Historic District Design Guidelines Strategy Paper Presentation

City of Houston
March 30, 2017

Introductions

- City of Houston

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- Winter & Company

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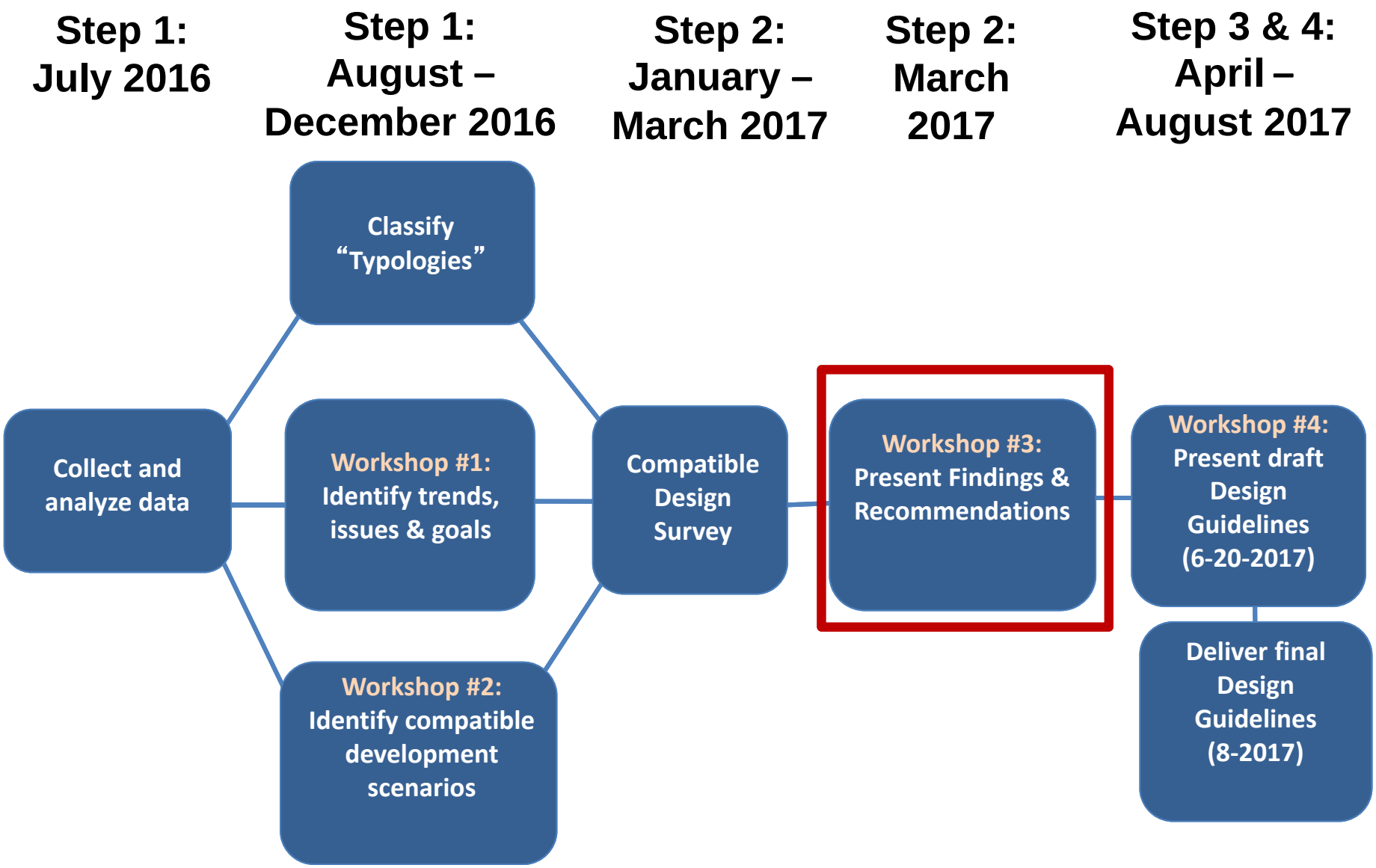
Project Scope

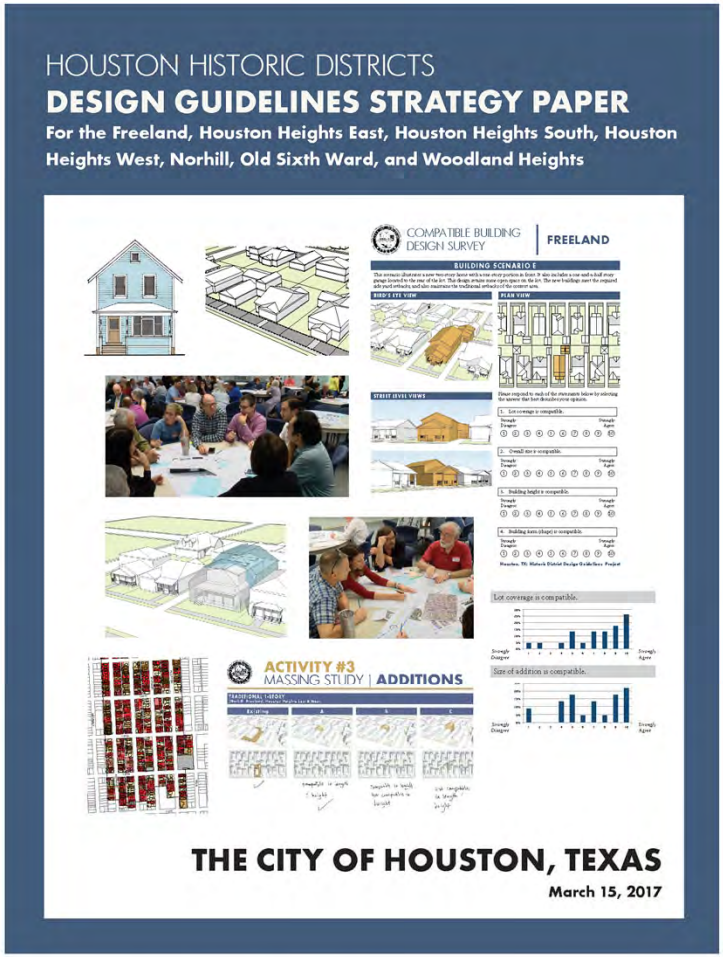
- Design guidelines for
  - Freeland Historic Distric
  - Houston Heights (East, West, and South) Historic Districts
  - Norhill Historic District
  - Woodland Heights Historic District
  - Update the Old Sixth Ward Protected Historic District's existing design guidelines

Process – Phase 1



Tonight's Agenda

- Walk through the Strategy Paper
- Process for developing the design guidelines
- Process for providing comments



Strategy Paper Table of Contents

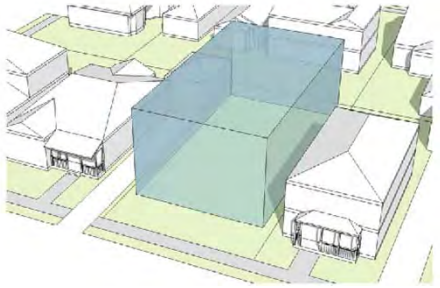
TOC of the Strategy Paper

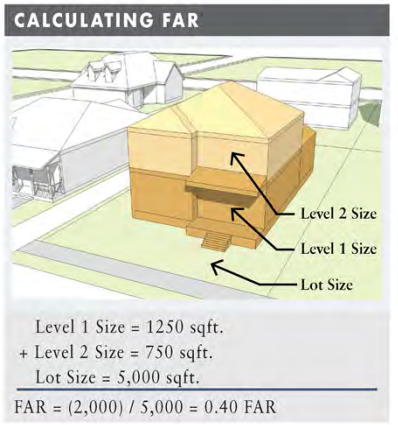
General Recommendations

1. Build on the Historic Preservation Ordinance.
2. Tailor the design guidelines to each historic district.
3. Use consistent language.
4. Use prescriptive standards to enhance predictability.
5. Use qualitative design guidelines where flexibility is needed.
6. Use illustrations to identify where flexibility is available.
7. Include cross-references and links to other related information.
8. Publish the design guidelines in modules.

Recommendations for Prescriptive Standards

1. Maximum Building Envelope
2. Floor Area Ratio (FAR)
3. Lot Coverage
4. Building Setbacks
5. Building Height
6. Maximum Continuous Side Wall Length
7. One-Story Building Element (porch) in Front
8. Roof Pitch





Recommendations for Qualitative Guidelines

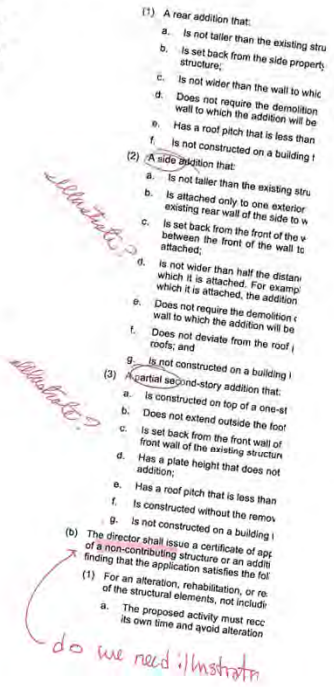
- Replacing a historic window
- Alternative siding materials on contributing structures
- Additions to contributing structures
- Porch design
- Window design in a new addition
- Differentiating old from new construction
- Treating an older addition
- Relocating windows and doors

How We Got Here

Review of the Ordinance

Design Guidelines can:

- Illustrate definitions.
- Explain key criteria with text and illustrations.

