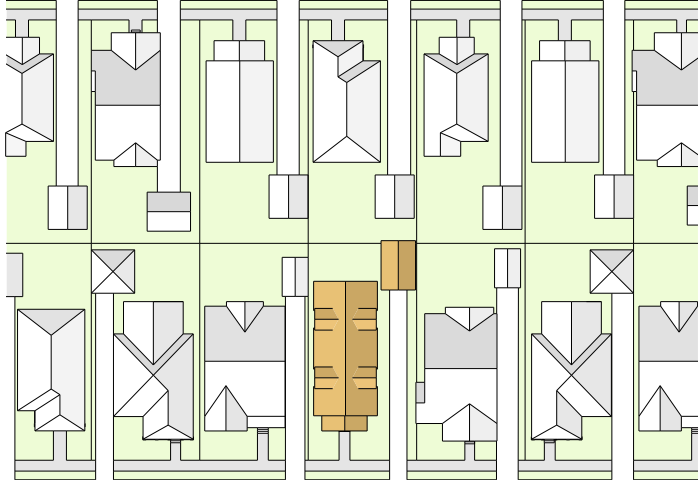
BUILDING SCENARIO F

This scenario illustrates a new one-story home with dormers. It also includes a one-story garage located to the rear of the lot. This design reduces open space on the lot.

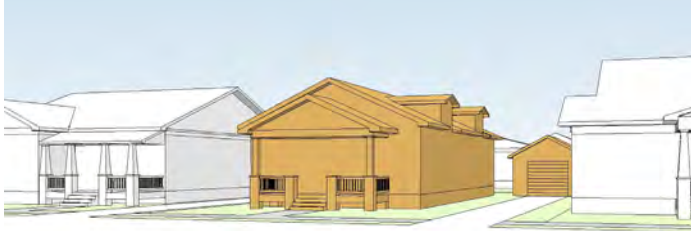
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building form (shape) is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



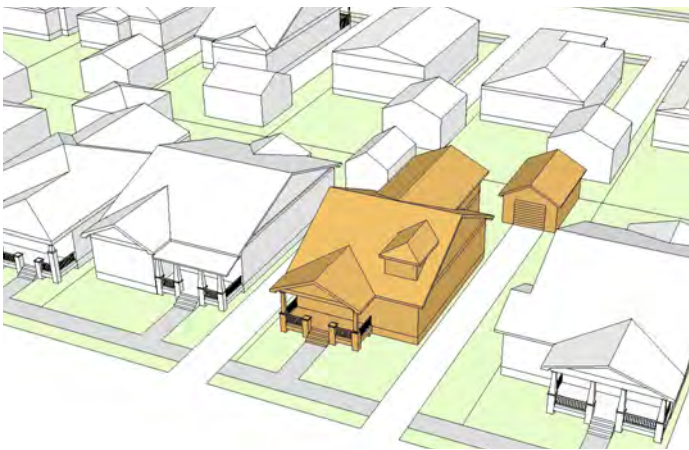
COMPATIBLE DESIGN SURVEY

NORHILL

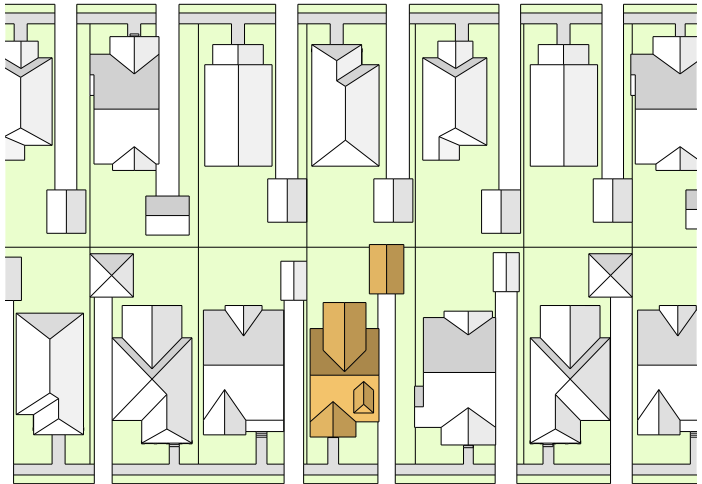
BUILDING SCENARIO G

This scenario illustrates a new one-story home with a one-and-a-half story portion in the rear. It also includes a detached one-story garage located to the rear of the lot. This design retains some open space on the lot.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Overall size is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Building height is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Building form (shape) is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

