



Historic Districts Design Guidelines Project

City of Houston

September 2016

Agenda:

6:00pm – Welcome & Introductions

6:10pm – Overview of Houston Historic District
Guidelines Project & Process

6:40pm – Workshop Activities

- Group Activity #1
- Group Activity #2
- Individual Activity #3
- Individual Activity #4
- Individual Activity #5
- General Questions Activity
- 6:40pm – Workshop Activities

8:00pm – Next Steps & Adjourn

Introductions

- City of Houston
 - Stephanie McDougal
 - Preservation Staff
- Winter & Company
 - Nore' Winter, Principal
 - Julie Husband, Senior Urban Designer



Introductions

About Winter & Company

- Preservation Plans
- Design Guidelines
- Design Standards
- Neighborhood Plans
- Urban Design
- Adaptive Reuse Strategies

Nore' Winter, Principal

Julie Husband, Senior Urban Designer



Design Guidelines Experience

DESIGN REVIEW GUIDELINES for Mobile's Historic Districts



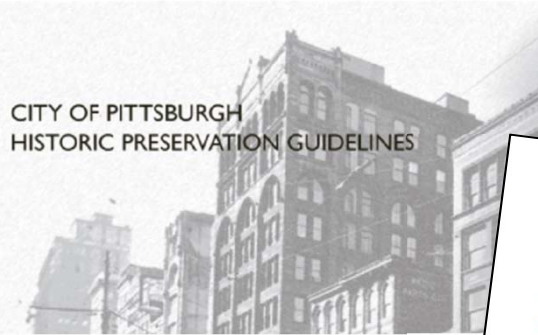
City of Mobile

Adopted on May 2nd, 2016

CITY OF GALVESTON

DESIGN STANDARDS for HISTORIC PROPERTIES

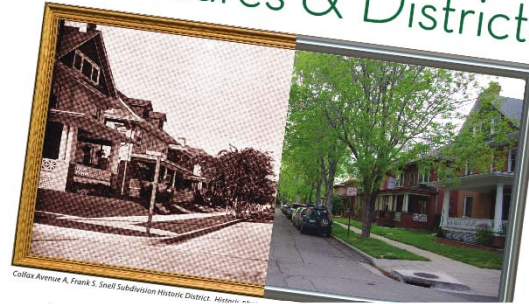
CITY OF PITTSBURGH HISTORIC PRESERVATION GUIDELINES



Design Guidelines for Houston Street



Design Guidelines for Denver Landmark Structures & Districts



Callax Avenue & Frank S. Snelb Subdivision Historic District, Denver

DOWNTOWN WAXAHACHIE DESIGN GUIDELINES



INTRODUCTION to the LOUISVILLE LANDMARKS COMMISSION DESIGN GUIDELINES



San Antonio, Texas

Which Districts are Involved?

PHASE 1a

- Houston Heights East, West and South

PHASE 1b

- Norhill
- Old Sixth Ward
- Woodland Heights
- Freeland

PHASE 2

- Glenbrook Valley
- Main Street Market Square



Project Scope

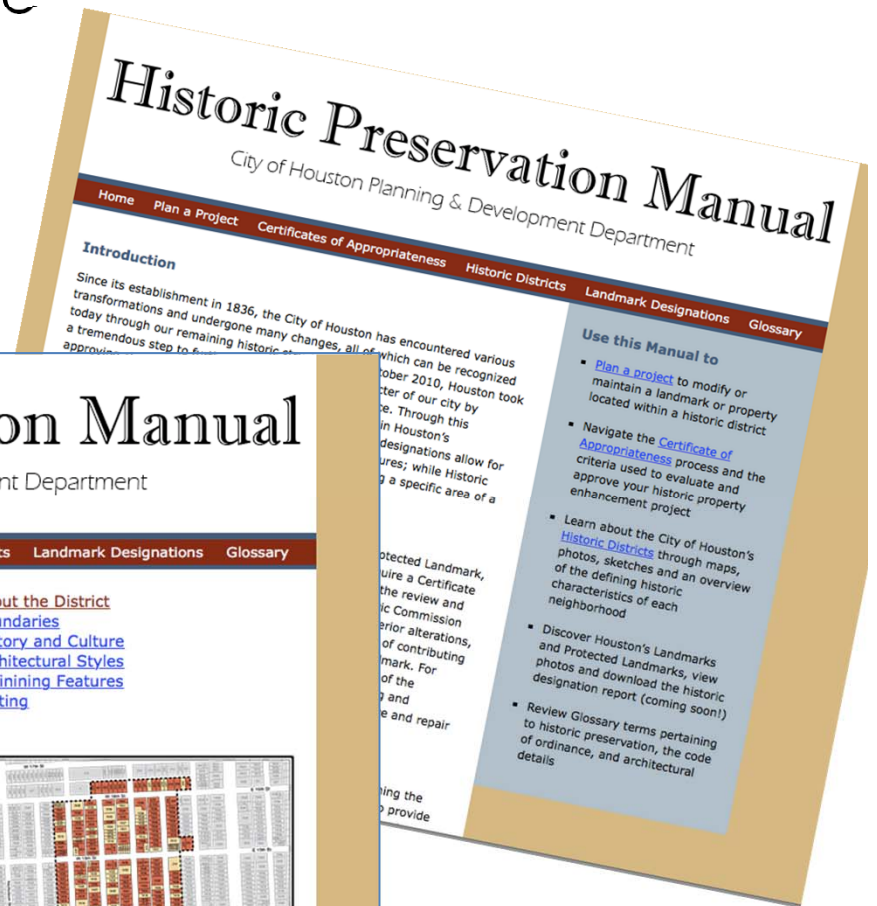
★ = Districts in this project



Houston Background

Existing Standards and Guidelines that shape development

- Historic Preservation Ordinance
- Special Minimum lot size
- Special Minimum Building Line
- Restrictive Covenants
- Historic Preservation Manual



HAHC CONSIDERATION DRAFT
HISTORIC PRESERVATION ORDINANCE
8-31-2015

ARTICLE VII. HISTORIC PRESERVATION
DIVISION 1. GENERALLY

Sec. 33-201. Definitions.

The following words, terms and phrases used in this section, except where the context indicates otherwise, shall have the following meanings:

Process – Phase 1a

July 2016

Aug. – Dec.

January-
February
2017

March
2017

April
2017

June
2017



Community Participation

- Community Workshops
- Focus Groups
 - Preservation Advocates
 - Building/Real Estate Professionals
 - Residents
- Online Survey
- Mailed Survey
- City Council Study Sessions





STEP 1:
SET THE STAGE, ASSESSEMNT AND VISION

Historic Preservation in Houston

What Does Preservation Mean?

- Preservation means **using** historic properties
- Preservation means **accommodating** change
- Preservation means **maintaining** key character-defining features



Key Terms

- Historic Significance
 - Of a district
 - Of a property
- Integrity
 - Of a district
 - Of a property
- Compatibility

III. TREATMENT OF HISTORIC RESOURCES

3.7 Avoid adding details that were not part of the original building.

- For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.



Original building

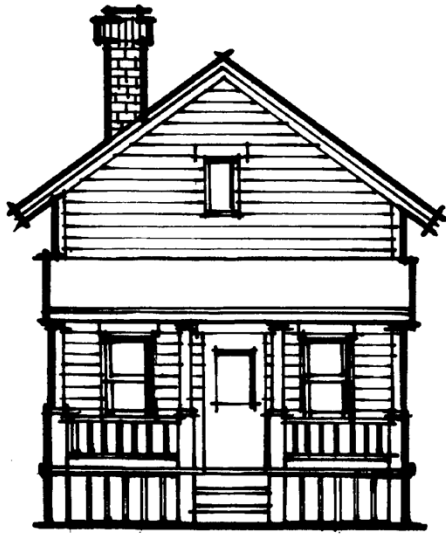


Inappropriate
King Post

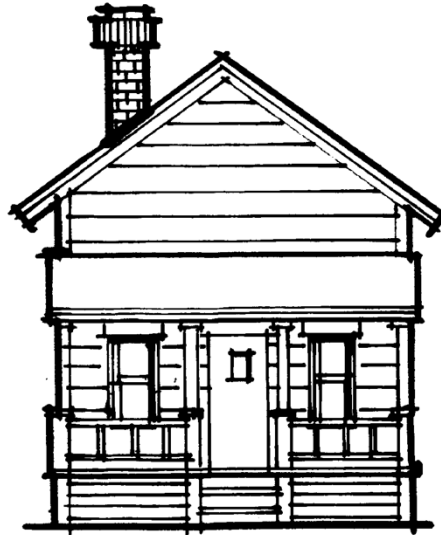
Inappropriate
Bracket

Avoid adding details that were not part of the original building.

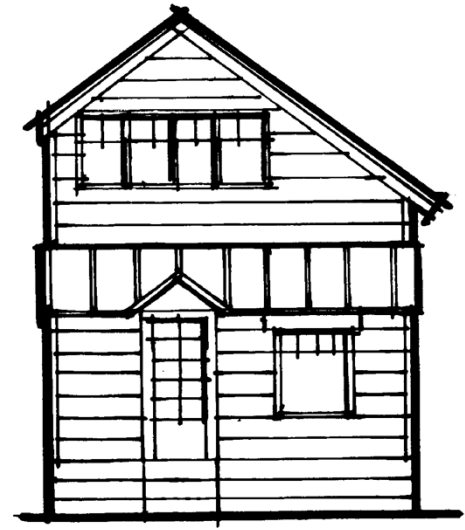
Integrity



Integrity intact



Diminished, but still
retains sufficient
integrity



Integrity lost

Step 1 – Sequence of Actions

1. Preserve

If a feature is intact and in good condition, maintain it as such.



2. Repair

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



3. Reconstruct

If the feature is missing entirely, reconstruct it from appropriate evidence. If a portion of a feature is missing, it can also be reconstructed.



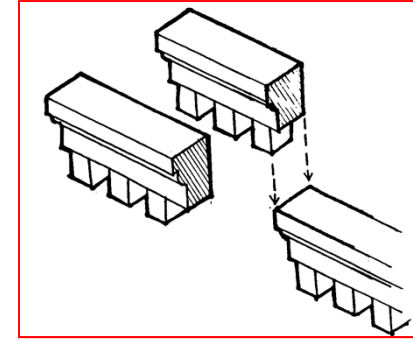
4. Replace

If it is not feasible to repair the feature, then replace it with one that is a simplified interpretation of the original (e.g., materials, detail, finish). Replace only that portion that is beyond repair.



5. Compatible Alteration

If a new feature or addition is necessary, design it in such a way as to minimize the impact on original features. It is also important to distinguish new features from original historic elements.



(Design Guidelines for Mobile, AL)

Rehabilitation –Preserving Key Features

Porches

Porches and galleries are important elements of traditional Mobile 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.

6.4 Preserve an original porch or gallery on a house.

- » Maintain the height and pitch of a porch roof.
- » Do not enclose or screen 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.

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

- » Repair a porch element to match the original.

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

- » Replace a historic porch element to match the original.
- » Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
- » Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar structures in the neighborhood.
- » Match the balustrade of a historic porch to the design and materials of the porch.
- » When reconstructing a porch, pay particular attention to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.
- » Do not completely replace an entire porch element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.
- » Do not use cast-iron columns or railing where no evidence exists that these elements were used historically.
- » Do not use a brick base for a wood column (exception is Craftsman styles).
- » Do not use a steel pipe column.
- » Do not use a horizontal railing or a railing that is too elaborate for the building (of a different style).
- » Do not relocate an original front stairway or steps.



Repairing Porch Railings

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



Before: A deteriorated railing should be repaired when feasible.



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

(Design Guidelines for Mobile, AL)

Additions – Maintaining Integrity

Locating and Designing an Addition to a Historic Structure

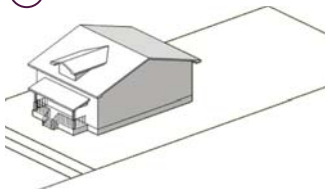
An addition to a locally-designated individual historic residential landmark or contributing residential structure in a locally-designated historic district should be clearly differentiated from the original structure and be subordinately scaled as illustrated below.

Original Structure

The one-and-a-half story bungalow illustrated at the right is a contributing structure in a locally-designated historic district.



Birds-eye View

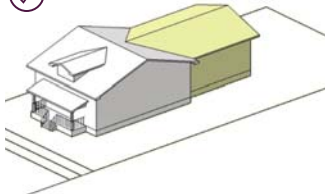


Street View



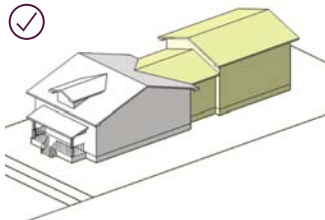
One-Story Attached Addition

The one-story addition illustrated at the right is appropriate because it is clearly differentiated from the original structure with a change in roof plane and is nearly invisible from the street.



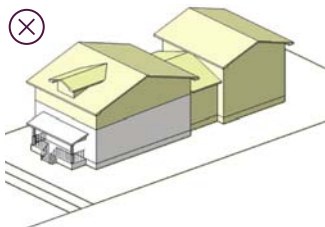
One-and-a-Half Story Addition with Connector

The one-and-a-half story addition illustrated at right is appropriate because it is set back and clearly differentiated from the original structure with a connector.



Inappropriate Two-Story Roof-Top Addition

The roof-top addition illustrated at right is inappropriate because it substantially alters the primary façade of the historic structure.



(Design Guidelines for Mobile, AL)

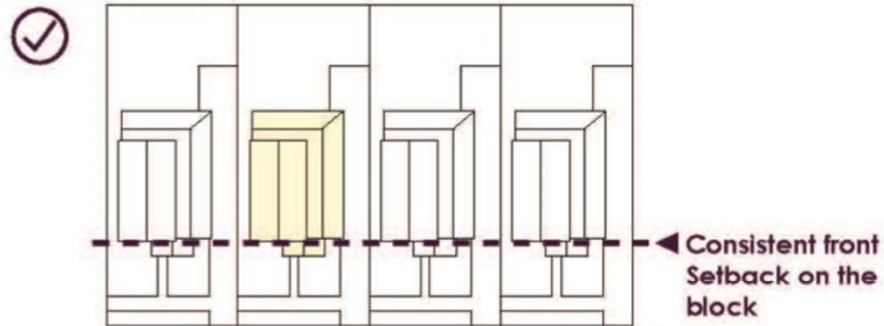
Infill – Focus on Compatibility

Appropriate Front Yard Setbacks

The placement of a new structure should be compatible with the pattern of front yard setbacks along the block as illustrated below. New structures are shown in the diagram in yellow.