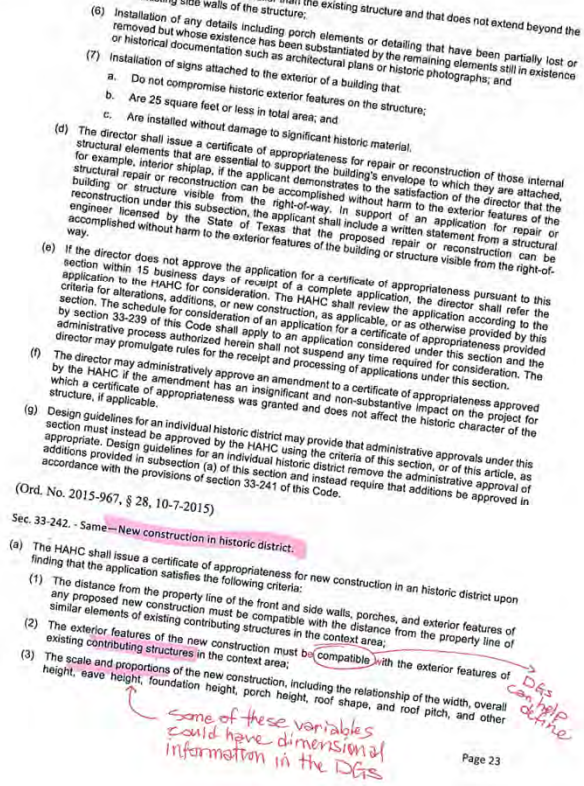


(1) A rear addition that:
a. Is not taller than the existing stru
b. Is set back from the side property structure;
c. Is not wider than the wall to whic
d. Does not require the demolition wall to which the addition will be
e. Has a roof pitch that is less than
f. Is not constructed on a building
(2) A side addition that:
a. Is not taller than the existing stru
b. Is attached only to one exterior existing rear wall of the side to w
c. Is set back from the front of the w between the front of the wall to attached;
d. Is not wider than half the distan which it is attached. For examp which it is attached, the addition
e. Does not require the demolition wall to which the addition will be
f. Does not deviate from the roof roofs; and
g. Is not constructed on a building
(3) A partial second-story addition that:
a. Is constructed on top of a one-st
b. Does not extend outside the foot
c. Is set back from the front wall of front wall of the existing structure
d. Has a plate height that does not addition;
e. Has a roof pitch that is less than
f. Is constructed without the remov
g. Is not constructed on a building
(b) The director shall issue a certificate of app of a non-contributing structure or an addit finding that the application satisfies the fol
(1) For an alteration, rehabilitation, or re of the structural elements, not includi
a. The proposed activity must recc its own time and avoid alteration

illustrate?

illustrate?

do we need illustratn



b. A rear porch that is not taller than the existing structure and that does not extend beyond the existing side walls of the structure;
(6) Installation of any details including porch elements or detailing that have been partially lost or removed but whose existence has been substantiated by the remaining elements still in existence or historical documentation such as architectural plans or historic photographs; and
(7) Installation of signs attached to the exterior of a building that:
a. Do not compromise historic exterior features on the structure;
b. Are 25 square feet or less in total area; and
c. Are installed without damage to significant historic material.
(d) The director shall issue a certificate of appropriateness for repair or reconstruction of those internal structural elements that are essential to support the building's envelope to which they are attached, for example, interior shiplap, if the applicant demonstrates to the satisfaction of the director that the structural repair or reconstruction can be accomplished without harm to the exterior features of the building or structure visible from the right-of-way. In support of an application for repair or reconstruction under this subsection, the applicant shall include a written statement from a structural engineer licensed by the State of Texas that the proposed repair or reconstruction can be accomplished without harm to the exterior features of the building or structure visible from the right-of-way.
(e) If the director does not approve the application for a certificate of appropriateness pursuant to this section within 15 business days of receipt of a complete application, the director shall refer the application to the HAHC for consideration. The HAHC shall review the application according to the criteria for alterations, additions, or new construction, as applicable, or as otherwise provided by this section. The schedule for consideration of an application for a certificate of appropriateness provided by section 33-239 of this Code shall apply to an application considered under this section and the administrative process authorized herein shall not suspend any time required for consideration. The director may promulgate rules for the receipt and processing of applications under this section.
(f) The director may administratively approve an amendment to a certificate of appropriateness approved by the HAHC if the amendment has an insignificant and non-substantive impact on the project for which a certificate of appropriateness was granted and does not affect the historic character of the structure, if applicable.
(g) Design guidelines for an individual historic district may provide that administrative approvals under this section must instead be approved by the HAHC using the criteria of this section, or of this article, as appropriate. Design guidelines for an individual historic district remove the administrative approval of additions provided in subsection (a) of this section and instead require that additions be approved in accordance with the provisions of section 33-241 of this Code.

(Ord. No. 2015-967, § 28, 10-7-2015)

Sec. 33-242. - Same—New construction in historic district.

(a) The HAHC shall issue a certificate of appropriateness for new construction in an historic district upon finding that the application satisfies the following criteria:
(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
(3) The scale and proportions of the new construction, including the relationship of the width, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other

DRs can help define

some of these variables could have dimensional information in the DRs

GIS Data Analysis

Map historic districts by:

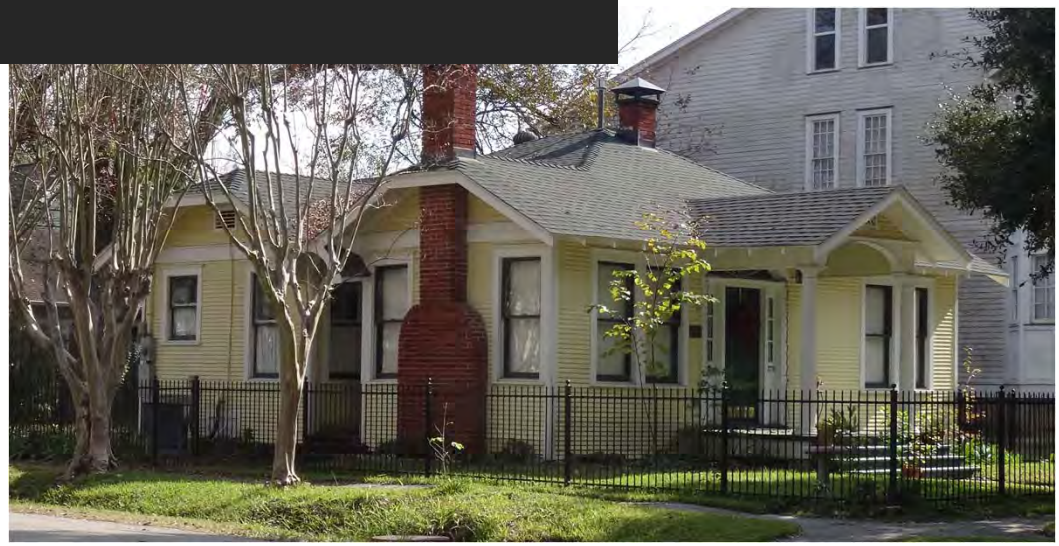
- Building Age
- Building Heights
- Building Size
- Deed Restrictions
- Figure Ground
- Floor Area Ratio
- Lot Coverage
- Lot Size

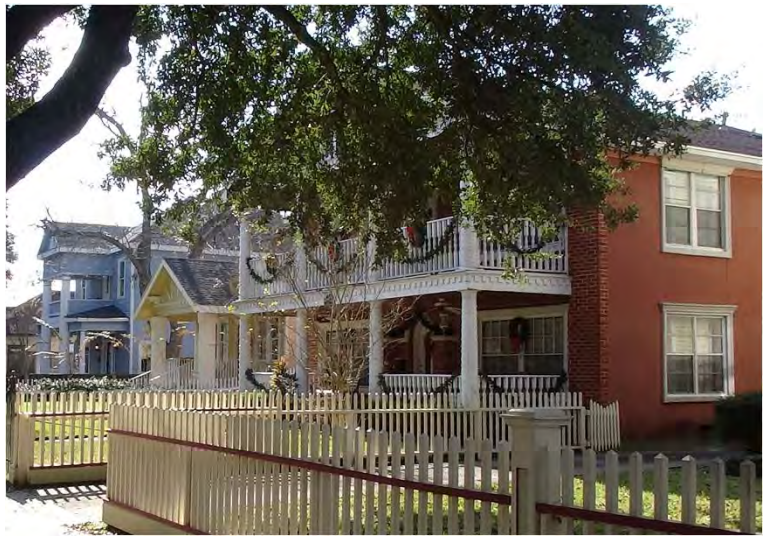
Workshop Findings

Community Engagement:

- All 7 historic districts participated
- 17 meetings with the various historic districts so far
- Activities and meetings have been held from December 8, 2015 to January 23, 2017

Field Research





Compatible Design Survey

- Tested in a community workshop and online
- Advance notice and promotion
  - Postcards
  - Flyers in retail shops
  - Door hangers
- Mailed to all property owners
- Online option also available

Survey Participation

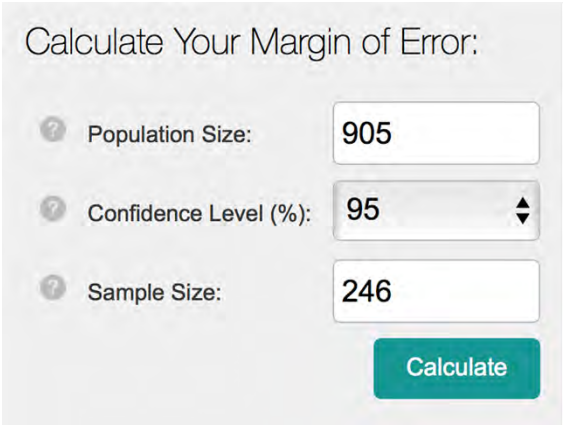
Survey Participation Overview by Historic District

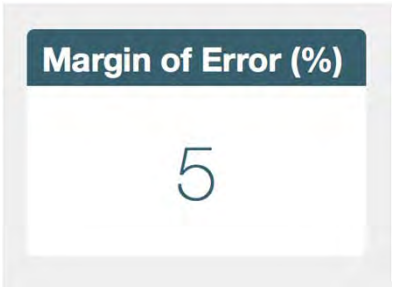
Houston Historic Districts Compatible Design Survey - January 2017				
Historic District	Number of Surveys Mailed	Number of Responses	Percentage of Responses	Margin of Error
Freeland	36	23	64%	12%
Houston Heights East	905	246	27%	5%
Houston Heights South	788	192	24%	6%
Houston Heights West	521	134	26%	7%
Norhill	850	205	24%	6%
Woodland Heights	386	123	32%	7%

Survey Level of Confidence

- Accuracy is influenced by:
  - Number of individuals within the overall group
  - Number of survey respondents
  - Amount of difference in the survey answers
- As the number of respondents increases, the accuracy increases.
- Many surveys seek a level of confidence of 90% to 95%.