WOODLAND HEIGHTS

Introduction to the Survey

What are the keys to designing a compatible house or addition in a historic district? At previous community workshops, participants evaluated a series of alternative building models for new houses and additions. Some models were rated as being either clearly appropriate or clearly inappropriate. For other models, opinions were mixed, or there wasn't enough feedback to draw clear conclusions, and so this survey focuses on those models for which we did not receive clear direction. We have also updated some illustrations to more closely reflect the character of individual historic districts. Your answers will help us recommend building design tools to be included in the Woodland Heights Historic District design guidelines.

The survey is divided into three parts:

Part 1: Overall Issues In the District

This section asks the extent to which you agree or disagree with issues that were mentioned in previous workshops.

Part 2: Building Design Tools

This section asks you to comment on the usefulness of design techniques that can affect compatibility, in terms of mass, scale, and relationship of a building to its neighbors.

Part 3: Building Scenarios

This section presents seven house designs -- three that show different approaches for constructing an addition to a historic single-family home, and four that illustrate new single-family homes in the historic district. Each scenario incorporates a combination of the design techniques described in Part 2 and will help us determine how effective these tools may be in achieving compatible designs.

A full-color version of the survey is available online at: www.surveymonkey.com/r/VPS-WH

Or

Return this survey in the postage-paid envelope provided.

All surveys must be completed online or postmarked no later than **Friday, January 27, 2017.**

Questions? Please contact Steph McDougal at the City of Houston Planning Department at Steph.McDougal@houstontx.gov or 832-393-6541.

WRITE YOUR I.D. # HERE

-

Find your Unique ID number on the letter that came with your survey.

FOR MORE INFORMATION

A background paper, titled *Houston Historic Districts Potential Design Tools* provides further information about the design tools in Part 2.

Find it online at: <http://tinyurl.com/COH-DG-Tools>

THANK YOU!

Thank you for participating in this Compatible Building Design Survey for the Woodland Heights Historic District! Your response will help us develop tools that meet your historic district's unique needs.



Part 1: Overall Issues in the District

The following statements reflect comments made in community workshops and other meetings. Please indicate the degree to which you agree or disagree with the statements as they apply to this historic district. The objective is to identify key issues that should be addressed in the design guidelines. (Select one answer for each question unless otherwise noted.)

1. "Some recent construction in my historic district is too large."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. "The loss of green space when a larger building is constructed is a key issue."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. "The loss of mature vegetation when new construction occurs is a key issue."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. "Most recent new construction has been compatible."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

5. "A large house next door diminishes privacy in neighbors' back yards."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

6. "Regulations that protect historic district character will enhance property values."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

7. "A bigger house can fit in if it is well designed, and respects traditional neighborhood patterns."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

8. "Most recent renovation projects have been appropriate."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

9. "An addition to a historic building should be visually subordinate to the building."

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

11. What are the key issues related to the treatment of historic buildings in the district?



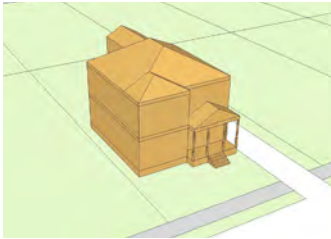
Part 2: Design Tools

Design guidelines promote compatibility in historic districts. They may address the potential visual impacts of new construction and promote preservation of green space on individual lots. This section asks some questions about some design techniques that may be used to create a more compatible design.

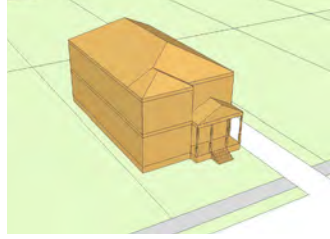
Please indicate the degree to which you agree or disagree with the statements below. The objective is to identify some of the design techniques that should be addressed in the guidelines. Please understand that agreeing with a statement in this section doesn't necessarily mean that it will become a requirement.