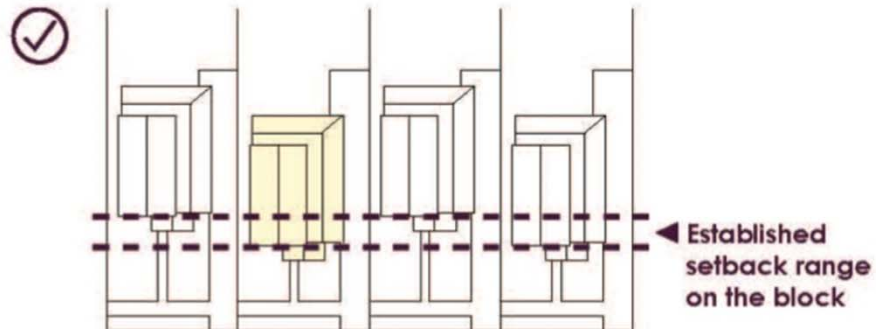
Consistent Setback Context

On some blocks, front facades are in general alignment, and front yards have consistent depths. In this context, a new structure should be built at the same front yard setback as the existing structures on the block as illustrated at the right.



Varied Setback Context

On some blocks, the historic front yard setback pattern is varied, and additional flexibility is appropriate in the placement of a new structure. In this context, a new structure should be built within the established range of front yard setbacks on the block as illustrated at the right.

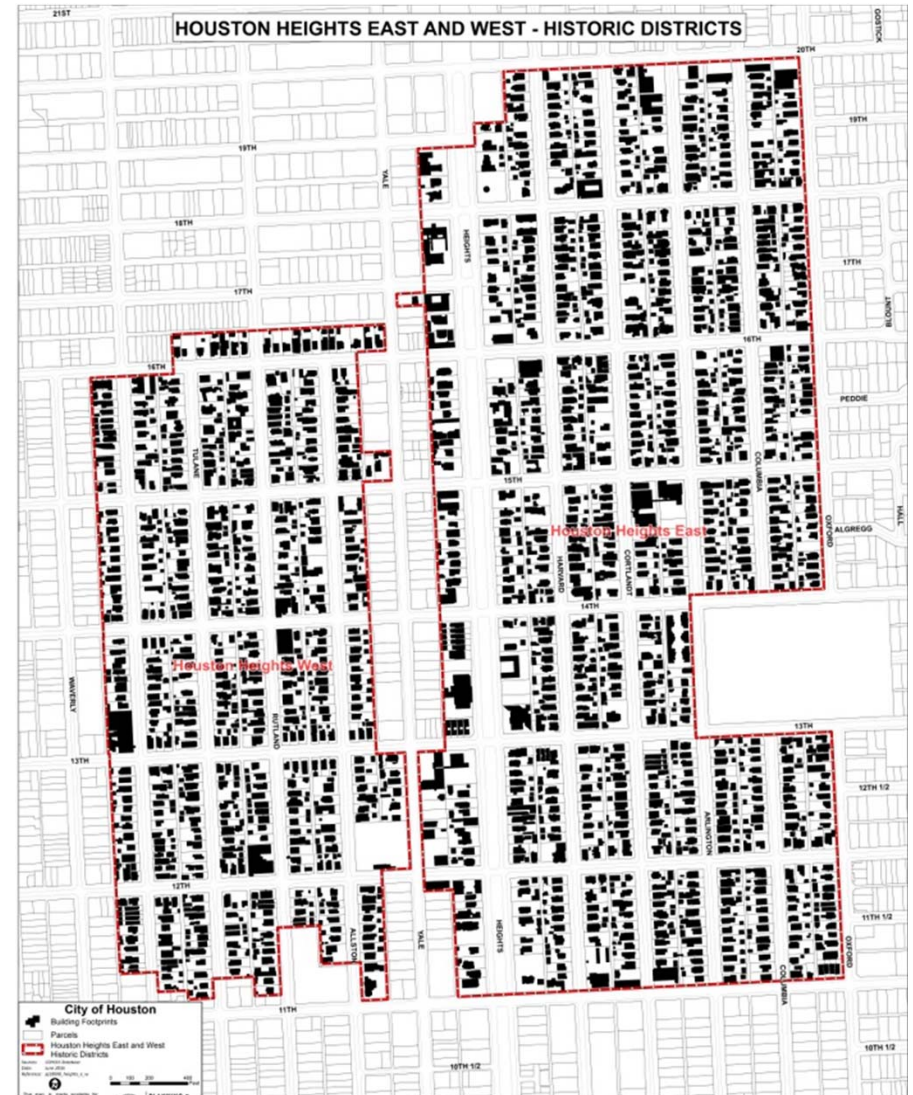


(Design Guidelines for Mobile, AL)

Step 1 – Data Analysis

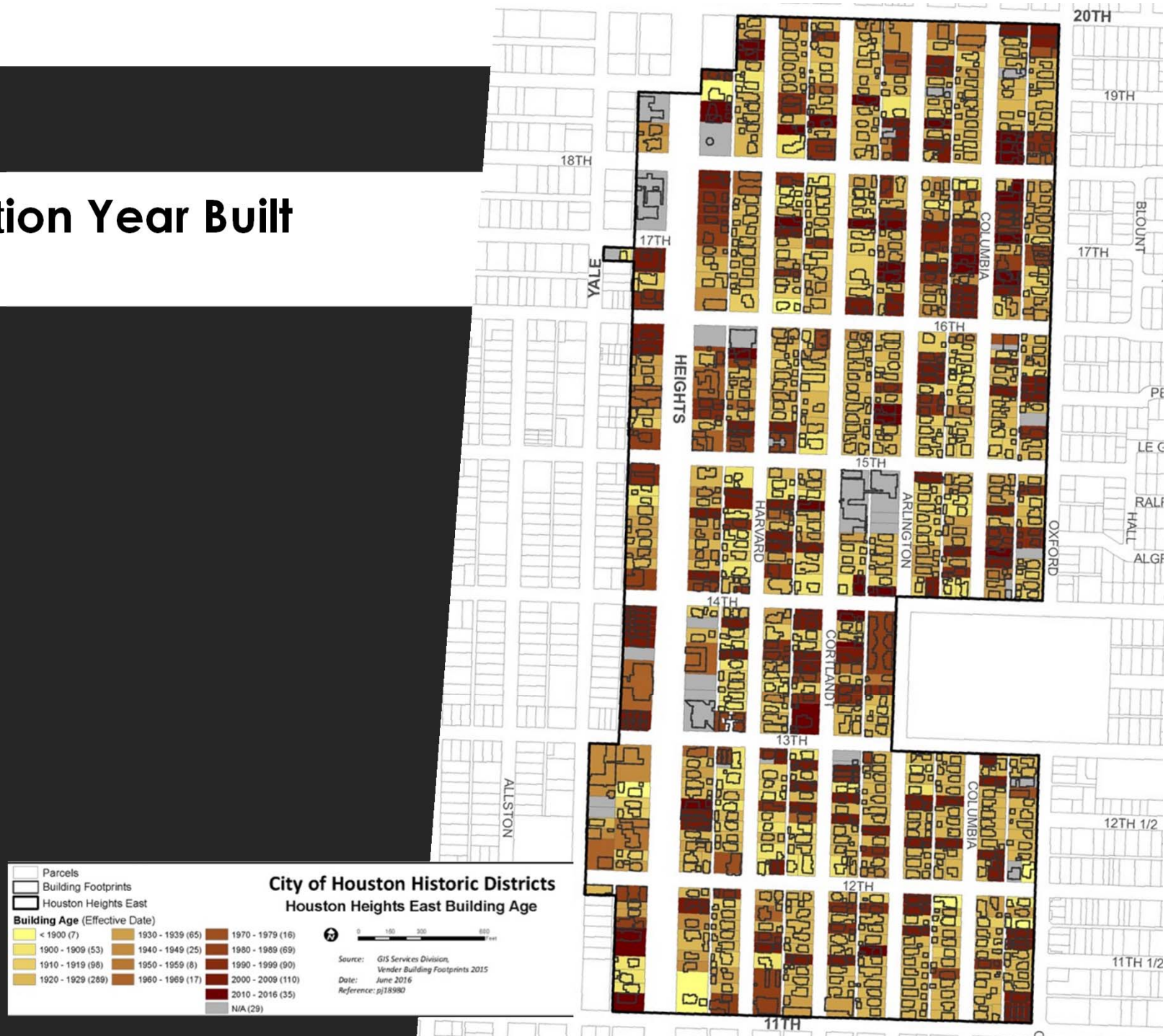
Understanding Development Patterns

- Some variables to study:
 - Construction Year
 - Platted
 - Building Size
 - Lot Size
 - Lot Coverage
 - FAR (Floor Area Ratio)
 - Building Setbacks
 - Building Height



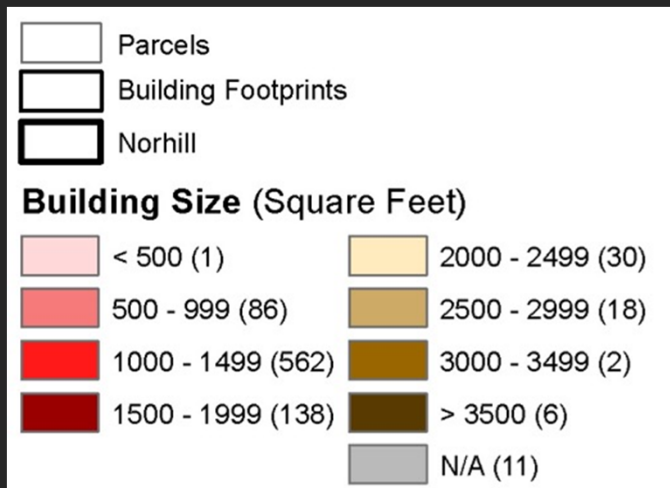
Step 1

Construction Year Built



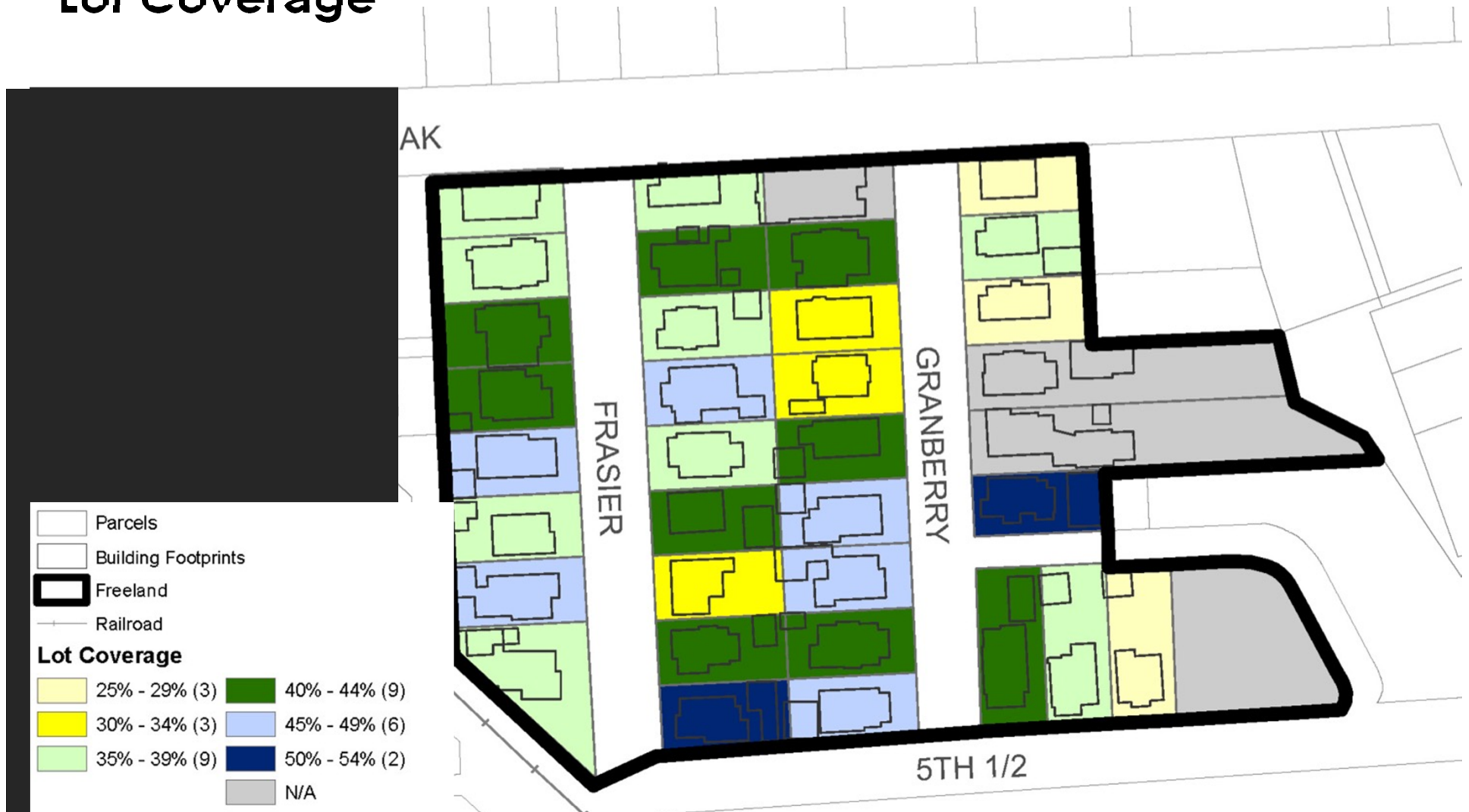
Step 1-Analysis

Building Size Patterns



Step 1-Analysis

Lot Coverage



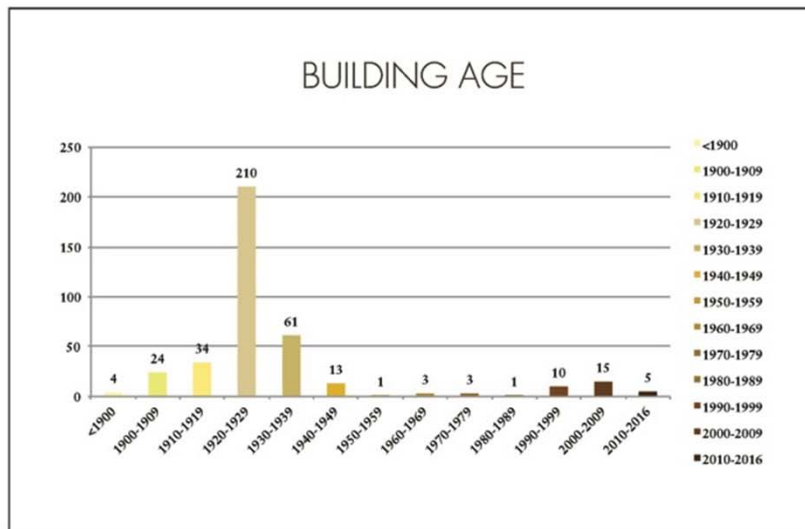
Step 1-Analysis

Floor Area Ratio (FAR)