Houston Heights East:





Survey Content

- **Part 1**:
  Overall Issues
- **Part 2**:
  Potential Design Tools
- **Part 3**:
  Building Design
  Scenarios

COMPATIBLE DESIGN SURVEY | WOODLAND HEIGHTS

Part 1: Overall Issues in the District

The following statements reflect comments made in community w
to which you agree or disagree with the statements as they apply t
issues that should be addressed in the design guidelines. (Select on

1. "Some recent construction in my historic district is too large." — Strongly Disagree (1) … Strongly Agree (10)
2. "The loss of green space when a larger building is constructed is a key issue." — Strongly Disagree (1) … Strongly Agree (10)
3. "The loss of mature vegetation when new construction occurs is a key issue." — Strongly Disagree (1) … Strongly Agree (10)
4. "Most recent new construction has been compatible." — Strongly Disagree (1) … Strongly Agree (10)
5. "A large house next door diminishes privacy in neighbors' back yards." — Strongly Disagree (1) … Strongly Agree (10)

11. What are the key issues related to the treatment of historic bu

COMPATIBLE DESIGN SURVEY | WOODLAND HEIGHTS

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 th
section doesn't necessarily mean that it will become

Building Size in Relation to Lot Siz

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 a lot size*

1. "Guidelines which relate the size of a building t size of its lot should be considered." — Strongly Disagree (1) … (9)

Lot Coverage

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

Building with a lower lot coverage — *Building with a higher l coverage*

2. "A limit on the percentage of lot coverage shoul considered to help maintain open space." — Strongly Disagree (1) … (9)

Houston, TX: Historic District Design Guidelines

COMPATIBLE DESIGN SURVEY | WOO HEI

BUILDING SCENARIO B

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

BIRD'S EYE VIEW

PLAN VIEW

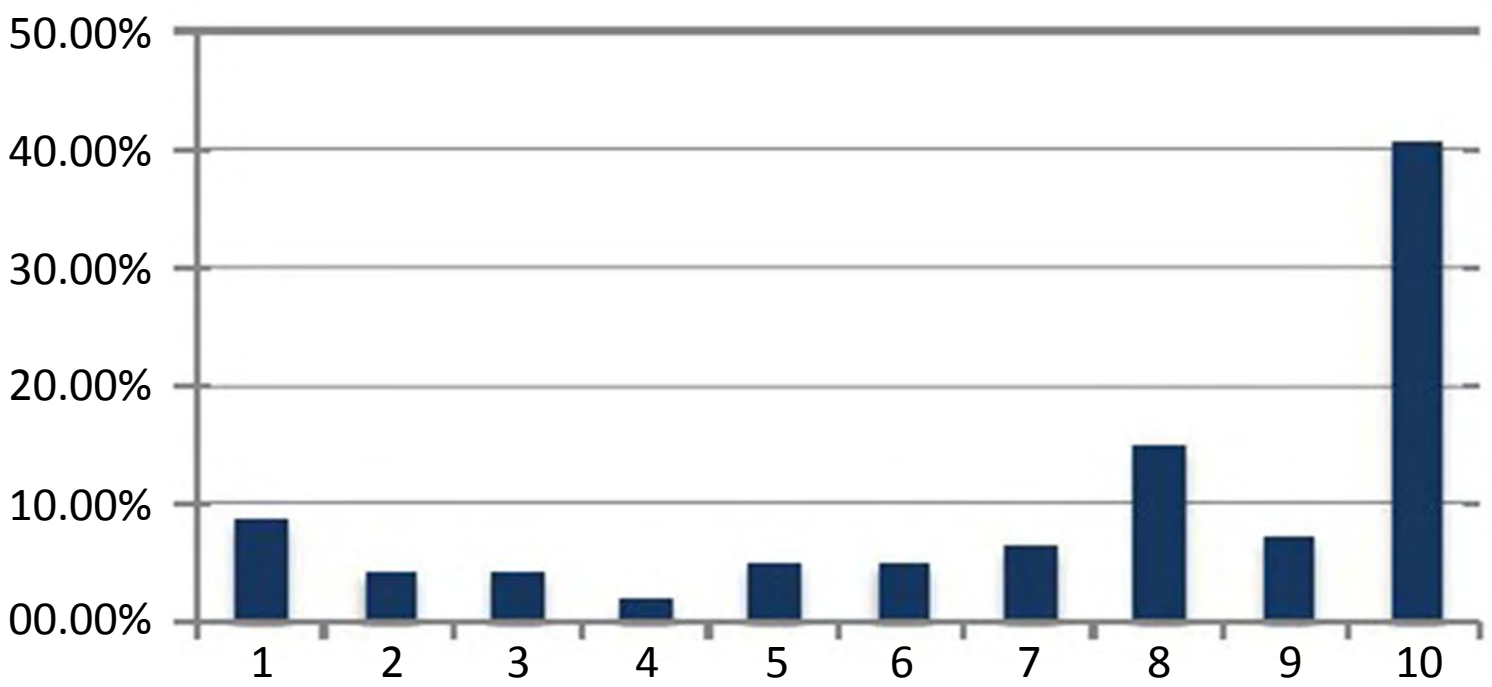
STREET LEVEL VIEWS

Please respond to each of the the answer that best describe

1. Lot coverage is compati — Strongly Disagree (1) … (5)
2. Size of addition is co — Strongly Disagree (1) … (4)
3. Height of addition — Strongly Disagree (1) … (4)
4. Form (shape) of a — Strongly Disagree

Survey Content – Part 1: Findings

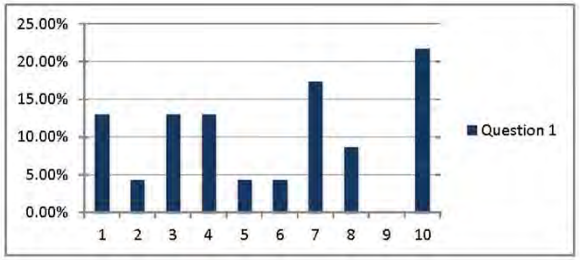
1. “Some recent construction in my historic district is too large.”



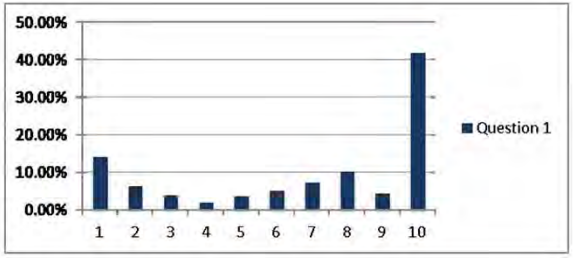
Example of graphed responses to a prompt

Survey Content – Part 1: Findings

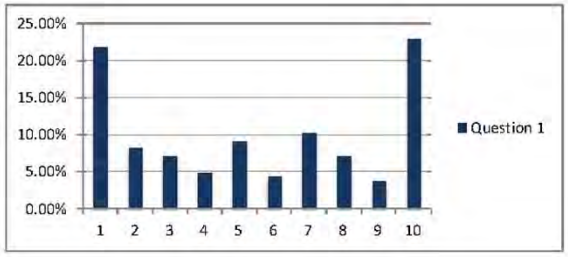
1. "Some recent construction in my historic district is too large."



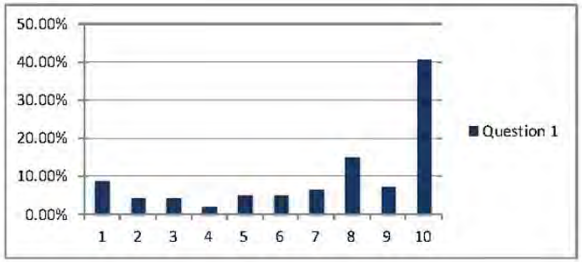
Freeland Historic District



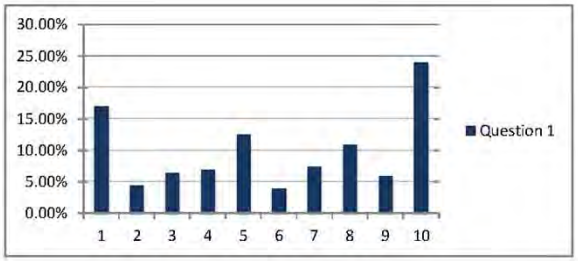
Houston Heights Historic District East



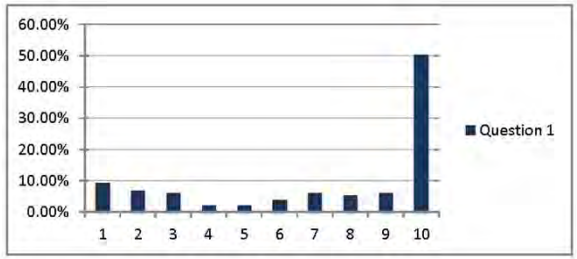
Houston Heights Historic District South



Houston Heights Historic District West



Norhill Historic District



Woodland Heights Historic District

Comparison of graphed responses to the same prompt, by historic district

Survey Content – Part 1: Findings

General Observations to the Survey Responses:

1. All districts are concerned about preserving historic character.
2. Respondents felt that being in a historic district adds value.
3. Opinions vary about recent renovation projects.
4. Respondents were concerned about the size of recent new construction.
5. Maintaining traditional scale in the front is important.
6. Sometimes, additional building mass in the rear can be compatible.
7. Traditional lot coverage is key to preserve.
8. Context-sensitive design can help a new building fit in.
9. A limit exists on fitting a larger building into a historic setting.
10. Parking should be subordinate.

Survey Content – Part 2: Findings

Support For Potential Design Tools						
	Freeland	Houston Heights East	Houston Heights South	Houston Heights West	Norhill	Woodland Heights
FAR	✓	✓	✓	✓	✓	✓
Lot Coverage	—	✓	—	✓	✓	✓
1-Story Element	✓	✓	—	✓	✓	✓
Building Envelope	✓	✓	—	✓	✓	✓
Horizontal Wall Offset	✓	✓	—	✓	✓	✓
Vertical Wall Offset	✓	✓	—	✓	✓	✓
Maximum Height	✓	✓	—	✓	✓	✓
Maximum Impervious Surface	✓	✓	—	✓	✓	✓
Parking Location	✓	✓	✓	✓	✓	✓

Key:	
✓	The Majority Agree to Some Extent
—	Mixed Responses

Note that in no district did a majority respond negatively to using any of the potential design tools.