Building Size in Relation to Lot Size

Keeping a building in proportion to its lot can help minimize a sense of out-of-scale houses.



Building with a lower proportion of building area to lot size



Building with a higher proportion of building area to lot size

1. "Guidelines which relate the size of a building to the size of its lot should be considered."

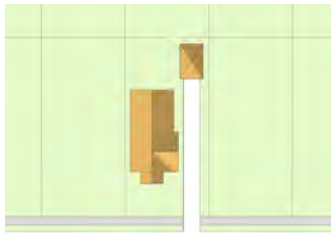
Strongly Disagree

Strongly Agree

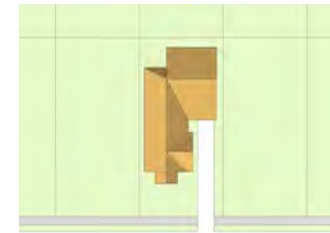
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Lot Coverage

All areas of a property that are covered by buildings and roofed porches are included in lot coverage.



Building with a lower lot coverage



Building with a higher lot coverage

2. "A limit on the percentage of lot coverage should be considered to help maintain open space."

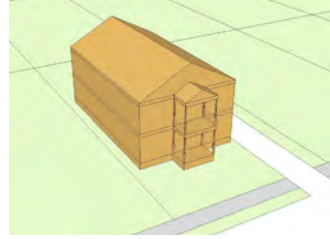
Strongly Disagree

Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

One-Story Element

A one-story element (to the front or side of a house) can help reduce its perceived size.



Building with no one-story element



Building with a one-story element

3. "Using a one story element (such as a porch or a wing of a house) should be addressed in the design guidelines."

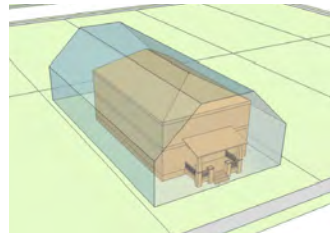
Strongly Disagree

Strongly Agree

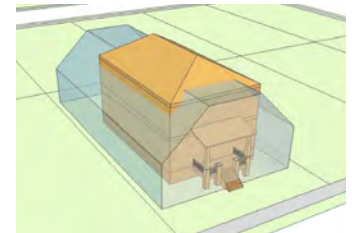
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Maximum Building Envelope

A maximum building envelope can modify the shape and limit the overall size of a building on its lot.



Building complies with a maximum building envelope



Building exceeds maximum building envelope

4. "A maximum building envelope should be considered as a tool to reduce perceived building size."

Strongly Disagree

Strongly Agree

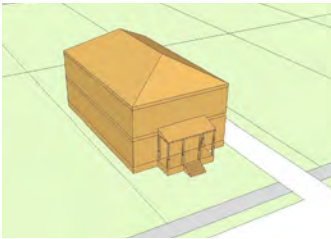
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



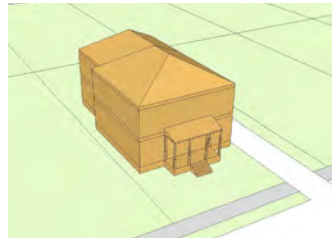
Part 2: Design Tools (Continued)

Side Wall Offset

Limiting the length of a side wall can reduce the perceived size of a house.



Building with no side wall offset



Building with a side wall offset

5. "A side wall offset should be considered as a tool to reduce perceived building size."

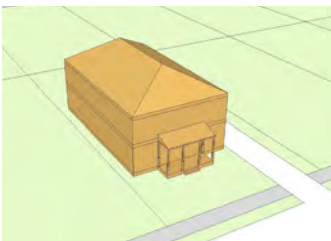
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

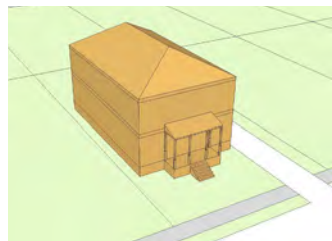
Strongly Agree

Wall Height

Guidelines can limit the height of all or part of a wall to reduce perceived building size.