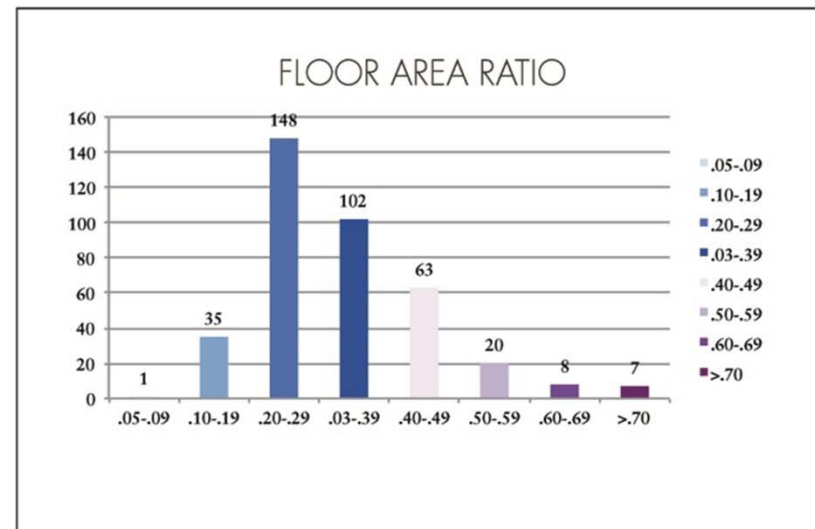


Looking for Predominant Development Patterns:

In analyzing the data for different historic districts and potential typologies, predominant concentrations of specific statistical variables were identified. For example, the variable, “building age” was grouped into different sets spanning one or two decades. The distribution of building age was then determined and the predominant groups were identified as typifying that variable for a specific typology.



The distribution of building age for one potential typology is illustrated here. The predominant building ages lie with the 1920 to 1940 range.



The distribution of floor area ratios (the percentage of building area to lot size) for one potential typology is illustrated here. The predominant FAR lies with the .20 to .39 range.

Step 1 – Recent Trends

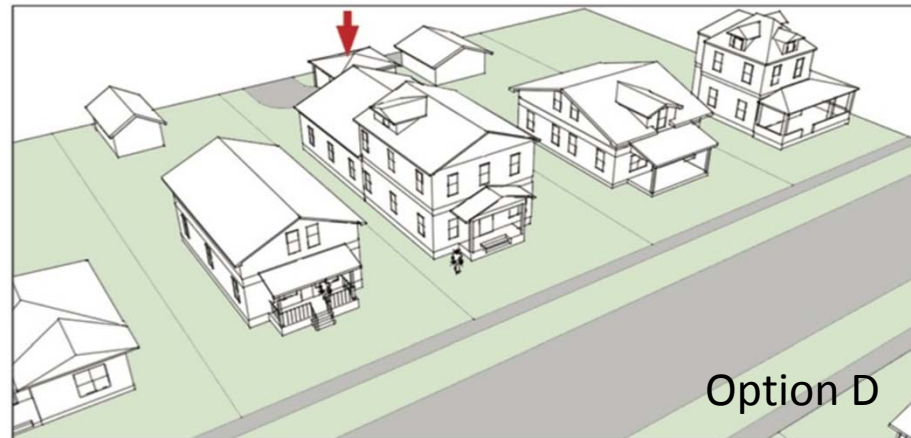
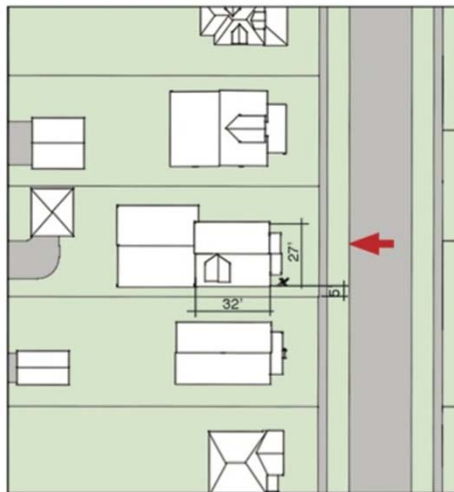
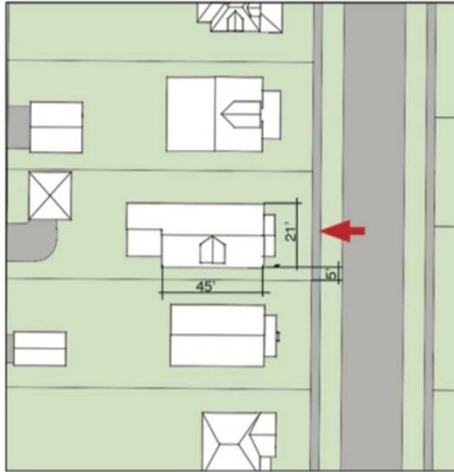
Identifying Trends, Issues & Goals

- Review projects submitted
- On-site analysis
- Citizen comments
- Data analysis



Step 1 - Modeling

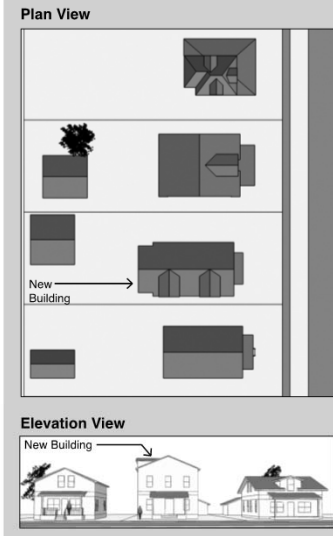
Test Alternative Development Scenarios



Alternative scenarios in Boulder

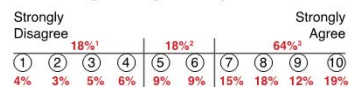
Step 1 – Conduct Survey

Part 4: Scenario B

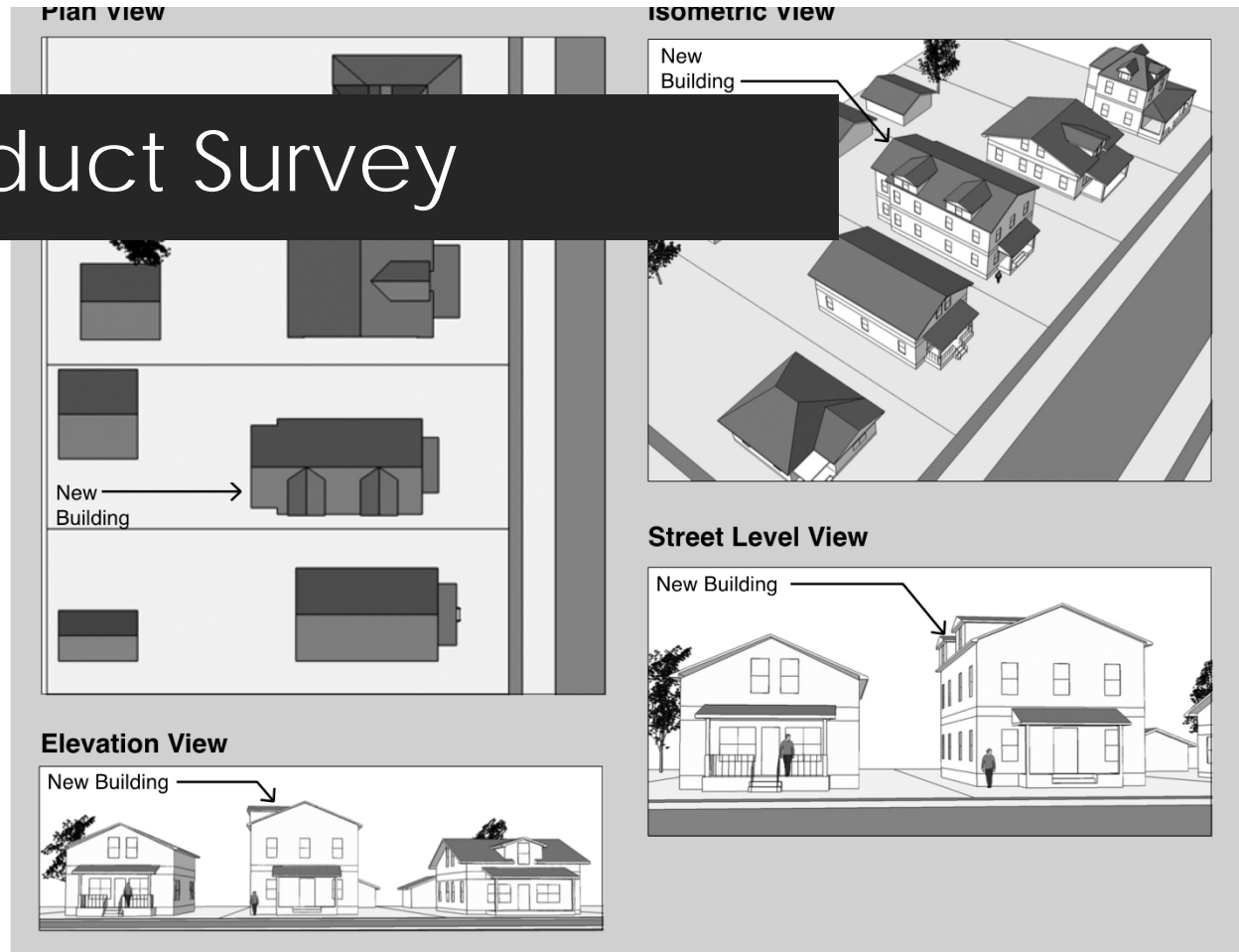
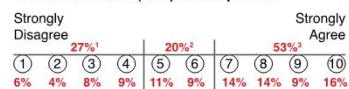


Please respond to each of the statements below by checking the answer that best describes your opinion.

4.5 Building coverage is compatible.

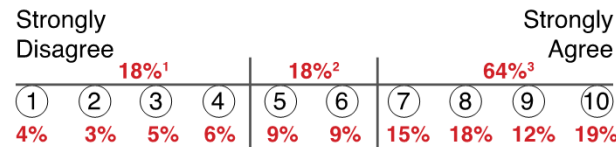


4.6 Overall mass (size) is compatible.



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

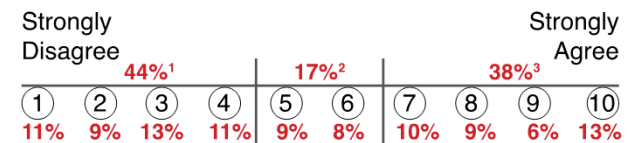
4.5 Building coverage is compatible.



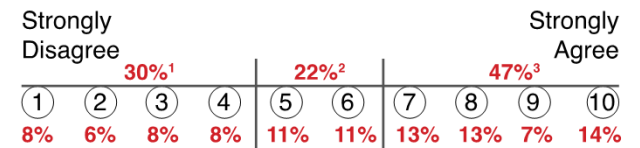
4.6 Overall mass (size) is compatible.



4.7 Building height is compatible.



4.8 Building form (shape) is compatible.

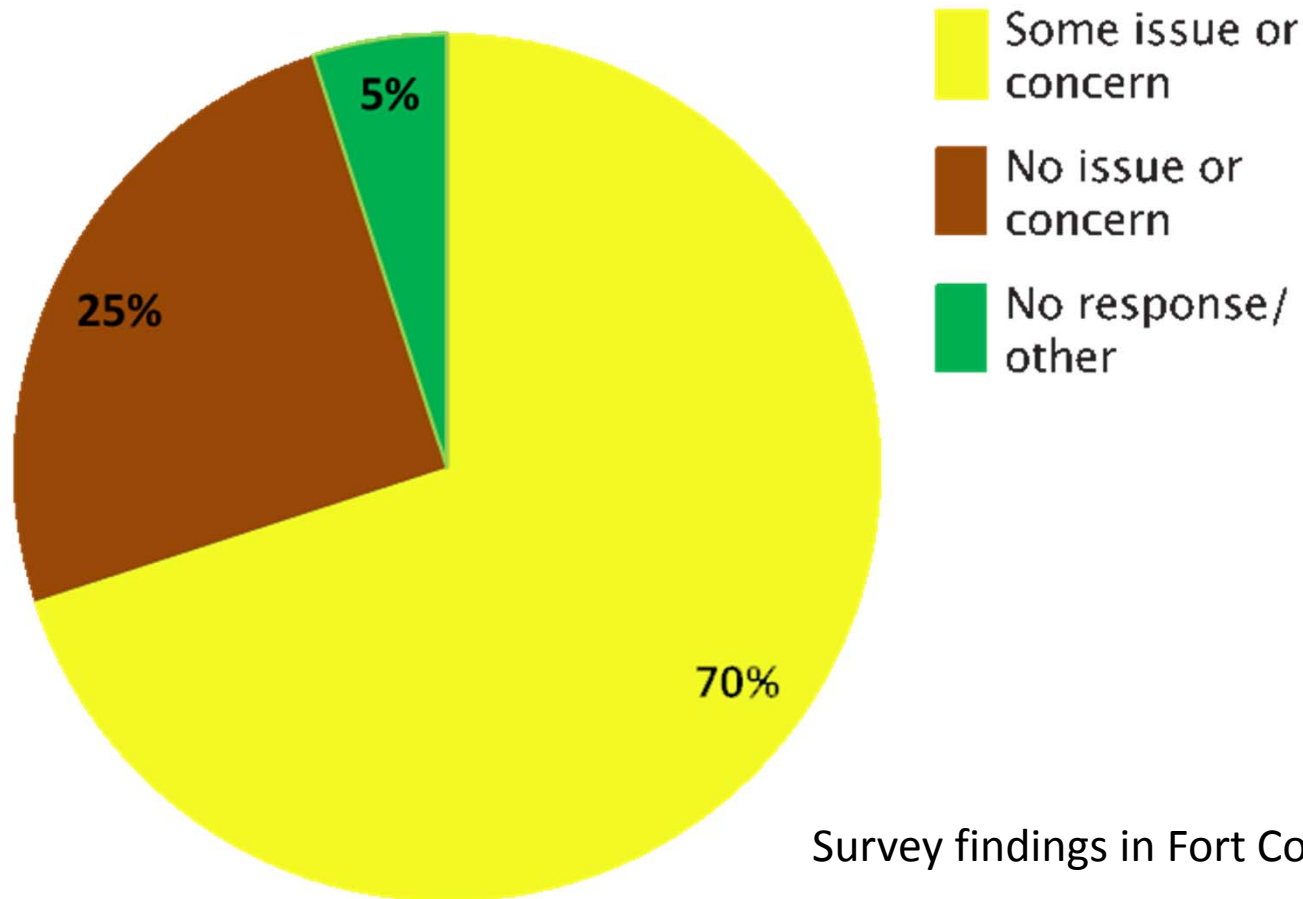


¹Percentage of respondents who disagree.