Recommended Tools:
Building Design Standards

Potential Prescriptive Design Standards with Recommendations for their Use			
BUILDING DESIGN STANDARDS		STANDARD?	COMMENTS
Building Height Limits			
	Maximum height to eave	Yes	This is currently used and should be continued.
	Maximum to mid-point of roof	No	Other height limits address issues more directly.
	Overall maximum height limit	Yes	
	Maximum side wall height at minimum setback line	Yes	Embedded in Maximum Building Envelope standards
	First floor height range	Yes	Based on vcontributing structures in the context area
	Garage height limit	Yes	Overall maximum
Horizontal Wall Offset Requirement			
	Side wall offset	Yes	Maximum length based on contributing structures in the district
	Front wall offset	Yes	Maximum length based on contributing structures in the district
Vertical Wall Offset Requirement			
	Side wall height increases as side setback increases	No	The Maximum Building Envelope accomplishes this.

Note that the recommendations are a *package* of tools that work together.

Recommended Tools:
Building Design Standards

BUILDING DESIGN STANDARDS		STANDARD?	COMMENTS
One-story Element Requirement			
	Front one-story porch	Yes	Porch to be required
	Side one-story element	No	The Maximum Building Envelope accomplishes this.
Maximum Building Envelope			
	Envelope A (one-story in front)	Yes	Applies based on context area
	Envelope B (two-story in front)	Yes	Applies based on context area
	Envelope C (Bungalow form)	Yes	Applies based on context area
Floor Area Ratio			
	Maximum FAR (occupied space)	Yes	Varies by lot size and by historic district
Roof Pitch			
	Sloped primary roof	Yes	Established by contributing structures in the context area

Note that the recommendations are a *package* of tools that work together.

Recommended Tools:
Site Design Standards

SITE DESIGN STANDARDS		STANDARD?	COMMENTS
Building Setbacks			
	Minimum building setback	Yes	
	Minimum side setback	Yes	Includes special provision for corner lots
	Minimum rear setback	Yes	
	Minimum garage setback	Yes	
Maximum Lot Coverage		Yes	
Impervious Surface Limit		No	Include as advisory guideline in Best Practices
Parking Location Standards			
	Garage location	Yes	Established by contributing structures in the context area

Note that the recommendations are a *package* of tools that work together.

Recommended Tool:
Side Setbacks

- 5’ side minimum
- 15’ cumulative

Example A:

5’ side (minimum)
+10’ side
=15’ cumulative minimum

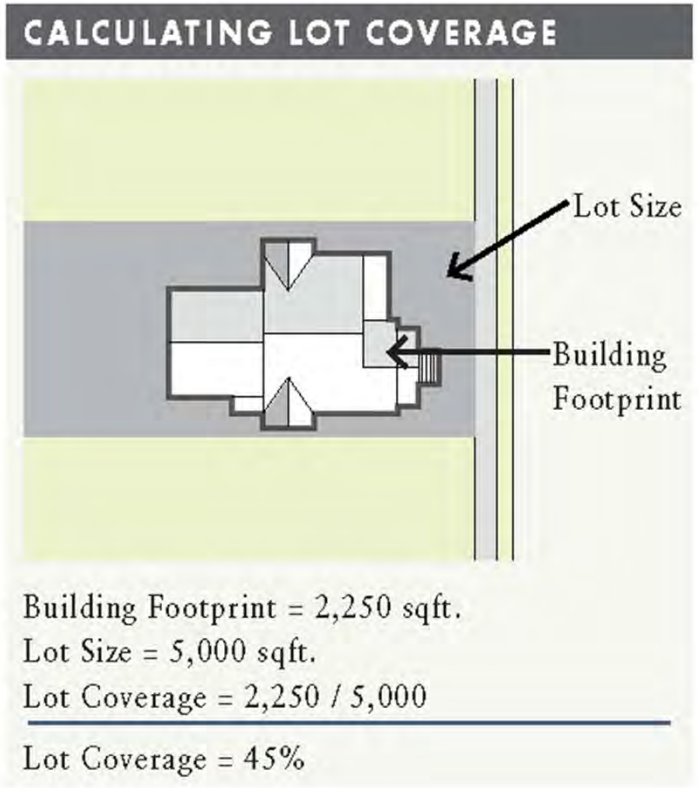
Example B:

7.5’ side
+7.5’ side
=15’ cumulative minimum

Recommended Tool: **Lot Coverage**

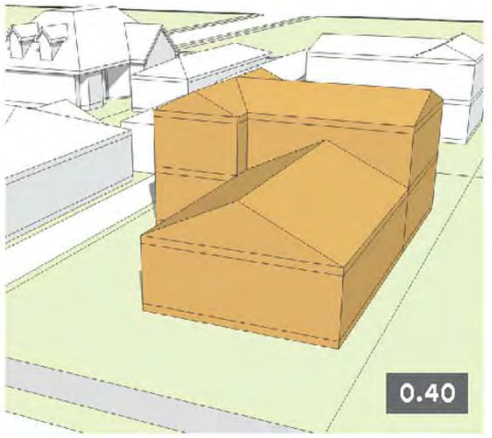
Advantages of Lot Coverage:

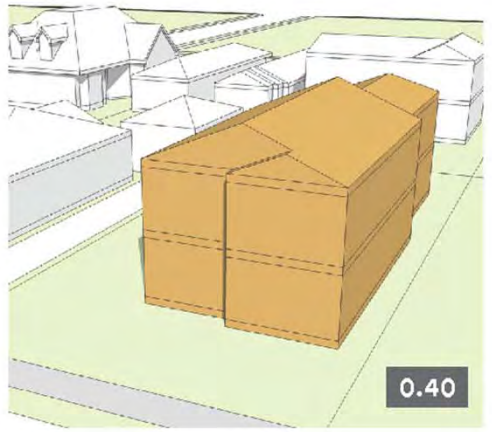
- Maintains open space
- Preserves side and rear yards
- Reduces privacy impacts

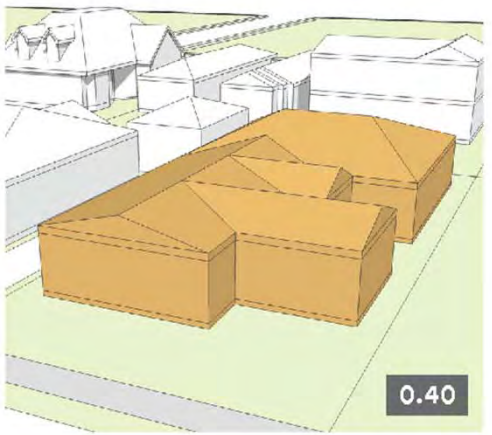


Recommended Tool:
Floor Area Ratio

- Relates house size to lot size
  - Square footage of house ÷ square footage of lot
  - Current recommendations based on HCAD figures
- Is easy to calculate
- Does not affect form



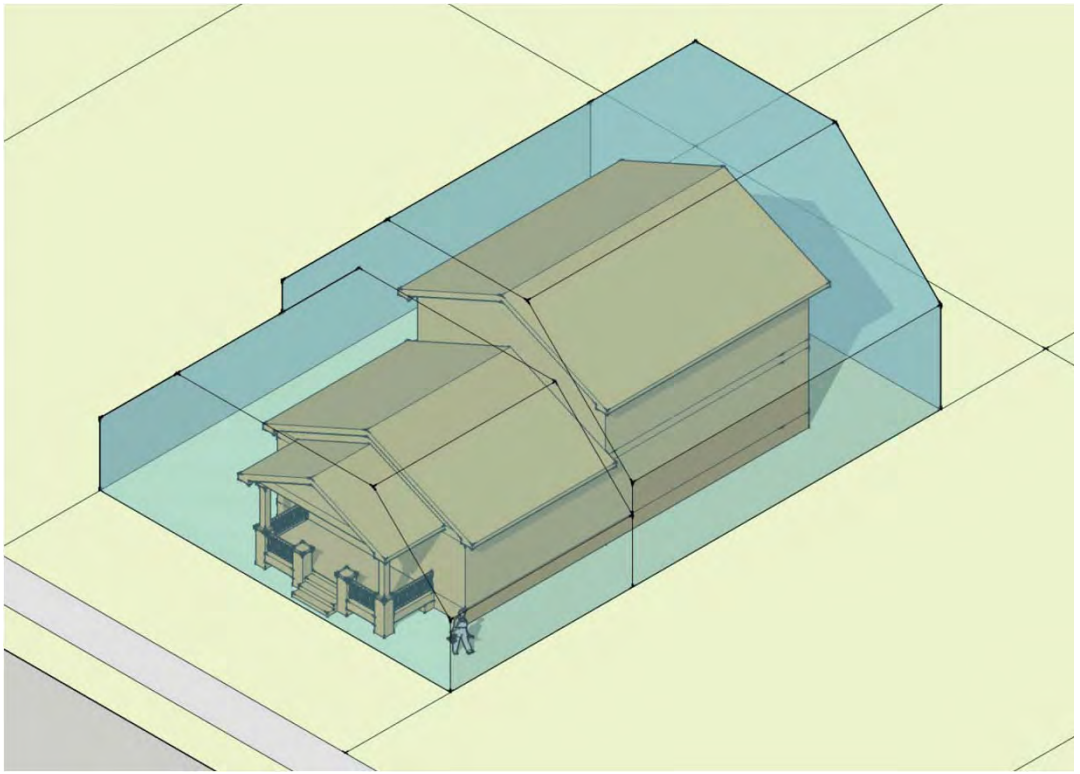




Recommended Tool:
Maximum Building Envelope

Maximum Building Envelope A:

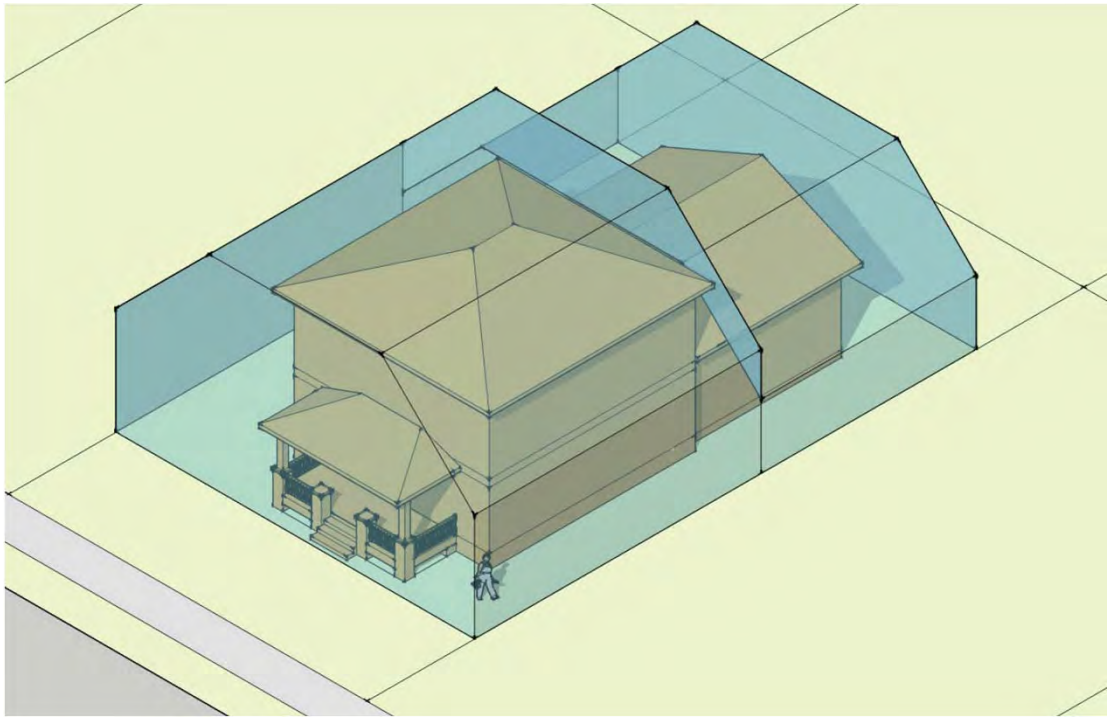
- One-story portion in front
- Two-story portion in rear
- Useful where one-story contributing structures are typical



Recommended Tool:
Maximum Building Envelope

Maximum Building Envelope B:

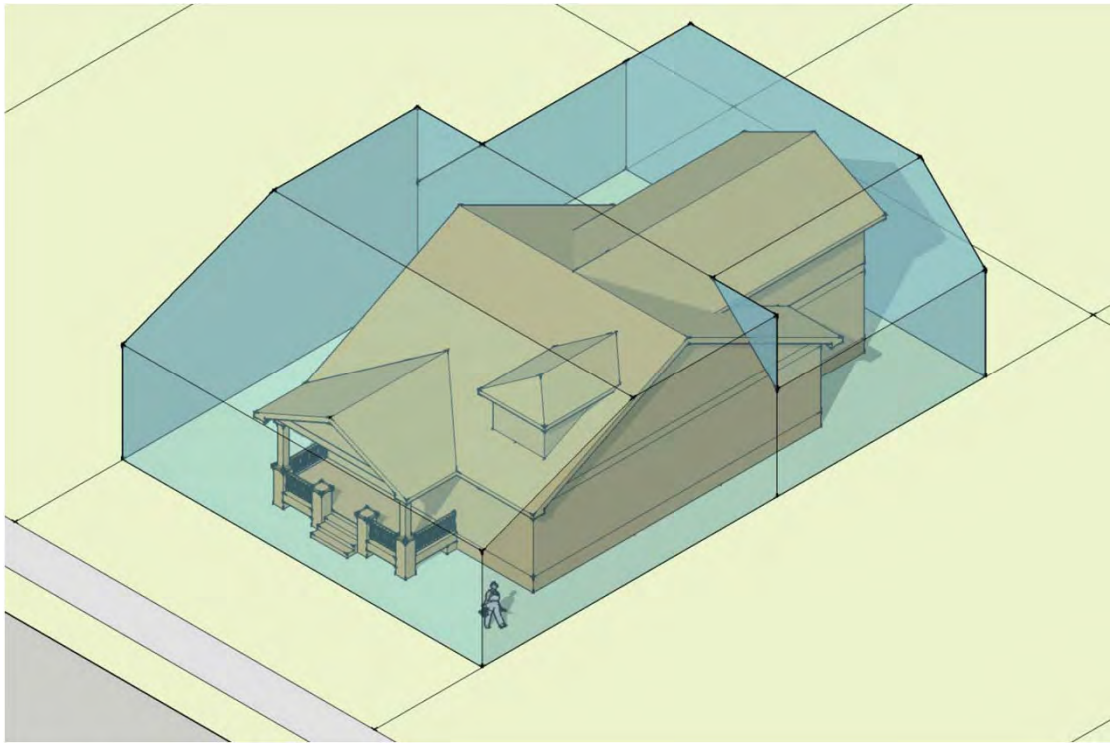
- Two-story portion front
- One-story portion rear
- Useful where two-story contributing structures occur frequently
- More open space in the rear of the property



Recommended Tool:
Maximum Building Envelope

Maximum Building Envelope C:

Useful where long roof slopes to the street (such as bungalows)



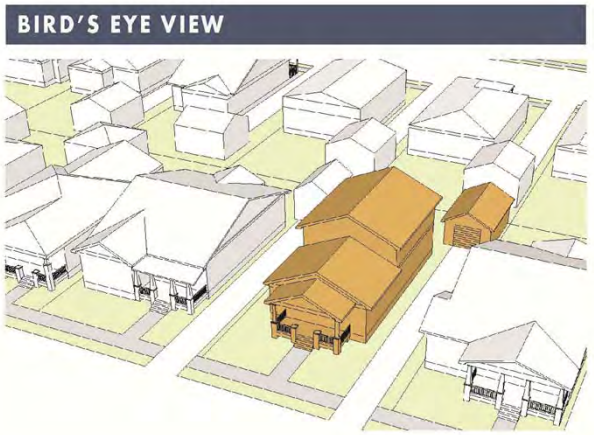
Survey Content – Part 3

Houston Heights East Addition

Norhill New Infill

Four questions about compatibility for each scenario:

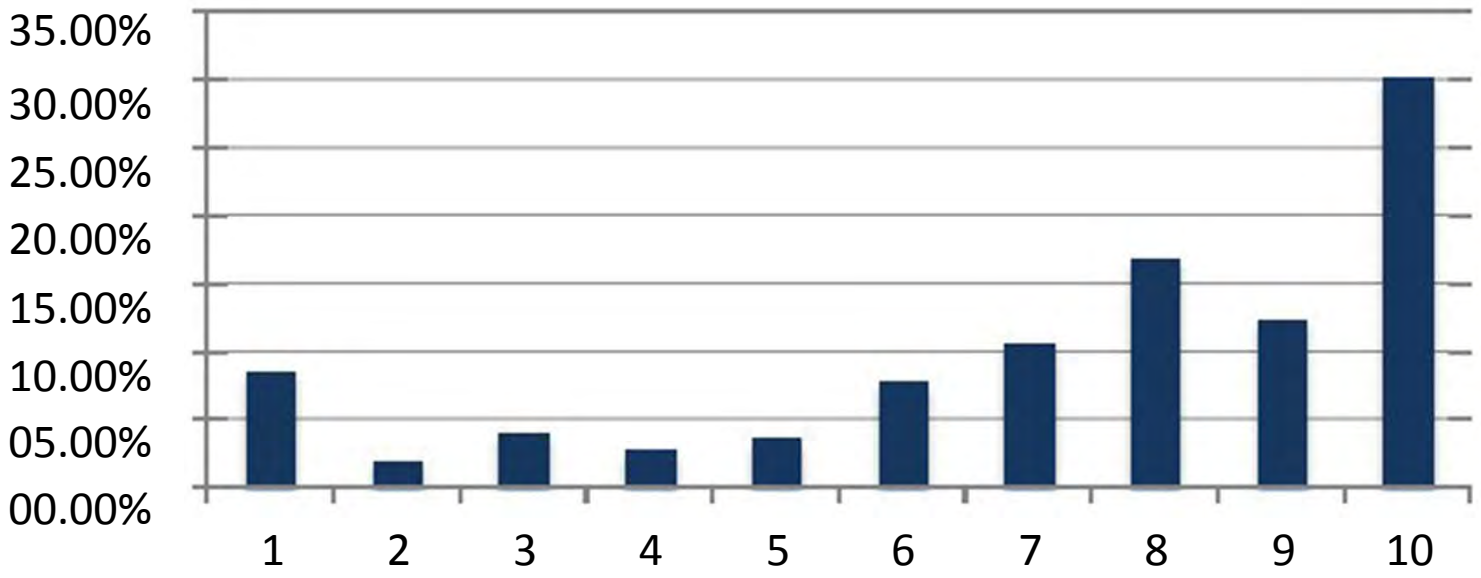
1. Lot coverage
2. Size
3. Height
4. Form



Survey Content – Part 3: Findings

Houston Heights Historic District East – Sample Survey Question

Question 31. "Lot coverage is compatible."



Links to the Detailed Survey can be found at:
Appendix_D_CompatibleDesignSurveyDetailedResponses_StrategyReport_15Mar2017_LOW.pdf

Survey Content – Part 3: Findings

Scenario D:

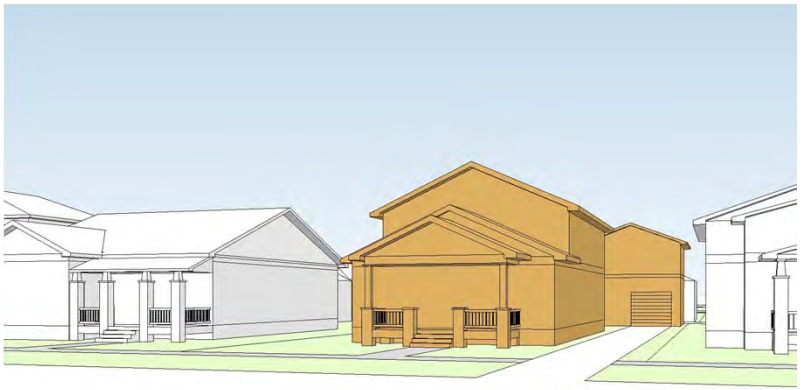
This scenario illustrates a new two-story home with a one-story portion in the front. It also includes a one-an-a-half story garage located in the rear of the lot. This design retains some open space on the lot.