Two-story building with traditional wall height



Two-story building with taller wall heights

6. "A wall height limit should be considered as a tool to reduce perceived building size."

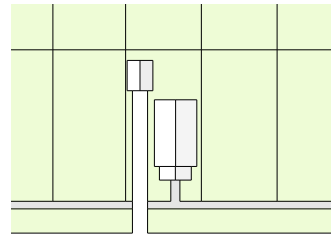
Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

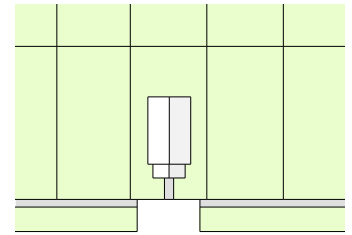
Strongly Agree

Parking Location

The location of a garage and a surface parking area can influence the perception of open space and the perceived size of all buildings on a site



Parking is located in the rear with a side driveway access.



Parking is located in the front setback area.

7. "Design guidelines should address appropriate parking locations."

Strongly Disagree

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Strongly Agree



COMPATIBLE DESIGN SURVEY

WOODLAND HEIGHTS

Part 3: Building Scenarios

Each of the design scenarios on the following pages illustrates a house that could be built on an average size lot in the historic district. Here's what we want you to know before you begin this section:

1. In the initial workshops, people expressed a strong preference for smaller houses, such as this one (right). With that established, we are now seeking the point at which you consider a larger house or addition to be “too large”. Therefore, the models you will be reviewing purposefully do not ask about smaller houses.
2. Each picture shows a block that retains its historic character, in which all buildings shown would be classified as Contributing to the historic district. Although that is not a typical condition for every block in the district, changes that require a Certificate of Appropriateness only consider the proposed project's compatibility with Contributing buildings. Therefore, this survey presents only Contributing examples of neighboring buildings.
3. The models shown do not represent the City's or the consultants' recommendations, which are still being developed. The models selected are only being used to help understand what the community feels is compatible and incompatible within the historic context.
4. We do not intend to suggest designs that would be in conflict with deed restrictions, where those are in place, even though in some cases a model may appear to do so. You should answer these questions anyway, with the assurance that no changes to deed restrictions will be proposed.



With that in mind, and considering the historic context that is illustrated, please comment on the appropriateness of each design. Please select the one answer for each question that best describes your opinion regarding each addition or new house that is shown.

Your responses will help us identify some of the design techniques that can influence compatibility and to determine if there is a “threshold” of building scale that is considered appropriate. You will help us understand which design techniques should be considered in the guidelines.



COMPATIBLE DESIGN SURVEY

WOODLAND HEIGHTS

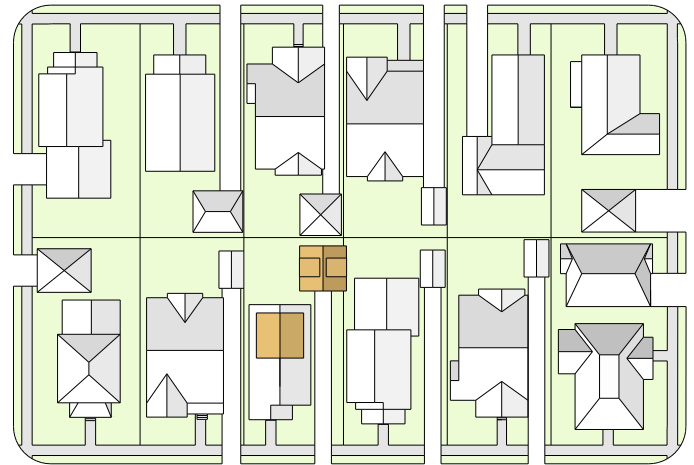
BUILDING SCENARIO A

This scenario illustrates a historic one-story home with a rooftop addition that is set back from the front wall and set in from the side walls. It also includes a one-and-a-half story garage located to the rear of the lot. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