²Percentage of respondents who did not emphasize particular

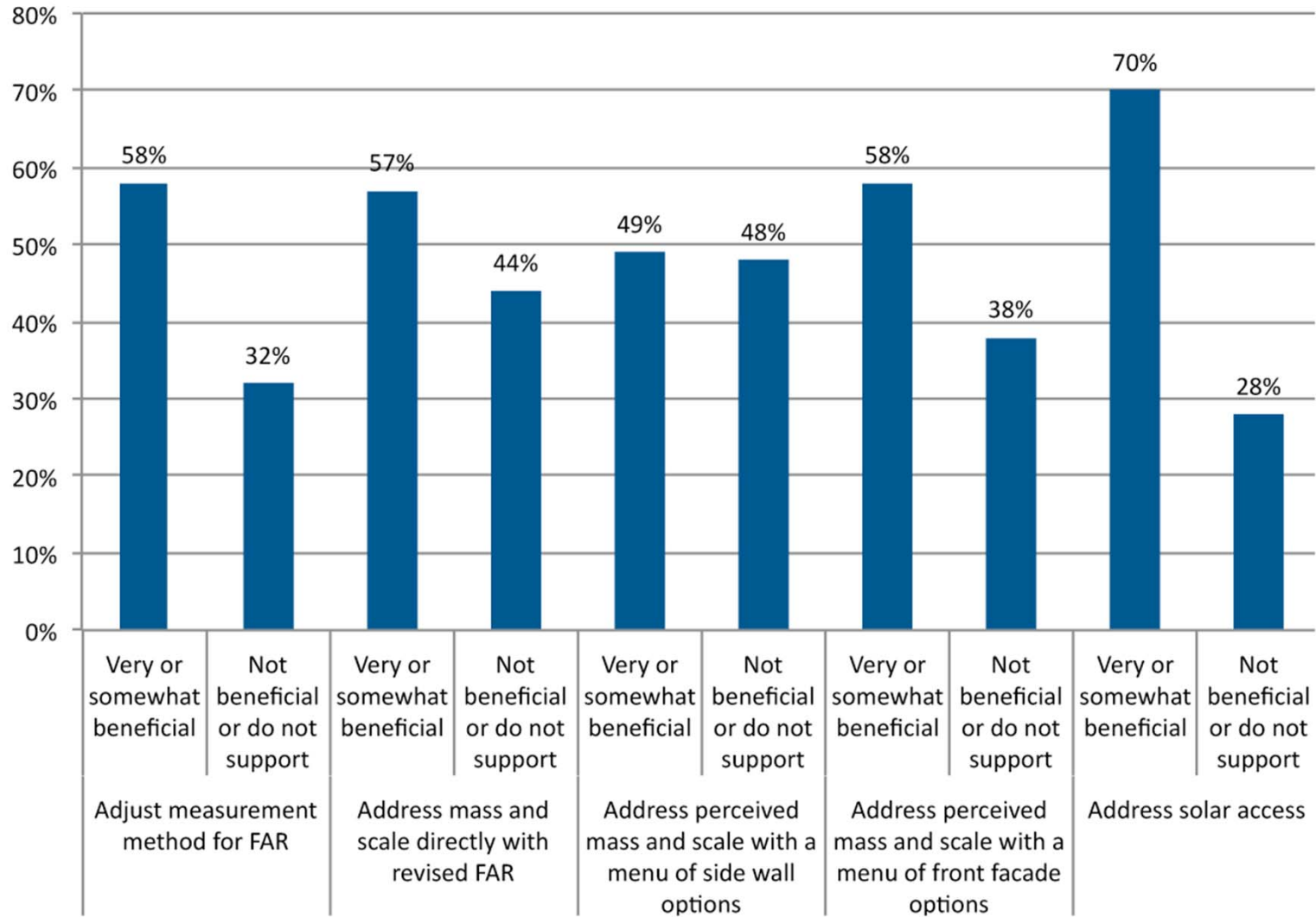
Step 1 – Report Findings

Most property owners have some level of concern



Survey findings in Fort Collins, CO

How beneficial do you think the following strategy options would be for addressing the identified neighborhood objectives and issues? (Part 2)



Survey findings in Fort Collins



STEP 2:
DEVELOP THE STRATEGY

The Strategy Report

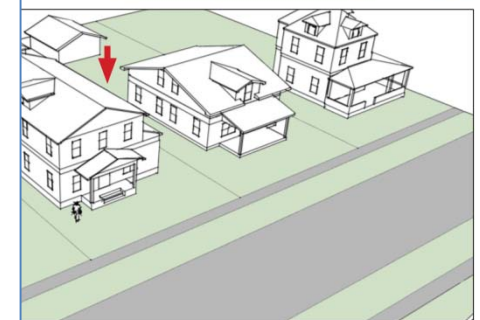
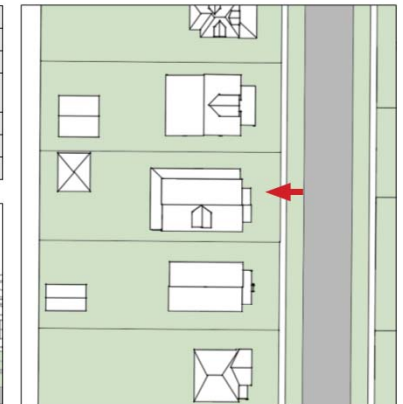
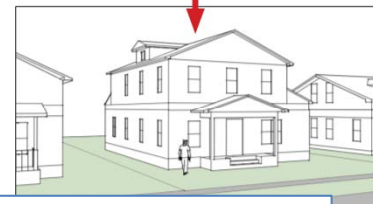
- Which topics to address?
- Format?
- Level of detail?
- Prescriptive standards?
- Qualitative guidelines?

Strategy Option 1: Combine FAR, Building Coverage and Wall Sculpting

The illustrations on this page show multiple views of a single-family residential property developed to the maximum FAR, lot coverage and wall sculpting standards included in strategy Option 1. The illustrated new construction also meets existing code requirements such as minimum setbacks, maximum overall height and solar access requirements. Note that one-story elements are encouraged by the interaction of the FAR and building coverage standards.

Illustrated Standards for Strategy Option 1 in the RL-1 Zoning District

Lot Size	7,000 SF
Max. Building Coverage	25%
Max. FAR	0.42
SF Excepted from FAR and Bldg. Cover for a Detached Accessory Structure	350
Max. Wall Plate Height at Side Setback ¹	22'
Max. Length for Walls over 12' in Height ²	45'
Min. Offset at Max. Wall Length	5'



¹ 1' from the side setback.
² over 12' and without a minimum offset as noted.

City of Fort Collins

Eastside and Westside Neighborhoods Character Study

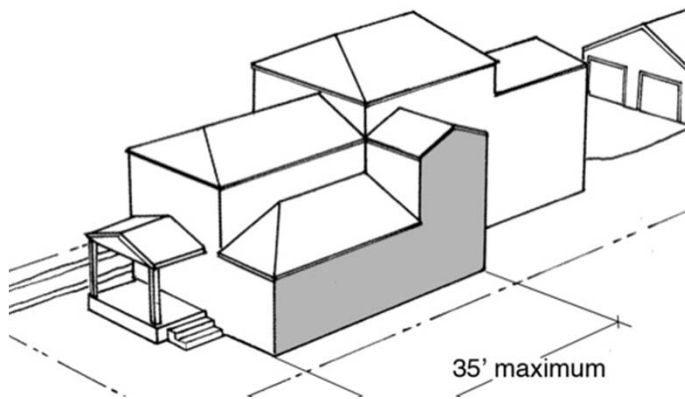
Strategy Report



Step 2 – Tools to Consider

Building Design Standards - Tools

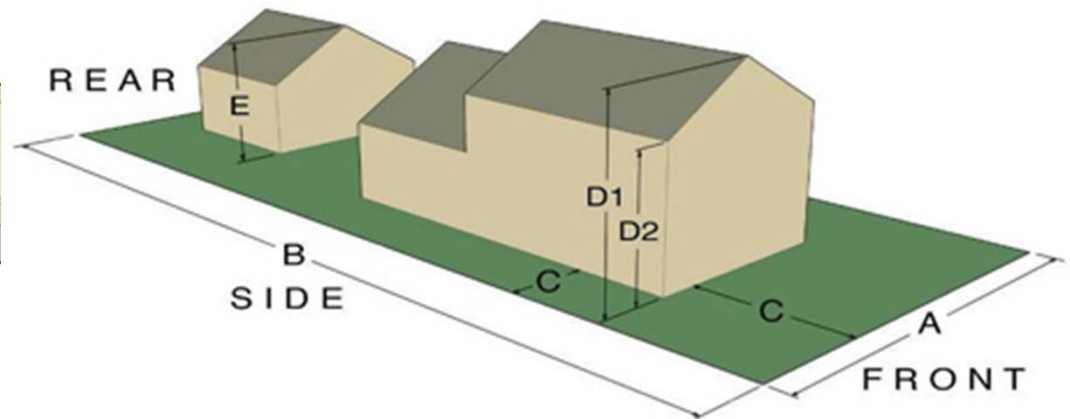
Wall Articulation



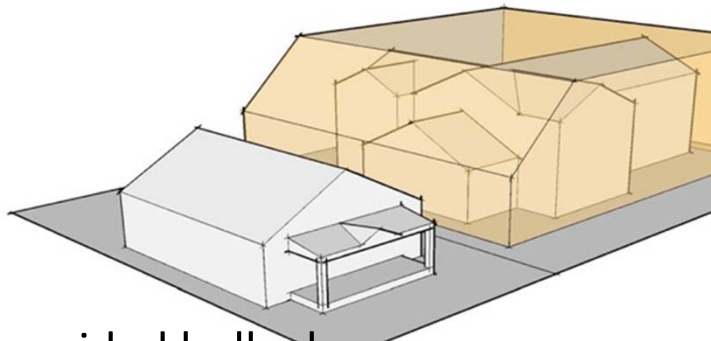
Floor Area Ratio



Height



One-sided bulk plane



Document Content

1. Using the Design Guidelines
2. District Overview
3. Design Typologies
4. Historic Preservation
5. Treatment of Historic Resources
6. New Construction
7. General Guidelines

Design Guidelines Chapters

This document is organized into six primary chapters with a set of attached appendices as follows. Chapter 1 provides a general introduction while chapters 2-6 provide specific design guidelines (the structure of the document is summarized on page 10). "Chapter Application Chart" on page 7 provides information on the structure of the document depending on the type of proposed project.

1. INTRODUCTION

This chapter defines the purpose and role of design guidelines, how they are used in the design review process. It also describes how to plan, undertake and implement design guidelines, including making a determination of historic significance.



2. GUIDELINES FOR PRESERVING HISTORIC BUILDINGS

This chapter provides the design guidelines that apply to individually-designated and contributing structures' in historic districts. It focuses on maintenance and repair of historic buildings, including historically-significant building additions. Particular emphasis is placed on the maintenance of the inherent energy efficient features of a historic structure.



3. GUIDELINES FOR ADDITIONS TO HISTORIC BUILDINGS

This chapter provides design guidelines to promote compatible additions to individually-designated and contributing structures' in historic districts. It focuses on compatible location and design of additions.



4. GUIDELINES FOR NEW BUILDINGS & NON-CONTRIBUTING BUILDINGS

This chapter provides design guidelines to promote compatible new construction throughout Denver. It focuses on designs that can be recognized as current construction and are compatible with the surrounding context.



5. GUIDELINES FOR SITE & LANDSCAPE DESIGN

This chapter provides design guidance for the design of sites, as well as the treatment of landscape features relating to individually-designated Denver landmark structures and properties.



6. GUIDELINES FOR SIGNS

This chapter provides guidance for signage on individually-designated Denver landmark structures and properties.



APPENDICES

The appendices include information on character-defining features of Denver's historic architecture, design guidelines for historic architectural styles, and a glossary of terms.



See page 16 for information on contributing and non-contributing structures.

Format

Guideline Structure

SAMPLE GUIDELINE

A → **Architectural Details**

B → Historic features, including original materials, architectural details and window and door openings, contribute to the character of a structure. They should be preserved when feasible.

C → **3.1 Preserve significant stylistic and architectural features.**

- D** → Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments should be preserved.

E



Protect and maintain significant stylistic features.

LEGEND

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

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

C **Design 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 guideline.