Statistics for this model:

Lot coverage:	30%
Floor Area Ratio:	.39

Compatibility (grouped responses agreeing to some extent):

Lot coverage:	71% agree
Size:	63% agree
Height:	62% agree
Form:	67% agree

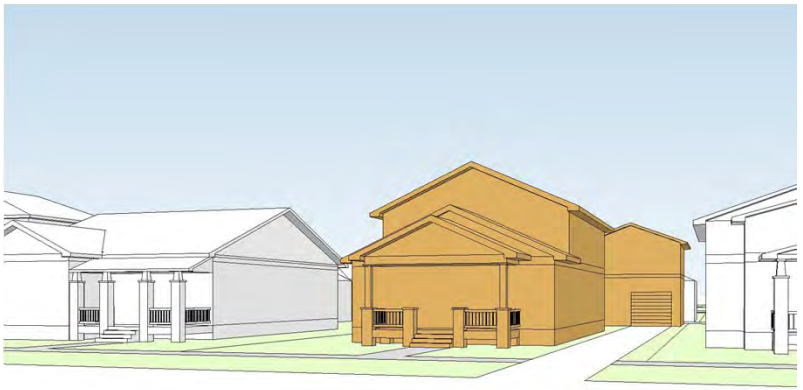


Survey Content – Part 3: Findings

Scenario D:

Observations:

- Lot coverage and size are within the range of tolerance for majority of respondents.
- Low wall heights may contribute to the high percentage of agreement.
- A one-story portion in front of the building may contribute to the high percentage agreement.



Survey Content – Part 3: Findings

Scenario F:

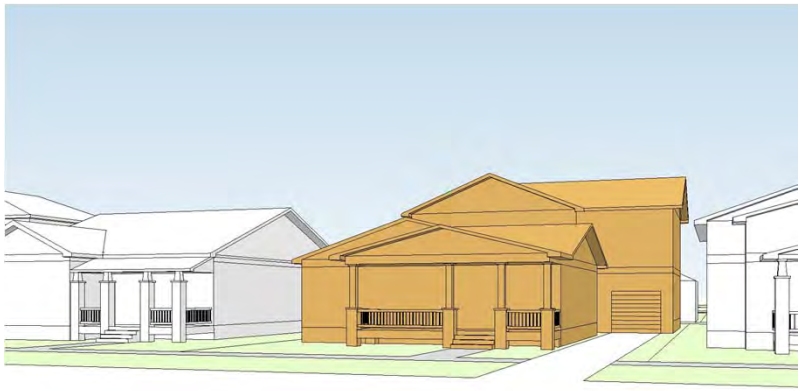
This scenario illustrates a new home with a one-story portion in the front and a two-story portion in the rear that extends to the side. This design reduces open space on the lot.

Statistics for this model:

Lot coverage:	48%
Floor Area Ratio:	.58

Compatibility (grouped responses agreeing to some extent):

Lot coverage:	31% agree
Size:	30% agree
Height:	37% agree
Form:	31% agree

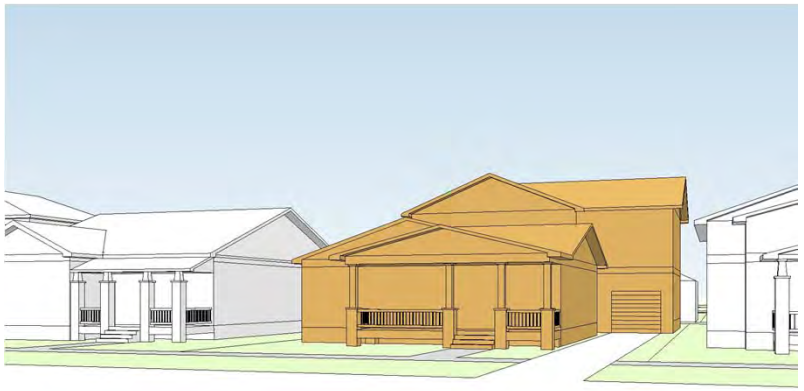


Survey Content – Part 3: Findings

Scenario F:

Observations:

- Lot coverage and building size exceed the range of tolerance.
- High wall heights (21 feet) may contribute to the low percentage of agreement.
- Even with a one-story portion of the building in front, this form is unacceptable.



Survey Content – Part 3: Findings

Scenario G:

Statistics for this model:

Lot coverage:	30%
Floor Area Ratio:	.36

Compatibility (grouped responses agreeing to some extent):

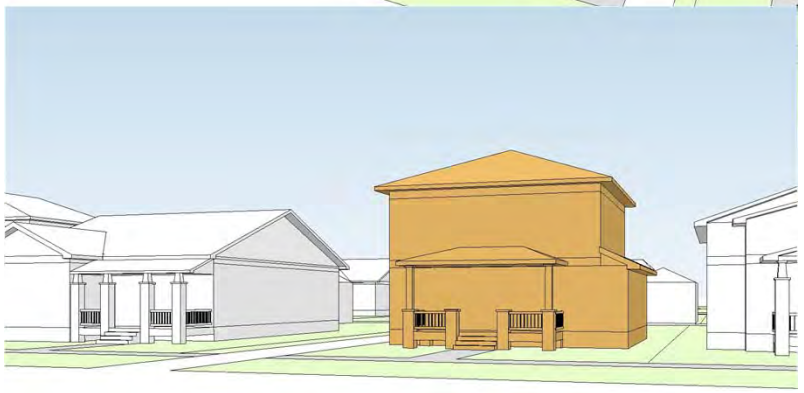
Lot coverage:	59% agree
Size:	49% agree
Height:	36% agree
Form:	35% agree

Survey Content – Part 3: Findings

Scenario G:

Observations:

- The lot coverage is within the range of tolerance.
- The building size is just at a point of tolerance.
- Relatively high wall heights (20 feet) may contribute to the low percentage of agreement.
- This form is not accepted. A more substantial one-story portion in the front is needed.



Survey Content – Part 3: Findings

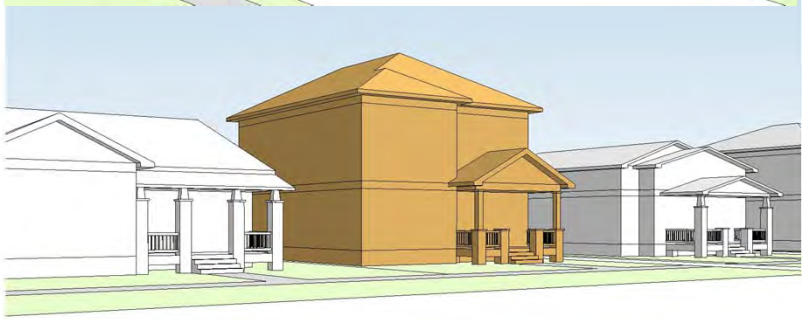
Scenario H:

Statistics for this model:

Lot coverage:	30%
Floor Area Ratio:	.41

Compatibility (grouped responses agreeing to some extent):

Lot coverage:	56% agree
Size:	44% agree
Height:	32% agree
Form:	33% agree



Survey Content – Part 3: Findings

Interpreting the Results:

1. Respondents see differences in lot coverage, building size, height and form.
2. There is a high degree of consistency in responses.
3. The survey data provides a statistical basis for prescriptive design standards.

Developing the Recommended Standards

Combining information :

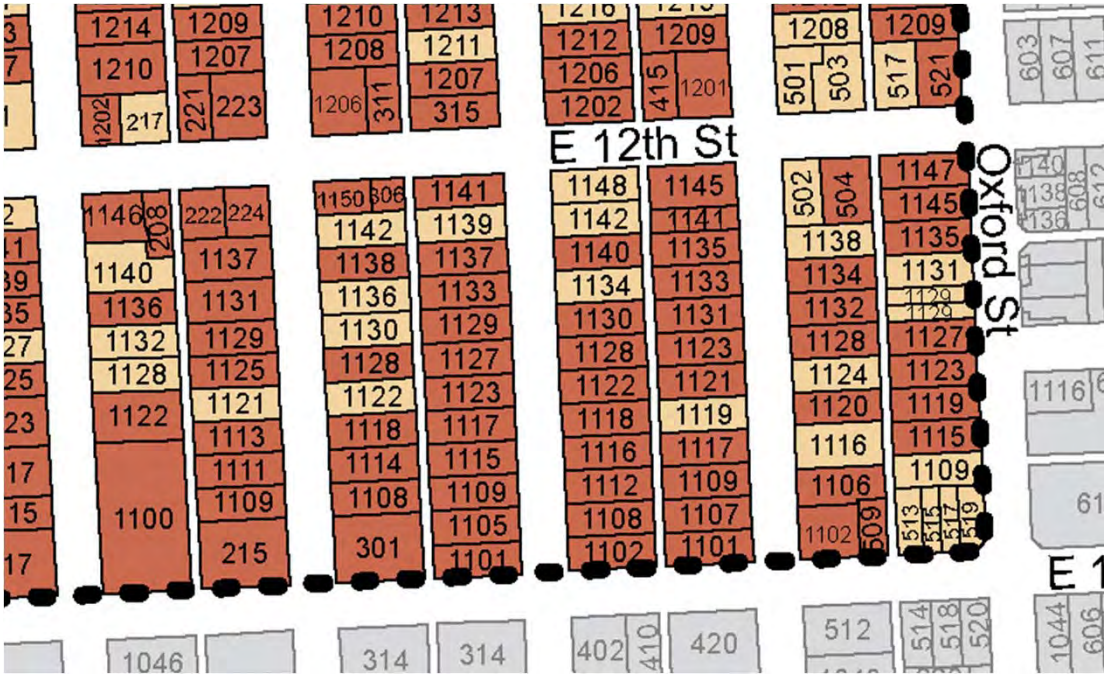
1. Geographic Information System (GIS) data
2. Survey results
3. Review of recent projects
4. Workshops and focus groups
5. Field observations
6. Our experience