COMPATIBLE DESIGN SURVEY

WOODLAND HEIGHTS

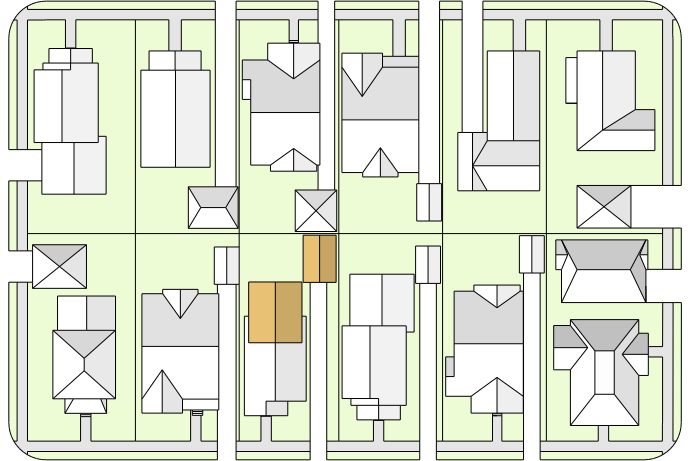
BUILDING SCENARIO B

This scenario illustrates a historic one-story home with a two-story addition to the roof and rear. This design retains some open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		

2. Size of addition is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		

3. Height of addition is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		

4. Form (shape) of addition is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		



COMPATIBLE DESIGN SURVEY

WOODLAND HEIGHTS

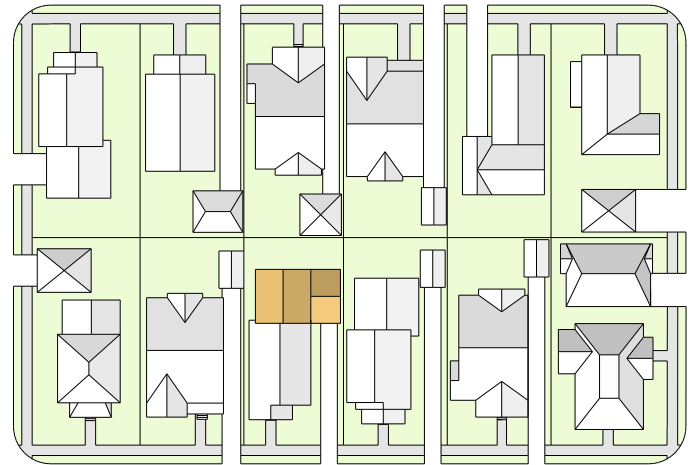
BUILDING SCENARIO C

This scenario illustrates a historic one-story home with a two-story addition to the rear. It also includes an attached one-story garage that extends to the side. This design reduces open space on the lot, while increasing livable area.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2. Size of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3. Height of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4. Form (shape) of addition is compatible.