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

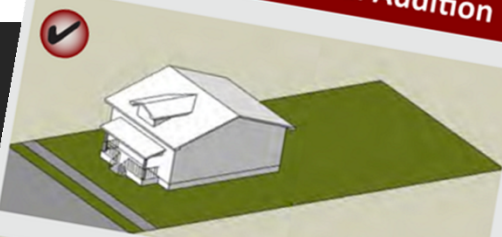

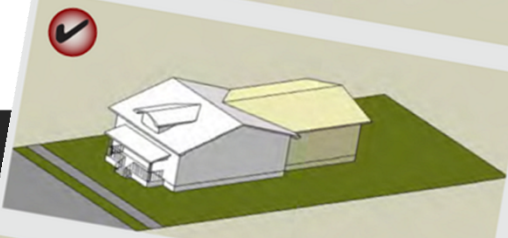

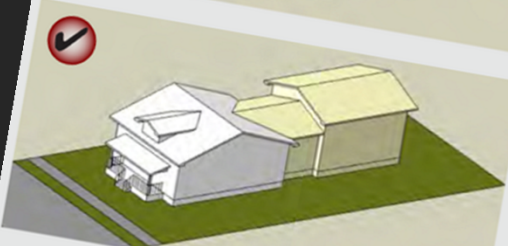

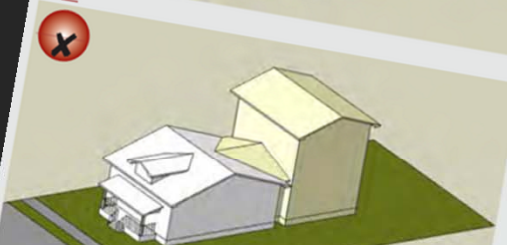



Appropriate 
Images marked with a check illustrate appropriate design solutions.

Inappropriate 
Images marked with an X illustrate inappropriate design solutions.

Additions

Help guide decision-making

Designing a Residential Addition

		Original Building One-and-a-half stories
		One story attached addition Addition is set back behind the original building.
		One-and-a-half story addition with connector Addition is set back behind the original and accessed by a connector.
		Two-and-a-half story addition with connector Addition is set back behind the original and accessed by a connector.
		Two story roof-top addition Addition is set back behind the original and accessed by a connector.

Articulation



Use façade articulation techniques to help a building fit within the scale of the surrounding historic context.

Building Articulation

Providing variation in the building mass will minimize impacts on the neighborhood context and neighboring buildings. For example, creating offsets in long walls and stepping down height on all building facades are good design choices.

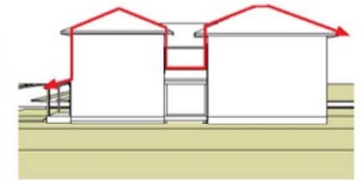
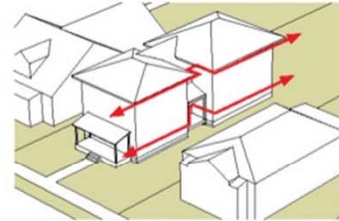
3.4 Use façade articulation techniques to help a building fit within the scale of the surrounding historic context.

- » Use vertical and horizontal wall offsets (changes in the wall plane) to reduce the overall scale of a building as viewed from the street.
- » Use vertical and horizontal wall offsets to reduce the visual impact of long side wall areas on neighboring properties and the street.

Building Articulation in Conservation Districts

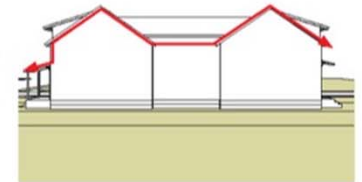
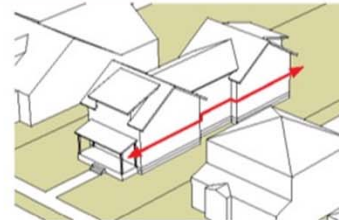
Two-story building with vertical and horizontal articulation

This new two-story building reflects a similar mass and scale to traditional building forms located in the neighborhood. To help break up the mass the wall plane is offset and the height steps down at the midpoint of the building mass.



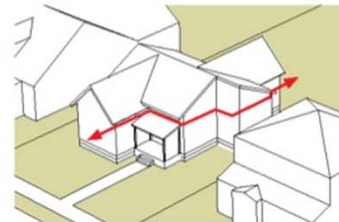
One-and-a-half story building with vertical and horizontal articulation

This new one-and-a-half story building reflects a similar mass and scale to traditional building forms located in the neighborhood. To help break up the mass the wall plane is offset and the height steps down at the midpoint of the building mass.

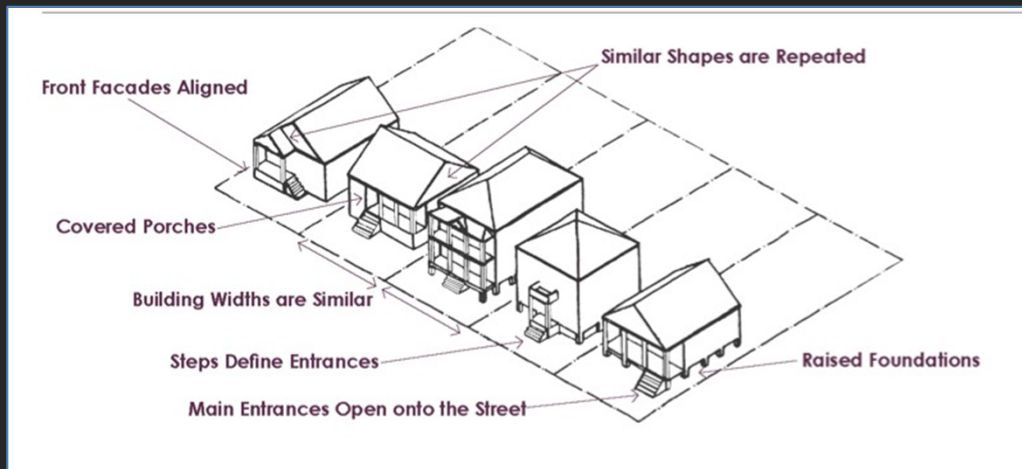
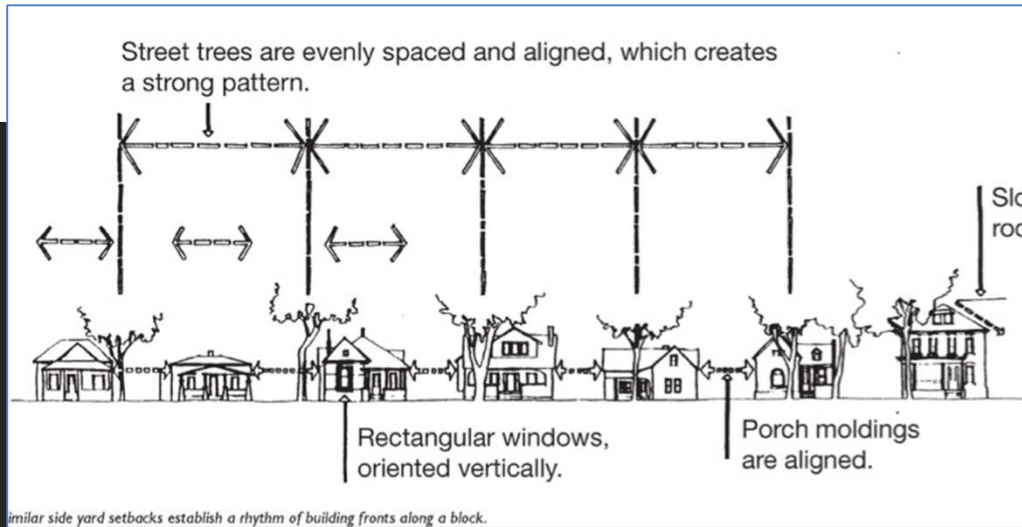


One-story building with vertical and horizontal articulation

This new one-story building reflects a similar mass and scale to traditional building forms located in the neighborhood. To help break up the mass the wall plane is offset and a smaller building mass projects from the front and rear wall planes.



Considering Context

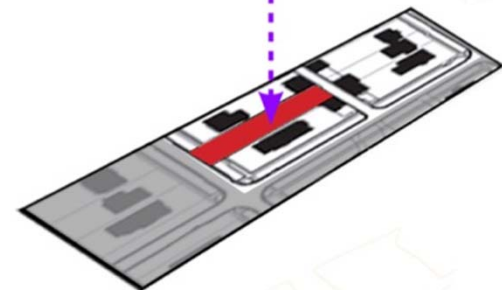
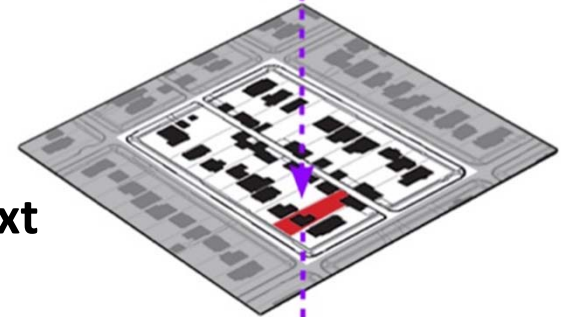
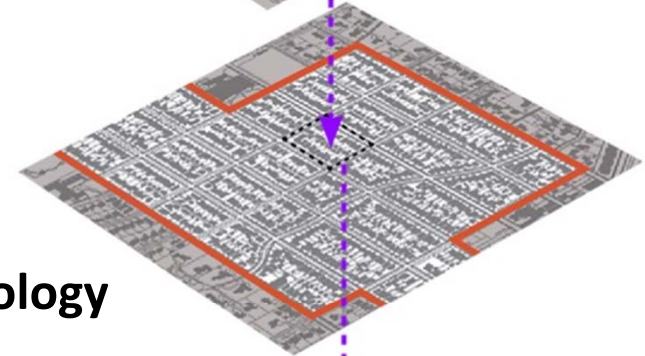
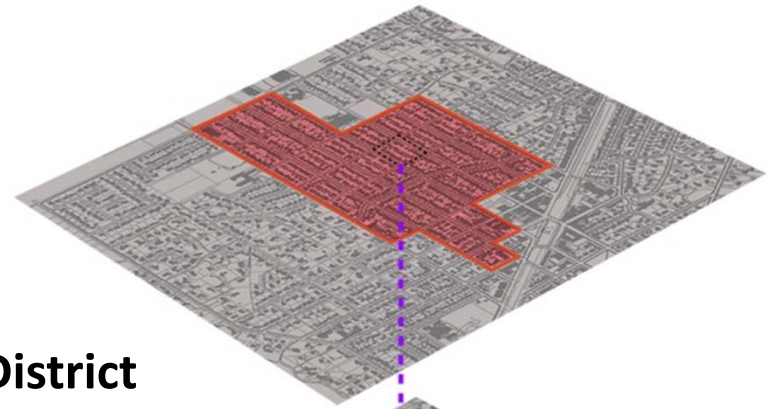


District

Typology

Context

Site



Tonight's Activities



GROUP ACTIVITIES

HOUSTON HISTORIC DISTRICTS | WORKSHOP 1

Instructions:

(Participants break into small groups, based on the Historic Districts they represent.)
Your group will have approximately 40 minutes to complete these two group activities. The amount of time your group spends on each activity is somewhat flexible, but we suggest time limits as noted for each activity. Then, move onto your individual activity sheet. An additional 20 minutes is allocated for the individual activities.

1. Each group member should introduce himself or herself and identify what your interest is in this project.
2. Please select a volunteer to be the recorder for the two group activities.
3. The recorder should take notes on each Group Activity Worksheet as noted in the directions and help keep track of time.
4. Multiple copies of some activity material are provided for ease of reference. Please record all comments on ONE master sheet for each group activity.
5. As you begin each activity, start by filling in your Historic District and table number on each worksheet. Begin here, by filling in that information below:

Historic District: _____ Table Number: _____



INDIVIDUAL ACTIVITIES

HOUSTON HISTORIC DISTRICTS | WORKSHOP 1

Please answer the following questions:

Individual Activity #3: Historic Building Additions (5-10min)

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

Please use the following handout to complete this activity:

- Worksheet: Massing Study – Additions (you will share this sheet with others)

3.1 A series of alternative designs for an addition is illustrated. Work by yourself to identify one or more of the images that you feel would be compatible with the block shown. You may add a note explaining your choice if you wish.

List those that you feel would be compatible here, by the letters: _____

3.2 Identify one or more images that you feel would be incompatible with the block shown. You may add a note explaining your choice if you wish.

List those that you feel would be incompatible here, by the letters: _____

Individual Activity #4: Massing Studies of New Construction (5-10min)

Objective: To gain an initial understanding about the “threshold” of compatibility for new, larger houses in your Historic District.

Please use the following handout to complete this activity:

- Worksheet: Massing Study – New Construction (you will share this sheet with others)

4.1 A series of alternative designs for new construction is illustrated. Work by yourself to identify one or more of the images that you feel would be compatible with the block shown. You may add a note explaining your choice if you wish.

List those that you feel would be compatible here, by the letters: _____

4.2 Identify one or more images that you feel would be incompatible with the block shown. You may add a note explaining your choice if you wish.

List those that you feel would be incompatible here, by the letters: _____

Individual Activity #5: Visual Survey (5-10min)

Objective: To identify features that may affect compatibility in historic districts

What are some of the features of house designs that contribute to a sense of compatibility in a historic district? Building massing, scale, form and style may be some of those factors, as well as materials and architectural details. The surrounding area also is an important consideration. One house design may be appropriate for a particular historic district, but not in another. Even within one historic district, a design may be appropriate in one location but not another.

5.1 A series of photographs is provided at your table. (You will share these sheets with others.)

Work by yourself to identify one or more examples with some features that might be compatible in your historic district. You may add a note explaining your choice if you wish.

List those that you feel would be compatible here, by the numbers: _____

Note: An image may have some features that would not be appropriate as well. That is to say, it may be compatible in scale and form, but perhaps not in style or materials. You may add a note explaining your thoughts related to those factors.

5.2 Identify which historic district you are considering when viewing the photos and if there are any special conditions about the area.