Developing the Recommended Standards

Houston Heights East Contributing Structures Map – Sample Area

Building Classification

- Contributing
- Non-Contributing
- Park

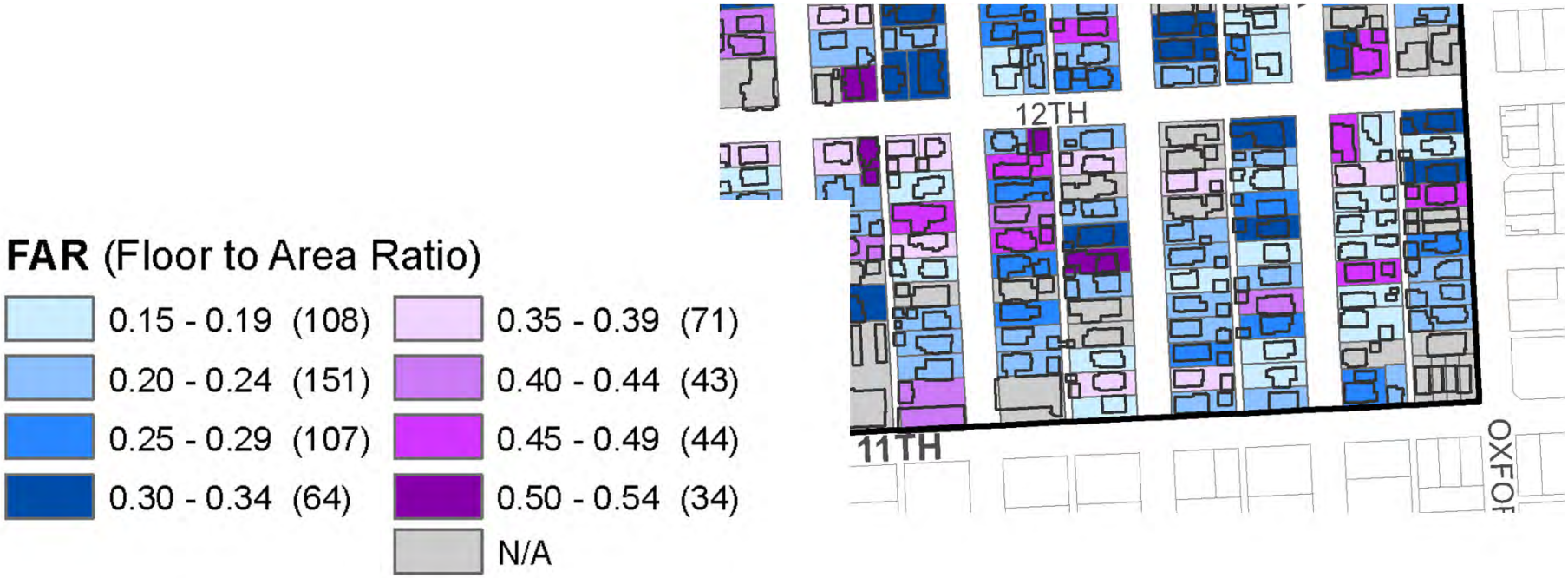


Developing the Recommended Standards

Houston Heights East Building Age Map – Sample Area

Developing the Recommended Standards

Houston Heights East Floor Area Ratio (FAR) Map – Sample Area



Developing the Recommended Standards

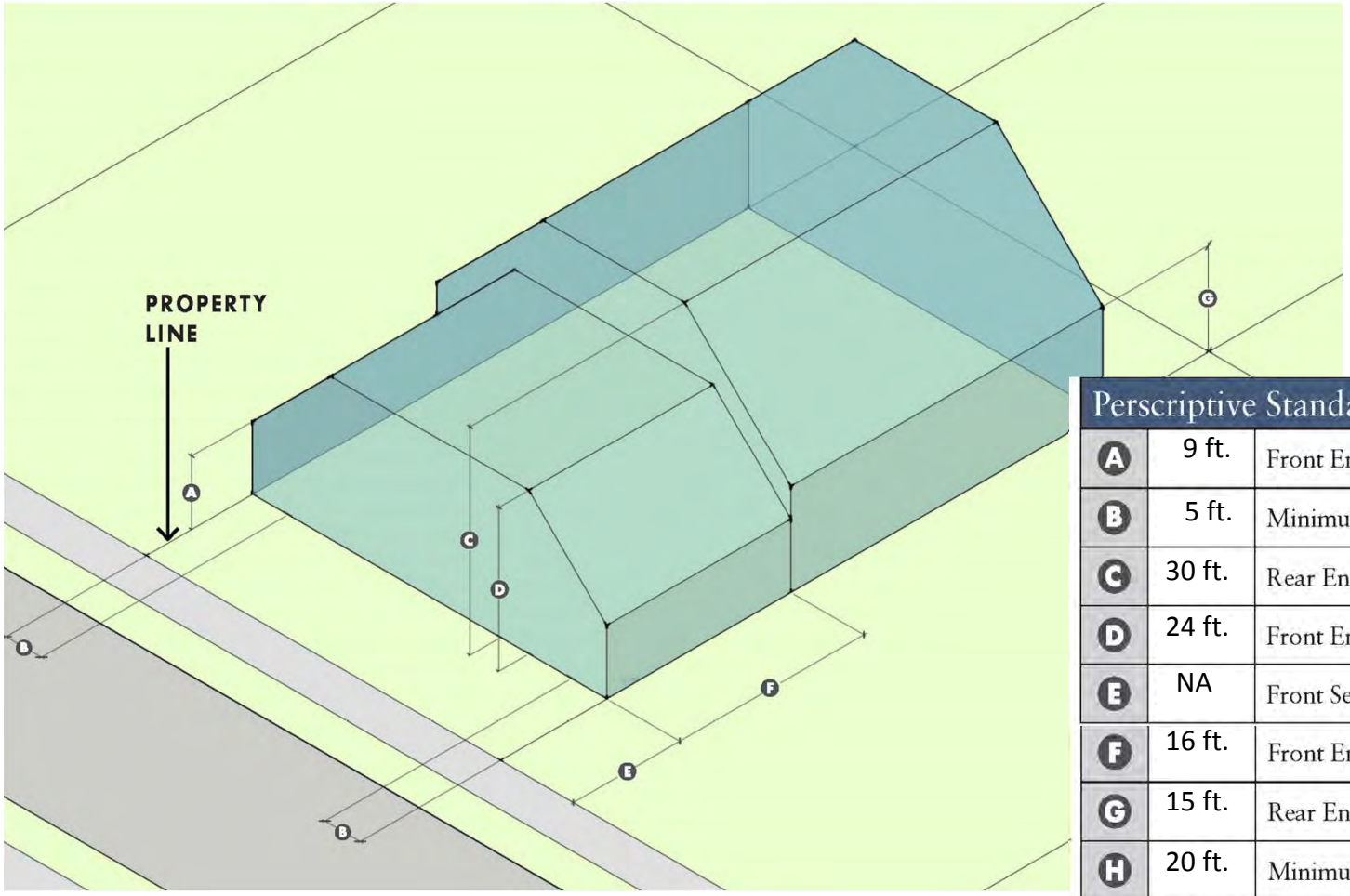
Houston Heights East Lot Coverage Map – Sample Area

Applying the Data

6,600 sf lot	FAR	Lot Coverage
Survey data: Compatible New Construction	.39 - .41	30% - 40%
GIS data: Predominant Historic Building	.10 - .29	20% - 39%
Recommendation	.44	40%

Houston Heights East

Developing the Recommended Standards



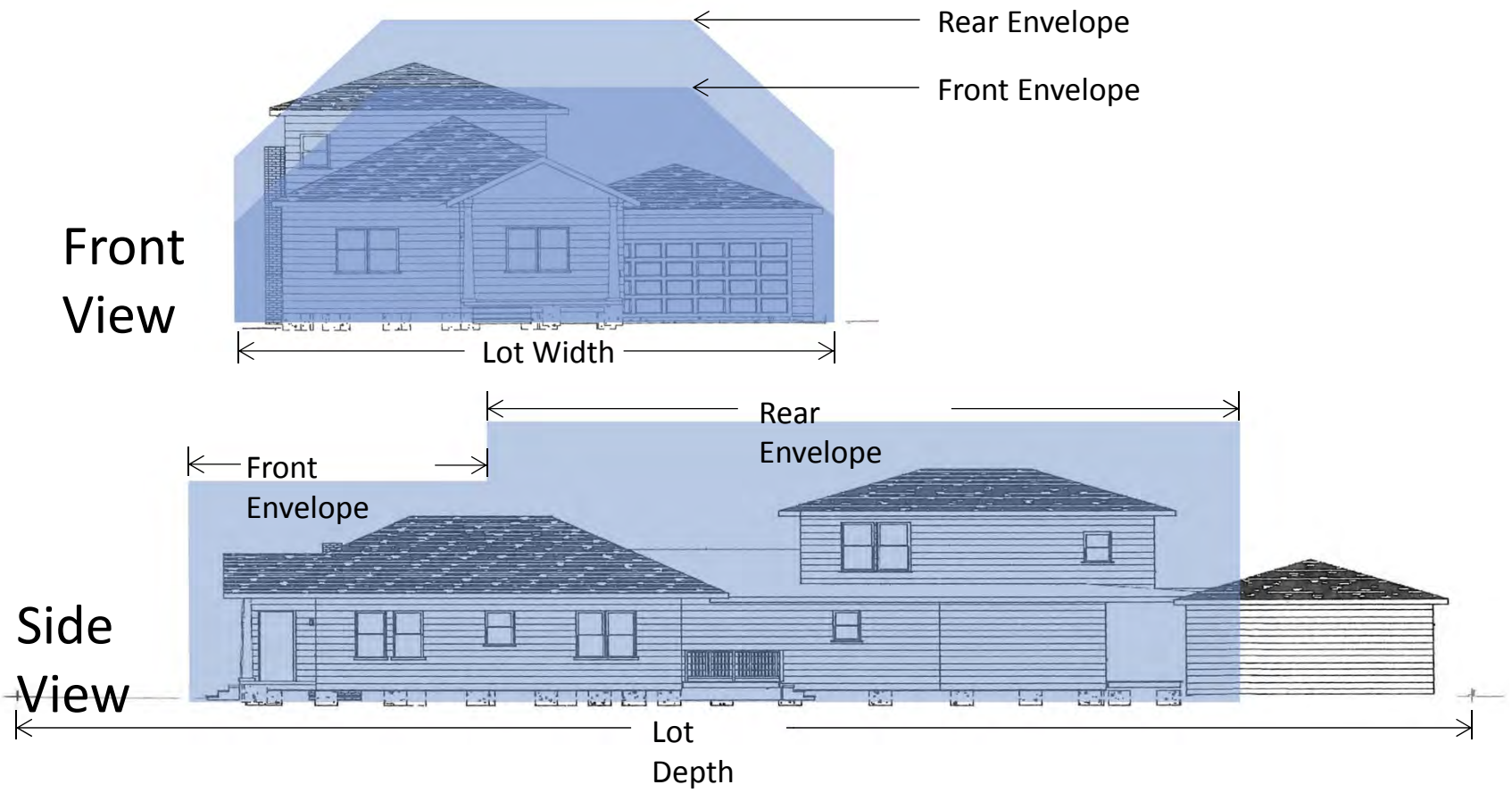
Perscriptive Standards		
A	9 ft.	Front Envelope Wall Height at Side Property Line
B	5 ft.	Minimum Side Setback (Cumulative 15 ft.)
C	30 ft.	Rear Envelope Maximum Height
D	24 ft.	Front Envelope Maximum Height
E	NA	Front Setback (Based on block)
F	16 ft.	Front Envelope Depth
G	15 ft.	Rear Envelope Wall Height at Side Property Line
H	20 ft.	Minimum Rear Setback, One-Story
I	NA	Minimum Rear Setback, Two-Story