Strongly Disagree Strongly Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩



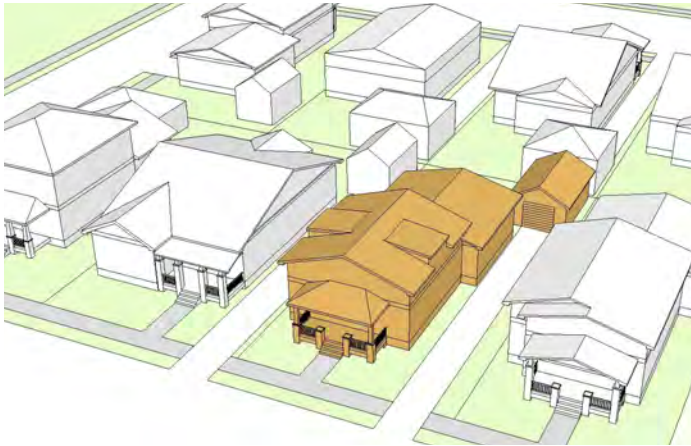
COMPATIBLE DESIGN SURVEY

WOODLAND HEIGHTS

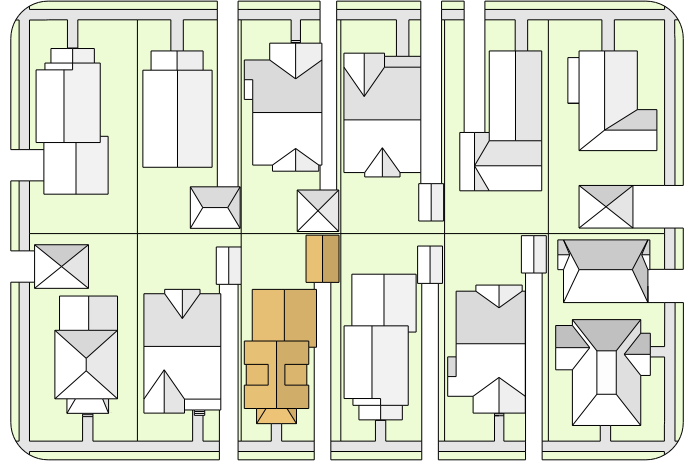
BUILDING SCENARIO D

This scenario illustrates a new one-and-a-half story home with dormers in front, and a one-story portion in the rear. It also includes a detached one-story garage located to the rear of the lot. This design reduces open space on the lot.

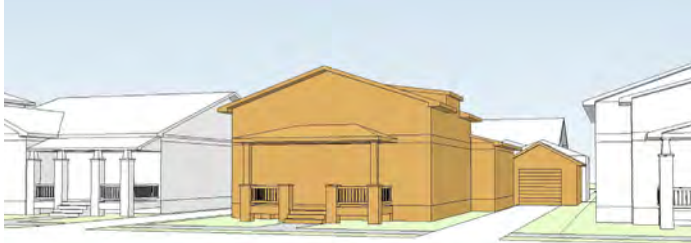
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			

2. Overall size is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			

3. Building height is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			

4. Building form (shape) is compatible.

Strongly Disagree												Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)			



COMPATIBLE DESIGN SURVEY

WOODLAND HEIGHTS

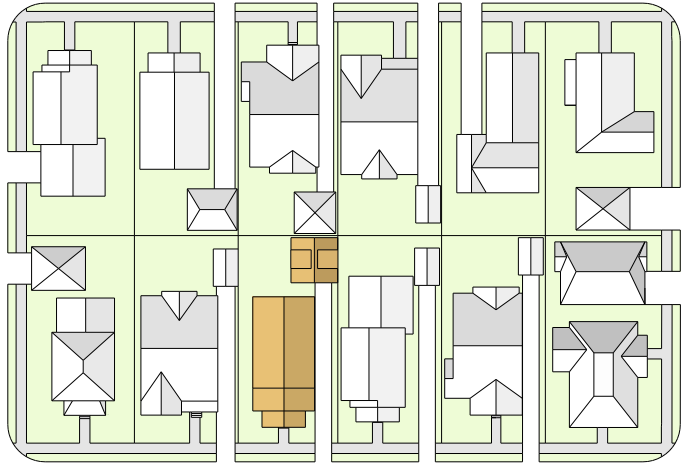
BUILDING SCENARIO E

This scenario illustrates a new two-story home with a one-story portion in front. It also includes a detached garage in the rear with a secondary living space above. This design reduces open space on the lot.

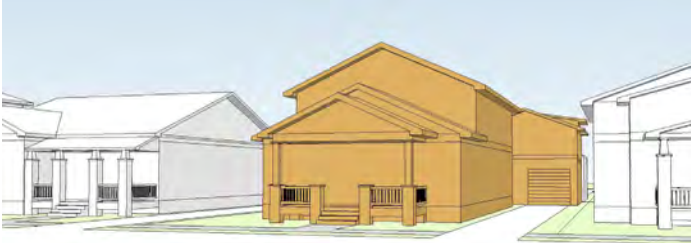
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

2. Overall size is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

3. Building height is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

4. Building form (shape) is compatible.

Strongly Disagree	Strongly Agree								
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)