Some General Questions:

#6. Please provide any comments regarding today’s Workshop & Activities. _____

#7. What else would you like to see addressed in this project? _____

#8. What is your interest in the Historic District?

- I am a resident of the district _____ (which one?) for _____ (how long?)
- I own a rental a property in the district _____ (which one?)
- Other _____ (please specify)

#9. Which district does your table represent? _____

#10. What is your Table Number? _____

Activity 1: Issues – Lightning Round!

Group Activity #1: Identifying Current Issues in the Historic District (10min)

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

Please use the following handout to complete this activity:

“Worksheet: Historic District Issues Summary”

With your group, review the Historic District Issues Summary worksheet.

- 1.1 Freeland, Norhill, Woodland & Old 6th Ward Historic Districts:
Identify any issues related to the categories noted. Only the topics that are relevant to your Historic District should be addressed. If more space is needed, use the back of that sheet.

- 1.2 Houston Heights - West, East & South Historic Districts:
Preliminary issues and comments are listed on your worksheet. These were gleaned from previous workshops that were conducted earlier. Edit the comments and add others as necessary. If more space is needed, use the back of the sheet.

Just Quick Ideas...



ACTIVITY #1 HOUSTON HISTORIC DISTRICTS | ISSUES

Issues Summary:

Neighborhood Character (ex: front setbacks, landscaping and trees, curb & gutter, etc.)

Site Design (ex: parking, side yards, storm run-off, etc.)

Treatment of Historic Buildings (ex: maintenance, dormer additions, raising buildings, etc.)

Additions to Historic Buildings (ex: location, size, style, etc.)

New Infill Buildings (ex: compatibility, mass & scale, privacy, materials, etc.)

Review Process (ex: review time, etc.)

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

Historic District _____

Table Number _____
(Please review and edit this material as a group)



ACTIVITY #1 HOUSTON HISTORIC DISTRICTS | ISSUES

Issues Summary:

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

Neighborhood Character

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

Site Design

- Parking in front yards
- Loss of mature trees
- Reduced backyard open space
- Reduced side yard
- Loss of solar access
- Storm run-off
- _____
- _____
- _____

Treatment of Historic Buildings

- Raising buildings
- Window replacement
- Dormer additions
- Loss of mature trees
- _____
- _____
- _____

Additions to Historic Buildings

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

New Infill Buildings

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

Review Process

- Difficult, time-consuming
- Negates property values
- _____
- _____
- _____

Other

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

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

Table Number _____
(Please review and edit this material as a group)



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

HIGHLY CONSISTENT
SINGLE STORY MASSING
CURB & GUTTER

GROUP 1
1.A

DESCRIPTION:

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

Distinguishing Neighborhood Features:

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

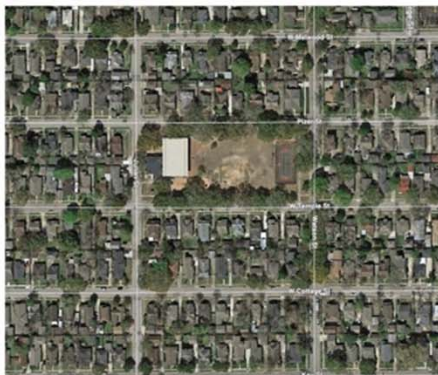
Distinguishing Site Features:

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

Distinguishing Building Features:

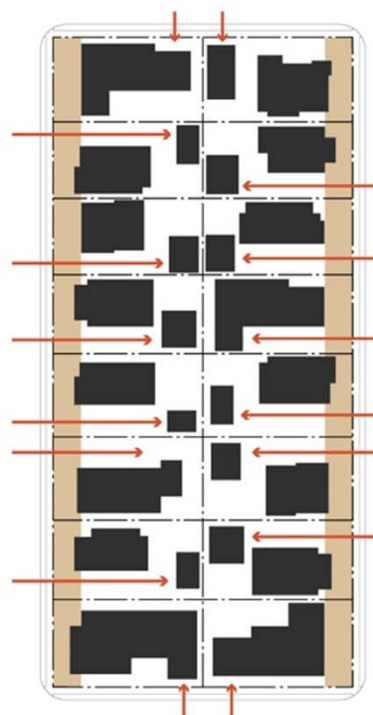
- The majority of houses are one story in height.
- Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s.
- Homes are modest in scale. Most range from 1,000 sf to 1,500 sf.
- New buildings and additions appear to be in scale with historic structures.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

NEIGHBORHOOD CHARACTERISTICS:



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

SITE CHARACTERISTICS:



LOT ORIENTATION: Primarily North & South
LOT DEPTH & WIDTH: 105'x50'
LOT SIZE: 5,000 sf.-6,000 sf.
LOT COVERAGE: 30%-50%
BLOCK END CAP: 0%
SETBACKS: 10 ft.-15 ft.
PARKING: Side Drive Leading to Rear Garage

BUILDING CHARACTERISTICS:



In general, homes in this typology have a consistent setback and streets include tree lawns and detached sidewalks with pathways leading to front doors.



Home size is consistent throughout this typology. One-story homes with uniform lot sizes, floor-area-ratios, and parking in the rear are common. However, materials and styles vary.



Tree coverage and landscaping have an effect on the privacy and visibility of design features.

Porch features define the character within the typology and provide a human scale to the structure.

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

DESCRIPTION:

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

Distinguishing Neighborhood Features:

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

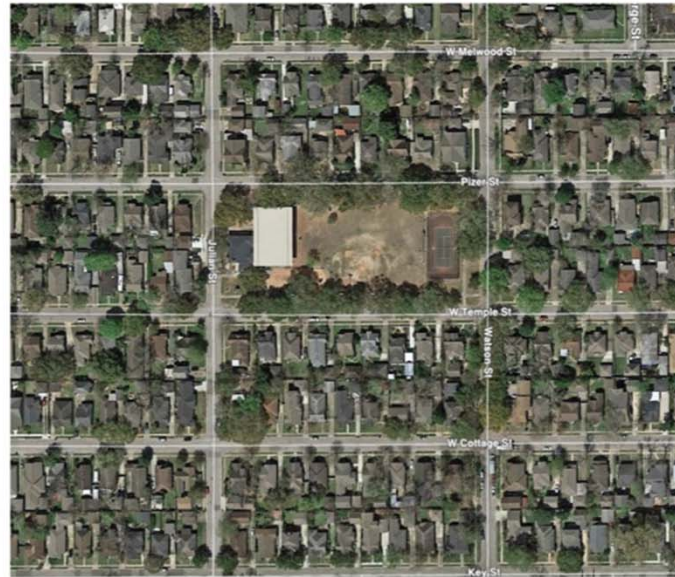
Distinguishing Site Features:

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

Distinguishing Building Features:

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

NEIGHBORHOOD CHARACTERISTICS:

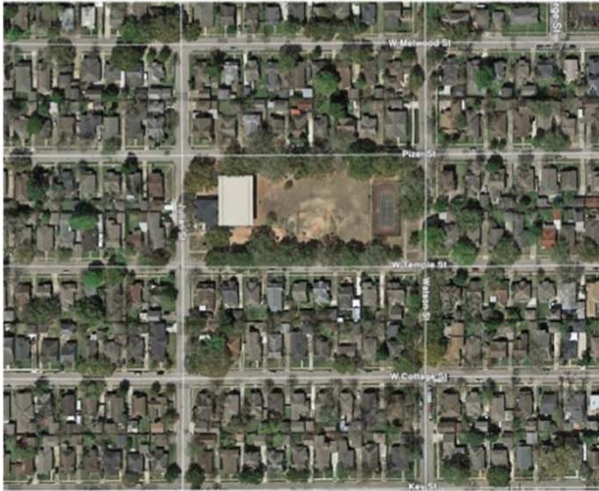


STREET PATTERN: Grid Pattern

STREET WIDTH: 25 ft.-30 ft.

PUBLIC REALM: Curb and Gutter

NEIGHBORHOOD CHARACTERISTICS:



STREET PATTERN: Grid Pattern

STREET WIDTH: 25 ft.-30 ft.

PUBLIC REALM: • Curb and Gutter

- Tree lawn between Street and Sidewalk

LANDSCAPING: Medium - Dense

CONSISTENCY : Very Uniform

ALLEYWAY: No

SITE CHARACTERISTICS:



LOT ORIENTATION: Primarily North & South

LOT DEPTH & WIDTH: 105'x50'

LOT SIZE: 5,000 sf.-6,000 sf.

LOT COVERAGE: 30%-50%

BLOCK END CAP: 0%

SETBACKS: 10 ft.-15 ft.

PARKING: Side Drive Leading to Rear Garage

BUILDING CHARACTERISTICS:



In general, homes in this typology have a consistent setback and streets include tree lawns and detached sidewalks with pathways leading to front doors.



Home size is consistent throughout this typology. One-story homes with uniform lot sizes, floor-area-ratios, and parking in the rear are common. However, materials and styles vary.



Tree coverage and landscaping have an effect on the privacy and visibility of design features.

Porch features define the character within the typology and provide a human scale to the structure.

KEY:

- Building/Garage
- Driveway Access
- Building Setback
- - - Property Lines

BUILDING HEIGHT: 1-Story

BUILDING SIZE: 1,000 sf.-1,500 sf.

FLOOR AREA RATIO: Majority 0.20-0.29

BUILDING AGE: 1920-1940

ROOF FORM: Primarily Gable and Hip

PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

MODERATE VARIATION
 ONE & TWO-STORY MASSING
 TRADITIONAL PARKING LOCATION
 LARGE LOT SIZE

GROUP 2
2.B

DESCRIPTION:

Typology 2B has a moderate range of variation, in terms of building age and traditional development patterns. It retains a high percentage of buildings that “contribute” to a historic district. The lots are predominantly oriented to the East/West (whereas the lots in Type 2A and 2C orient to the North/South). Many lots at the block ends face cross-streets, which create a significant amount of Block End Cap conditions. Lot sizes are larger than Type 2A and Type 2C, as are building sizes.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- Moderate street widths
- Formal on-street parking
- Large & deep, rectangular-shaped lots
- No alleys

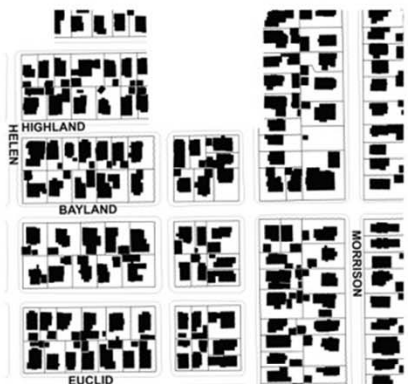
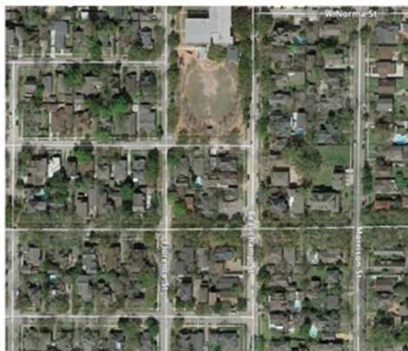
Distinguishing Site Features:

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

Distinguishing Building Features:

- Both 1 & 2-Story houses are common.
- Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s.
- Homes are moderate in scale. Most range from 2,000 sf to 3,500 sf.
- New buildings and additions appear to be in scale with historic buildings.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



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

SITE CHARACTERISTICS:



LOT ORIENTATION: Primarily East & West
LOT DEPTH & WIDTH: 130'x60'
LOT SIZE: 6,000 sf.-10,000 sf.
LOT COVERAGE: 30%-50%
BLOCK END CAP: 78%
SETBACKS: 10 ft.-15 ft.
PARKING: Side Drive Leading to Rear Garage

BUILDING CHARACTERISTICS:



In general, homes in this typology have consistent setbacks and streets include narrow tree lawns, detached sidewalks and curb and gutter at the street edge.

Home size and style varies throughout this typology. One and two-story homes with varied massing, materiality, floor-area-ratio, and parking in the rear are present. Lot sizes are considerably larger than those in Typology 2A.

Block end-caps are present on approximately half of the side streets.

Well-maintained historic homes are present throughout this typology area.



BUILDING HEIGHT: 1 & 2-Stories
BUILDING SIZE: 2,000 sf.-3,500 sf.
FLOOR AREA RATIO: Majority 0.20-0.39 (with some higher)
BUILDING AGE: 1920-1940
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

SUBSTANTIAL VARIATION
 ONE & TWO-STORY MASSING
 MIX OF PARKING LOCATIONS
 HIGH MIX OF LOT SIZES

GROUP 3
3.D

DESCRIPTION:

Typology 3D has a significant range of variation, in terms of building age and traditional development patterns. It has a low percentage of buildings that "contribute" to a historic district. The lots are predominantly oriented to the East/West. Streets have curb & gutter throughout (unlike other Group 3 typologies). Building setbacks have a moderate degree of variance due to a shallower pattern from new development.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- Narrow street widths
- Formal on-street parking
- Large & deep, rectangular-shaped lots
- Alleys are present throughout

Distinguishing Site Features:

- Front yards are occasionally fenced.
- Parking varies greatly. Garages are accessed from both front yards and alleys.
- Driveways are not always present. This results in less space between buildings.
- Moderate amount of Block End Cap scenarios.

Distinguishing Building Features:

- Both 1 & 2-Story houses are common.
- A low amount of buildings date from the period of historic significance, typically from the 1920s and into the 1940s. A significant amount of new buildings have been constructed since the 1980s.
- Homes size varies significantly. Most range from 1,000 sf to 3,500 sf.
- A significant percentage of new buildings and additions appear to be out of scale with historic buildings.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



STREET PATTERN: Grid Pattern
STREET WIDTH: 20 ft. (E/W) & 35 ft. (N/S)
PUBLIC REALM: • Curb and Gutter
 • Tree lawn between Street and Sidewalk
LANDSCAPING: Medium
CONSISTENCY: Significant Variation
ALLEYWAY: Yes

SITE CHARACTERISTICS:



LOT ORIENTATION: East & West (Few N/S)
LOT DEPTH & WIDTH: 135'x50'
LOT SIZE: 5,000 sf.-10,000 sf.
LOT COVERAGE: 30%-60%
BLOCK END CAP: 50%
SETBACKS: 15 ft.-20 ft.
PARKING: Mix of Parking. Side Drive Leading to Rear; Front Garage; On-Street; etc...