Houston Heights East

Standards vary by Lot Size

	< 6,000	6,000 – 6,999	7,000+
Lot Coverage	42%	40%	38%
FAR	.44	.42	.40

Testing the Recommended Standards



Example of recent project compared to Maximum Building Envelope

What's Next for the Prescriptive Standards

1. Receive community comments.
2. Continue testing with model scenarios.
3. Refine methods of measuring.

The Design Guidelines Modules:

Modules Include:

1. Users Guide
2. Introduction
3. Preservation Theory
4. Historic Preservation Design Guidelines
5. District Overview
6. Additional Historic District Design Guidelines
7. Additions to Design Guidelines
8. New Infill Design Guidelines
9. Miscellaneous Guidelines
10. Appendices

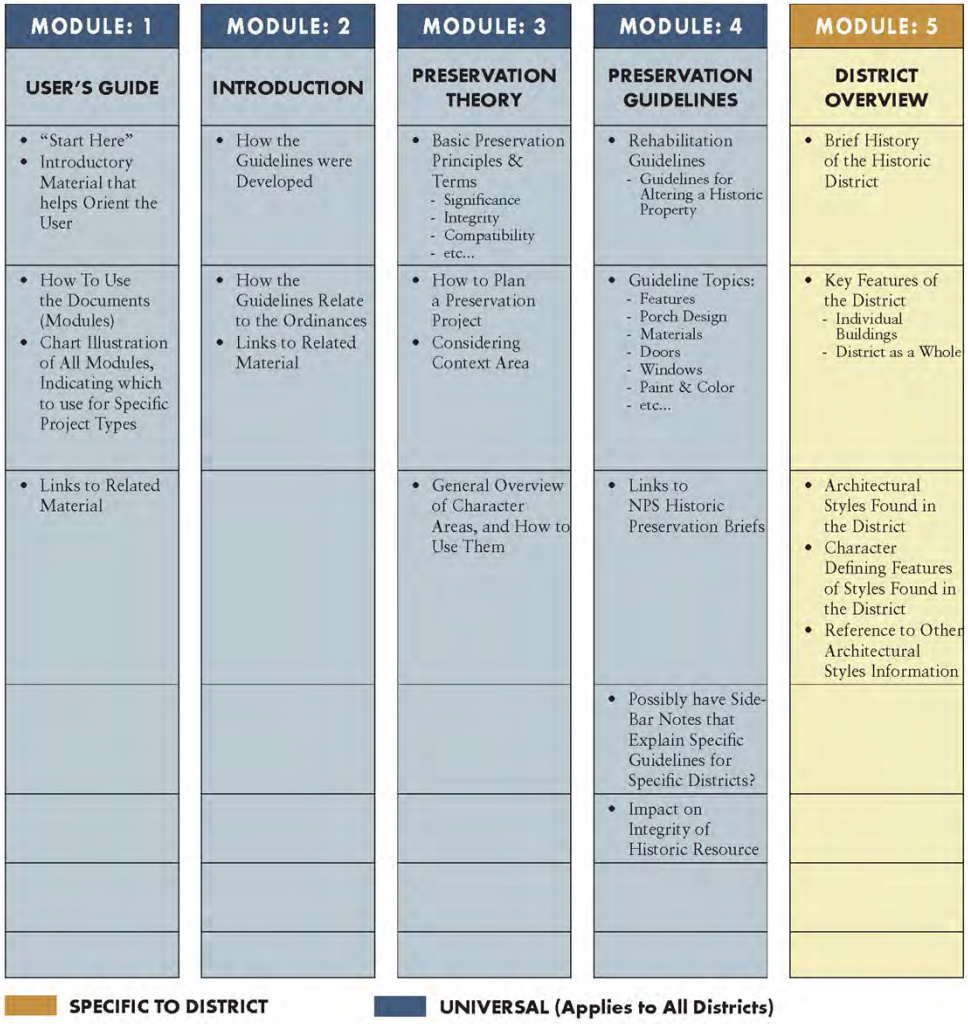
The Design Guidelines Modules:

HISTORIC DISTRICT DESIGN GUIDELINES | MODULE STRUCTURE

MODULE: 1	MODULE: 2	MODULE: 3	MODULE: 4	MODULE: 5	MODULE: 6	MODULE: 7	MODULE: 8	MODULE: 9	MODULE: 10
USER'S GUIDE	**INTRODUCTION**	**PRESERVATION THEORY**	**PRESERVATION GUIDELINES**	**DISTRICT OVERVIEW**	**ADDITIONAL DISTRICT GUIDELINES**	**ADDITIONS GUIDELINES**	**NEW INFILL GUIDELINES**	**MISC. GUIDELINES**	**APPENDICES**
• "Start Here" • Introductory Material that helps Orient the User	• How the Guidelines were Developed	• Basic Preservation Principles & Terms - Significance - Integrity - Compatibility - etc...	• Rehabilitation Guidelines - Guidelines for Altering a Historic Property	• Brief History of the Historic District	• Guideline Topics: - Awnings - Materials - etc... (To Be Determined)	• Measurable & Quantitative Guidelines - Lot Coverage? - Building Envelope - Wall Offset - etc...	• Measurable & Quantitative Guidelines - Lot Coverage? - Building Envelope - Wall Offset - etc...	• Relocation • Demolition	• Illustrated Glossary - Including some from the Ordinance
• How To Use the Documents (Modules) • Chart Illustration of All Modules, Indicating which to use for Specific Project Types	• How the Guidelines Relate to the Ordinances • Links to Related Material	• How to Plan a Preservation Project • Considering Context Area	• Guideline Topics: - Features - Porch Design - Materials - Doors - Windows - Paint & Color - etc...	• Key Features of the District - Individual Buildings - District as a Whole	• Reference to Deed Restrictions and other Regulations	• Guideline Topics: - Mass & Scale - Location - Character - Porch Design - Features - Materials - Doors - Windows - Paint & Color - etc...	• Primary Structure Guidelines • Secondary Structure Guidelines • Non-Contributors		• Best Practices - Site Design - Streetscape - Street Trees - Borrow Ditches - Parking Access - Solar Panel Location - etc.
• Links to Related Material		• General Overview of Character Areas, and How to Use Them	• Links to NPS Historic Preservation Briefs	• Architectural Styles Found in the District • Character Defining Features of Styles Found in the District • Reference to Other Architectural Styles Information	• List of Exceptions and Exemptions for the District	• Reference "Shall Approves"	• Guideline Topics: - Mass & Scale - Height - Style & Character - Porch Design - Features - Materials - Doors - Windows - Paint & Color - etc...		
			• Possibly have Side-Bar Notes that Explain Specific Guidelines for Specific Districts?		• Administrative Review for the District				
			• Impact on Integrity of Historic Resource		• Context Area Definition for the District				
					• Additions to nonconforming structures				

SPECIFIC TO DISTRICT UNIVERSAL (Applies to All Districts)

The Design Guidelines Modules:



The Design Guidelines Modules:

The recommended guidelines format

Legend

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

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

C Quantitative Guideline
Describes a desired performance-oriented design outcome.

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

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

Appropriate
Images marked with a check illustrate appropriate design solutions.

Inappropriate
Images marked with an X illustrate inappropriate design solutions.

Sample Quantitative Guideline

A→ Building Placement and Orientation

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

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

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

E→

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

The recommended guidelines format

The preferred sequence of actions:

1. Preserve
2. Repair
3. Replace

REPAIRING PORCH RAILINGS

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

Before: A deteriorated railing should be repaired when feasible.

Porches

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

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

1.2 Preserve an original porch or gallery on a house.

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

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

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

- Replace a historic porch element to match the original.
- Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
- Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar structures in the neighborhood.
- Match the balustrade of a historic porch to the design and materials of the porch.

Next Steps

1. Collect comments
   - On the approach in general
   - On the specific recommendations
2. Houston Heights Historic Districts Design Guidelines
   - Draft #1:
     - Post to web site: June 12, 2017
     - Present Draft #1 to Community: June 20, 2017
   - Final draft: August 7, 2017
3. Complete rest of Phase 1 Design Guidelines: Fall 2017
4. Phase 2 begins: August 2017
   - Main Street Market Square Historic District
   - Glenbrook Valley Historic District

How to Provide Comments

Comments due by April 9, 2017

Please contact Steph McDougal, project manager
Phone: 832-393-6541
Email: steph.mcdougal@houstontx.gov

Thank You!