COMPATIBLE DESIGN SURVEY

WOODLAND HEIGHTS

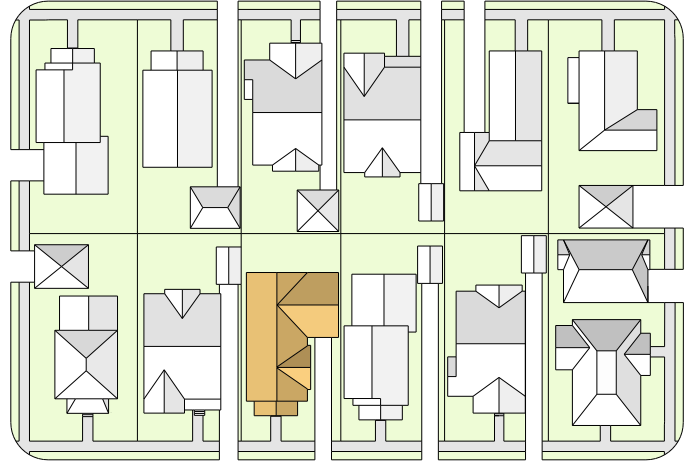
BUILDING SCENARIO F

This scenario illustrates a new one-story home with variations in side walls and an attached garage in the rear. This design reduces open space on the lot.

BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		

2. Overall size is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		

3. Building height is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		

4. Building form (shape) is compatible.

Strongly Disagree											Strongly Agree
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)		



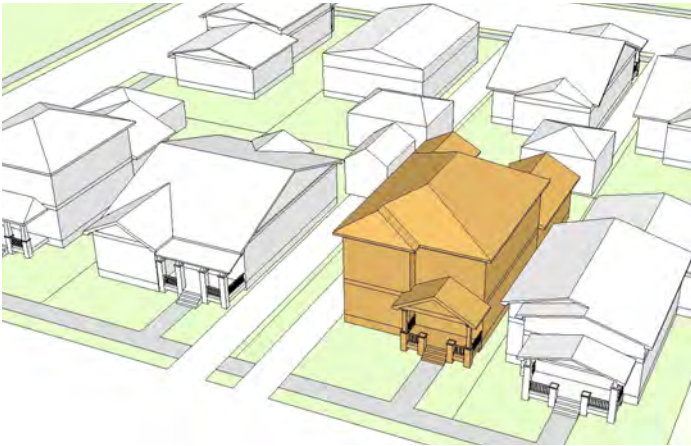
COMPATIBLE DESIGN SURVEY

WOODLAND HEIGHTS

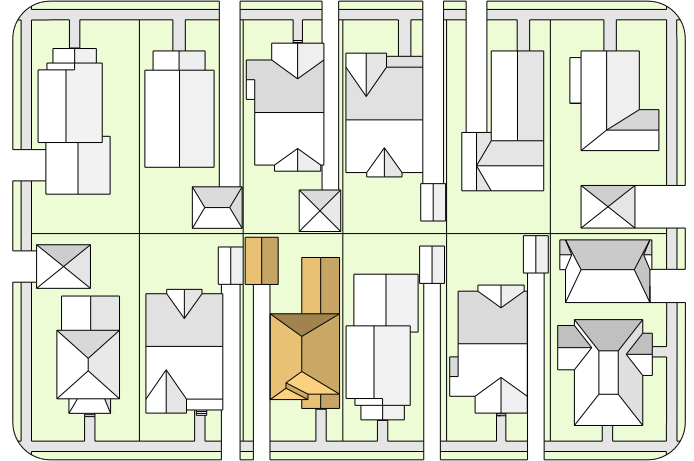
BUILDING SCENARIO G

This scenario illustrates a new two-story home with a one-story portion in front. It also has a one-story detached garage in the rear.

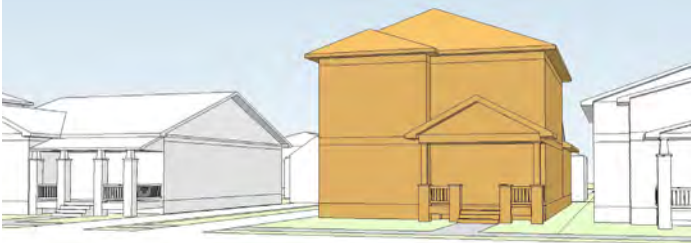
BIRD'S EYE VIEW



PLAN VIEW



STREET LEVEL VIEWS



Please respond to each of the statements below by selecting the answer that best describes your opinion.

1. Lot coverage is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

2. Overall size is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

3. Building height is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	

4. Building form (shape) is compatible.

Strongly Disagree	Strongly Agree
(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)	