BUILDING CHARACTERISTICS:



Homes in this typology have shallow setbacks with greater variation than other areas. Streets include tree lawns and detached sidewalks. Curb & gutter is consistent at the street edge.



Home and lot sizes vary throughout this typology. Parking and access varies greatly based on new developments. Architectural styles of the buildings also varies due to the mix of new homes and modified lots.



New townhome developments provide rear garage access from the alleys



Subdivided lots have been redeveloped with a large mix of architectural styles in some areas.

KEY:

- Building/Garage
- Driveway Access
- Building Setback
- Property Lines

BUILDING HEIGHT: 1 & 2-Stories
BUILDING SIZE: 1,000 sf.-3,500 sf.
FLOOR AREA RATIO: Majority 0.45-0.59 (with some lower)
BUILDING AGE: 1920-1940 (and 1980+)
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk



ACTIVITY #2

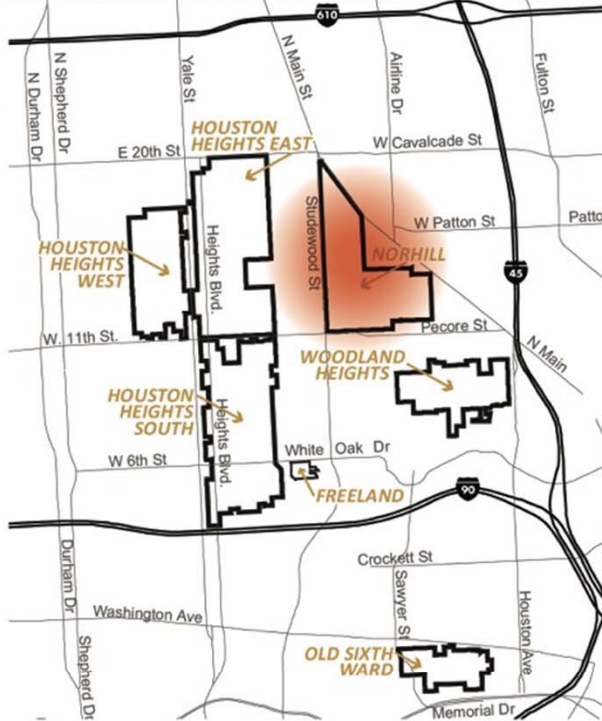
RESIDENTIAL TYPOLOGIES

TYOLOGY LOCATIONS GROUP 1

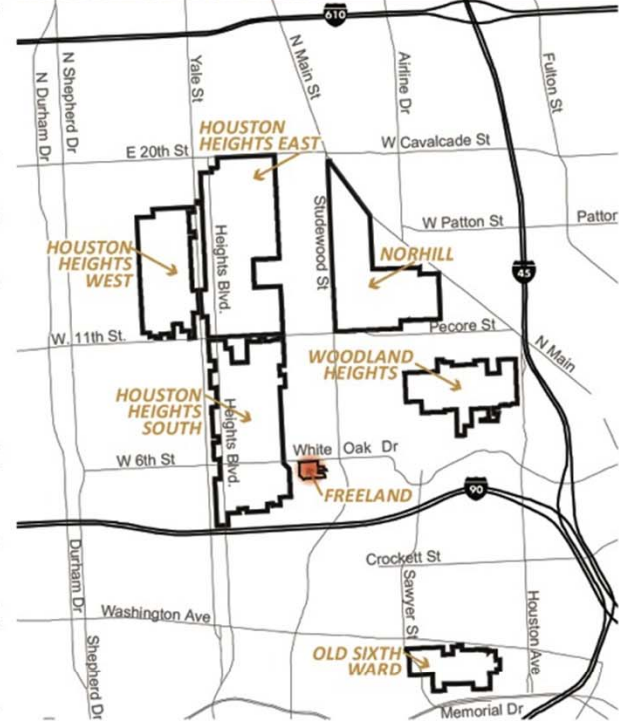
GROUP #1 DESCRIPTION:

This Typology Group has a set of two Types, both of which have a high degree of consistency, in terms of building age and traditional development patterns. Lot sizes are relatively consistent, as are house sizes. Most houses are one story in height. The Type 1 Types both retain a high percentage of buildings that “contribute” to a historic district. They are distinguished by whether or not they have curb and gutter along their streets.

TYOLOGY 1.A LOCATION MAP:



TYOLOGY 1.B LOCATION MAP:





ACTIVITY #2

RESIDENTIAL TYPOLOGIES | TYPOLOGY LOCATIONS

GROUP 2

GROUP #2 DESCRIPTION:

This Typology Group has a sequence of three Types, each of which varies in the degree of consistency that exists, in terms of building age and traditional development patterns. Lot sizes also vary by Type, and in some cases by their orientation. The percentage of buildings that “contribute” to a historic district varies among the three Types. There also are some differences among the Types in the extent to which curb and gutter exists. A mix of one and two story houses is typical in all three Types.

TYPOLOGY 2.A LOCATION MAP:



TYPOLOGY 2.B LOCATION MAP:

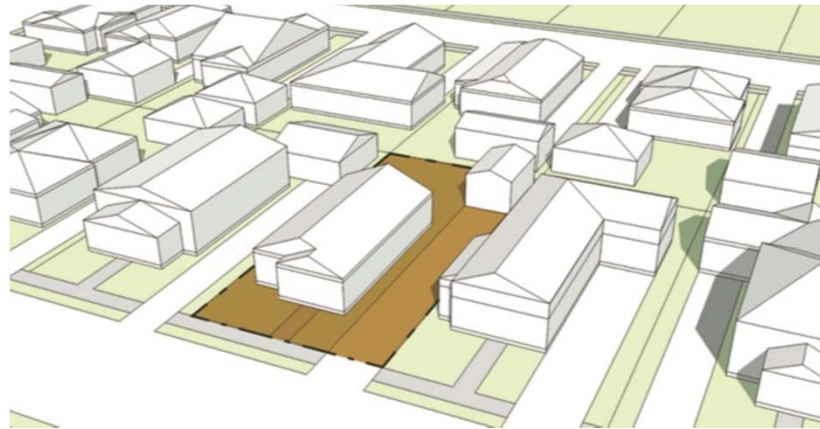
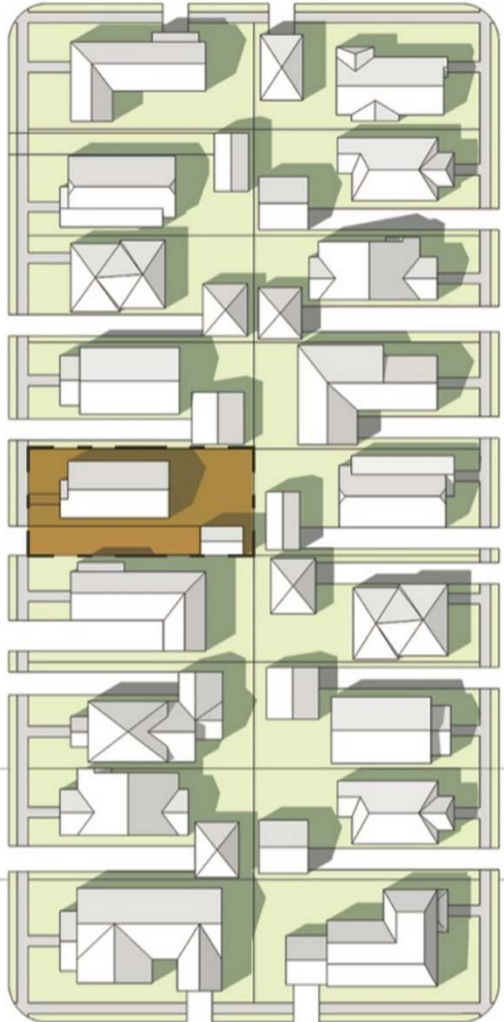


TYPOLOGY 2.C LOCATION MAP:

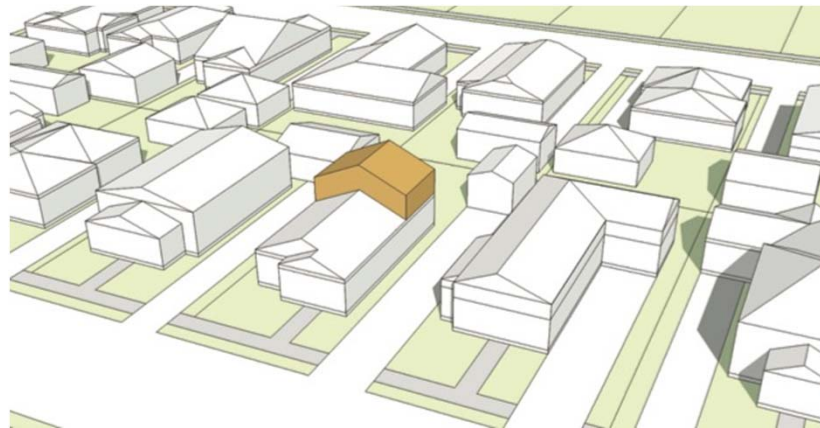


3. Massing Studies

Identify Compatible Development Scenarios

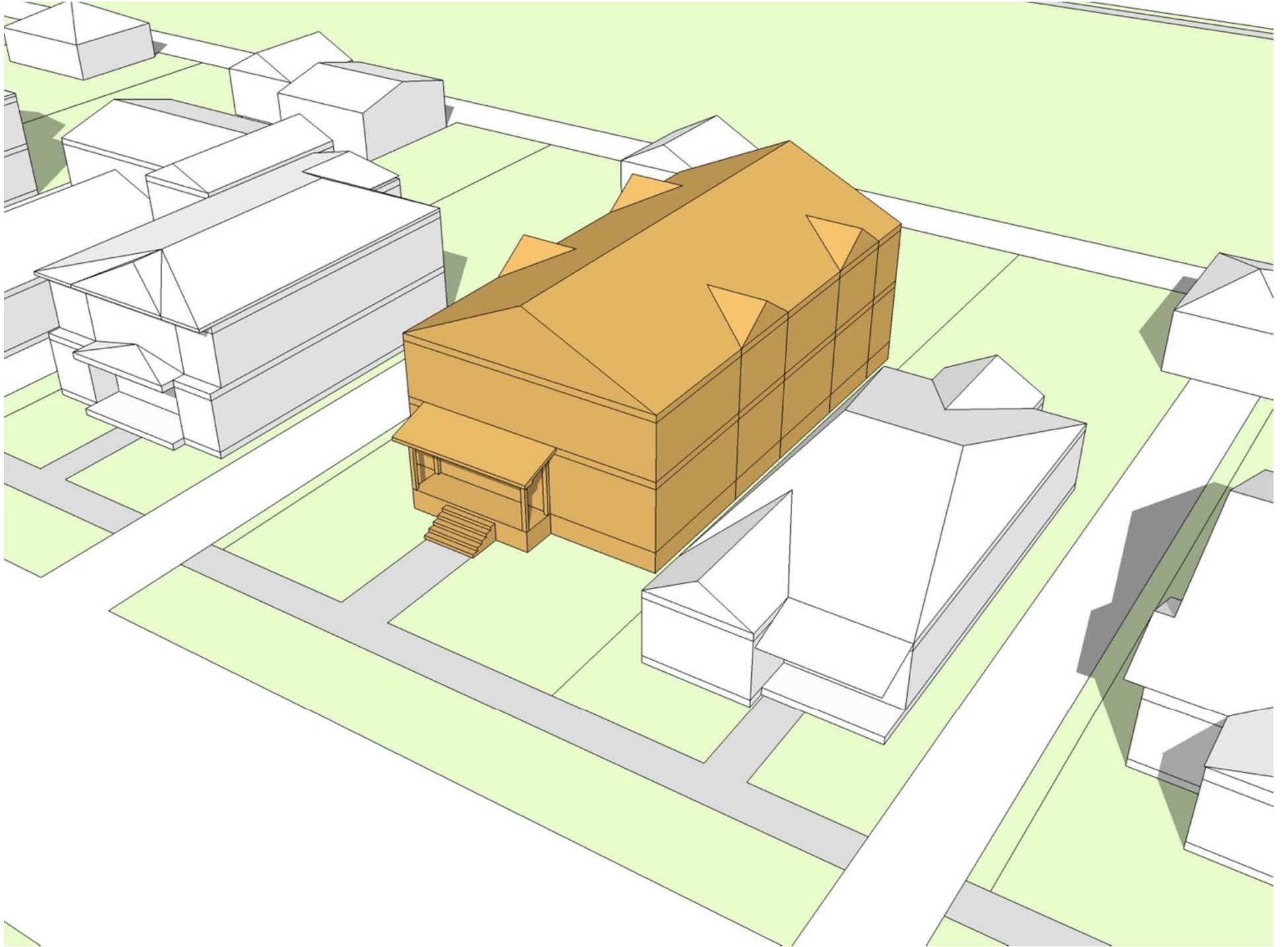


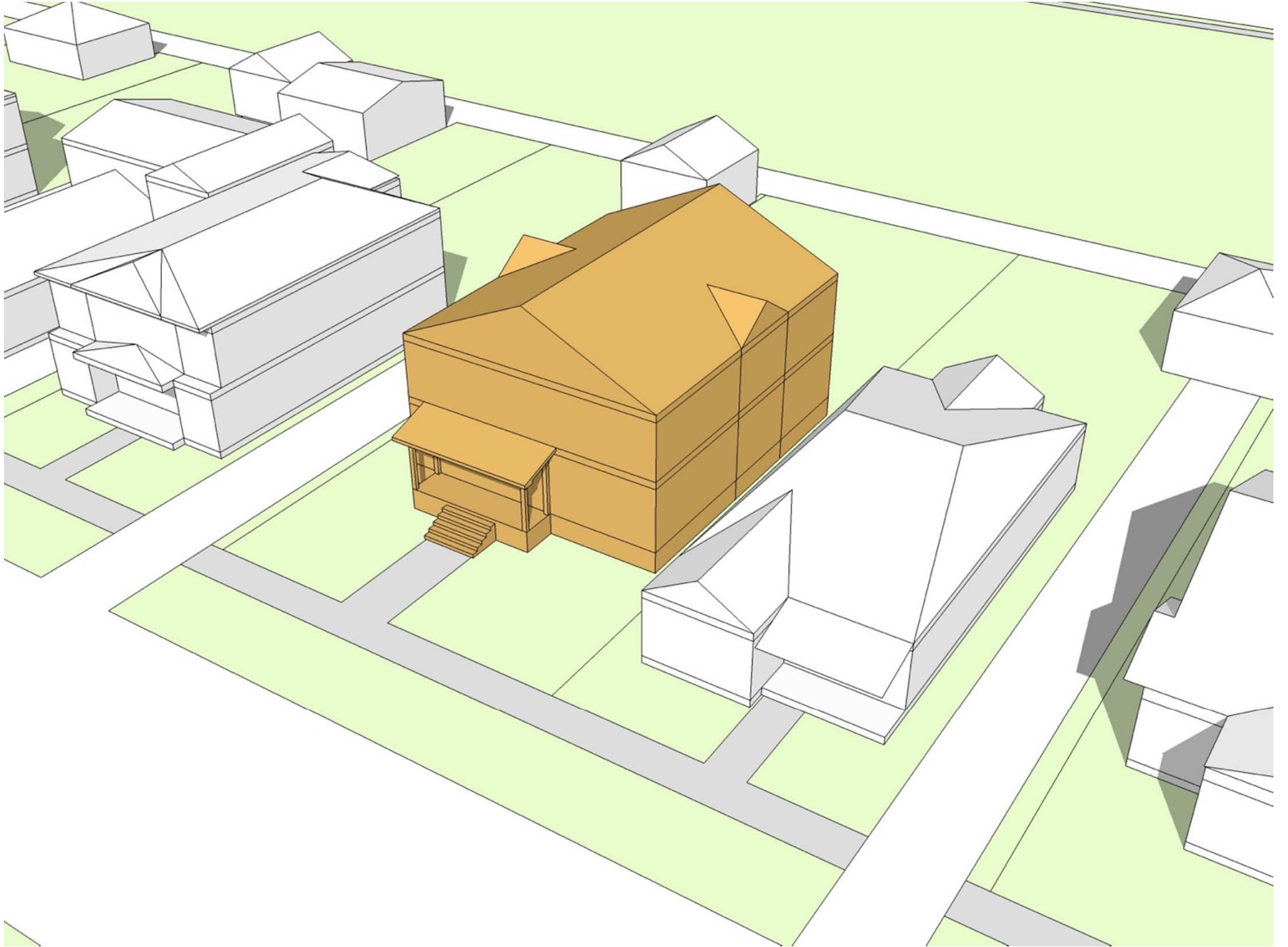
Existing

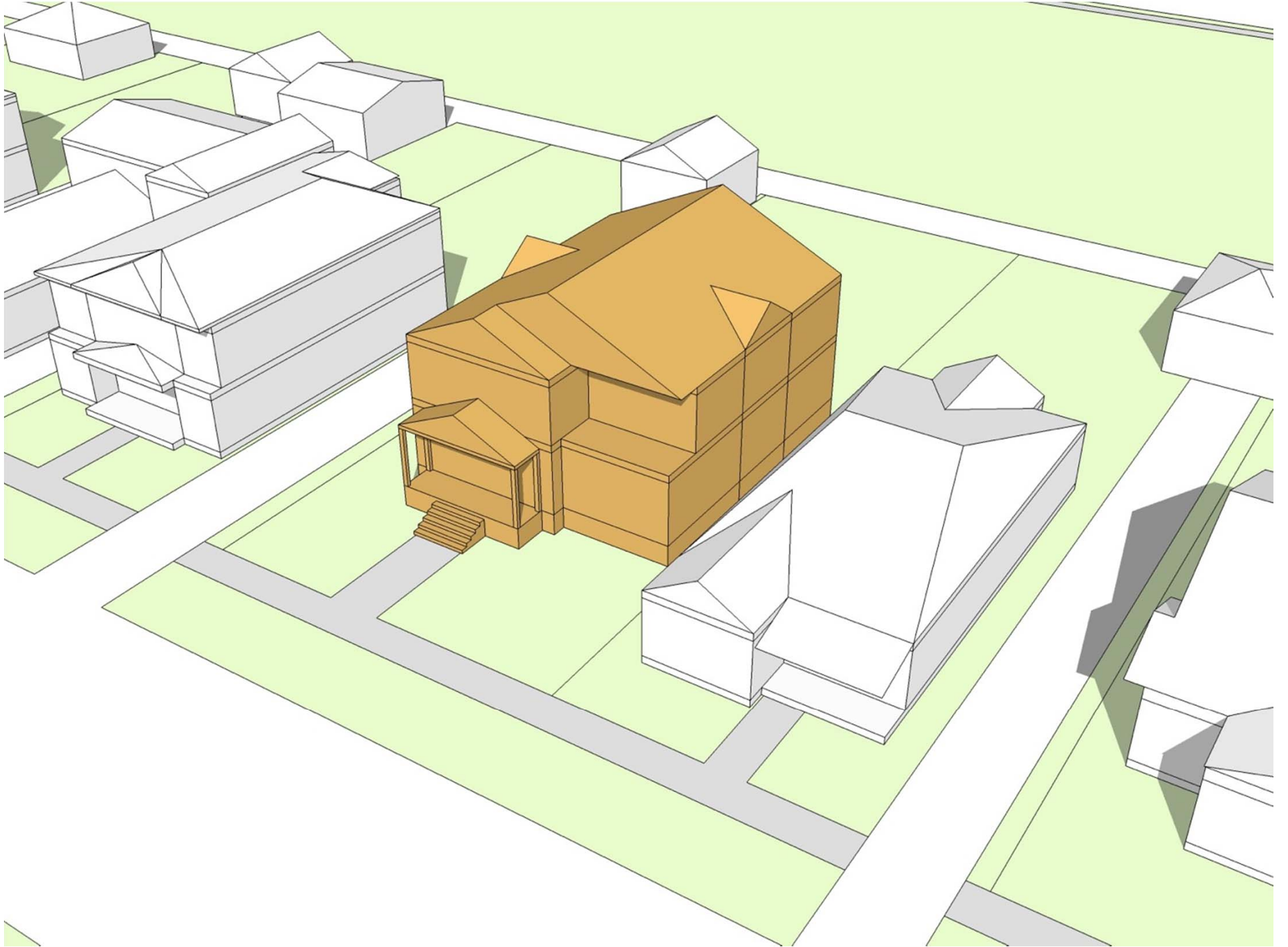


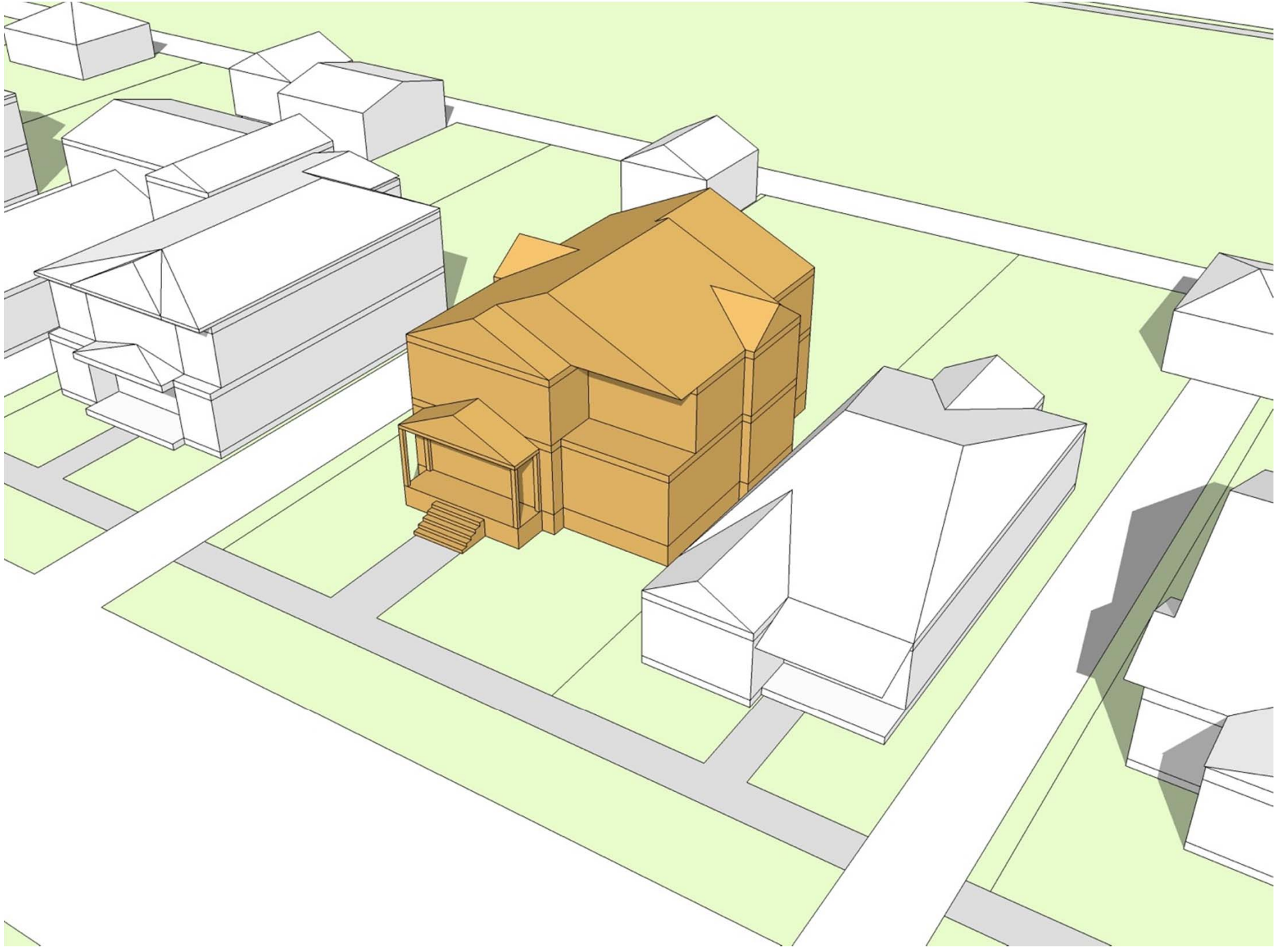
Option A

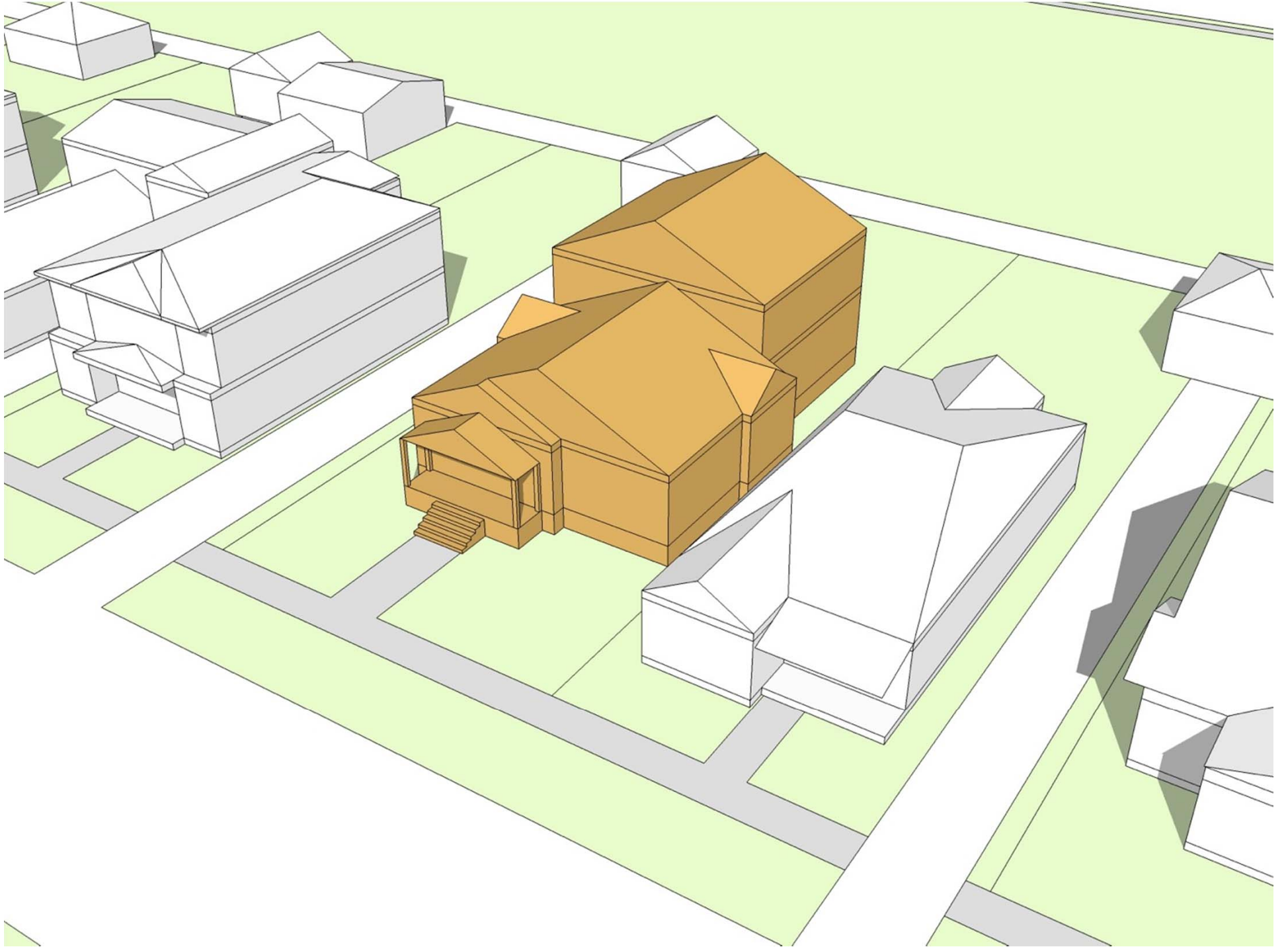
Alternative scenarios in Houston

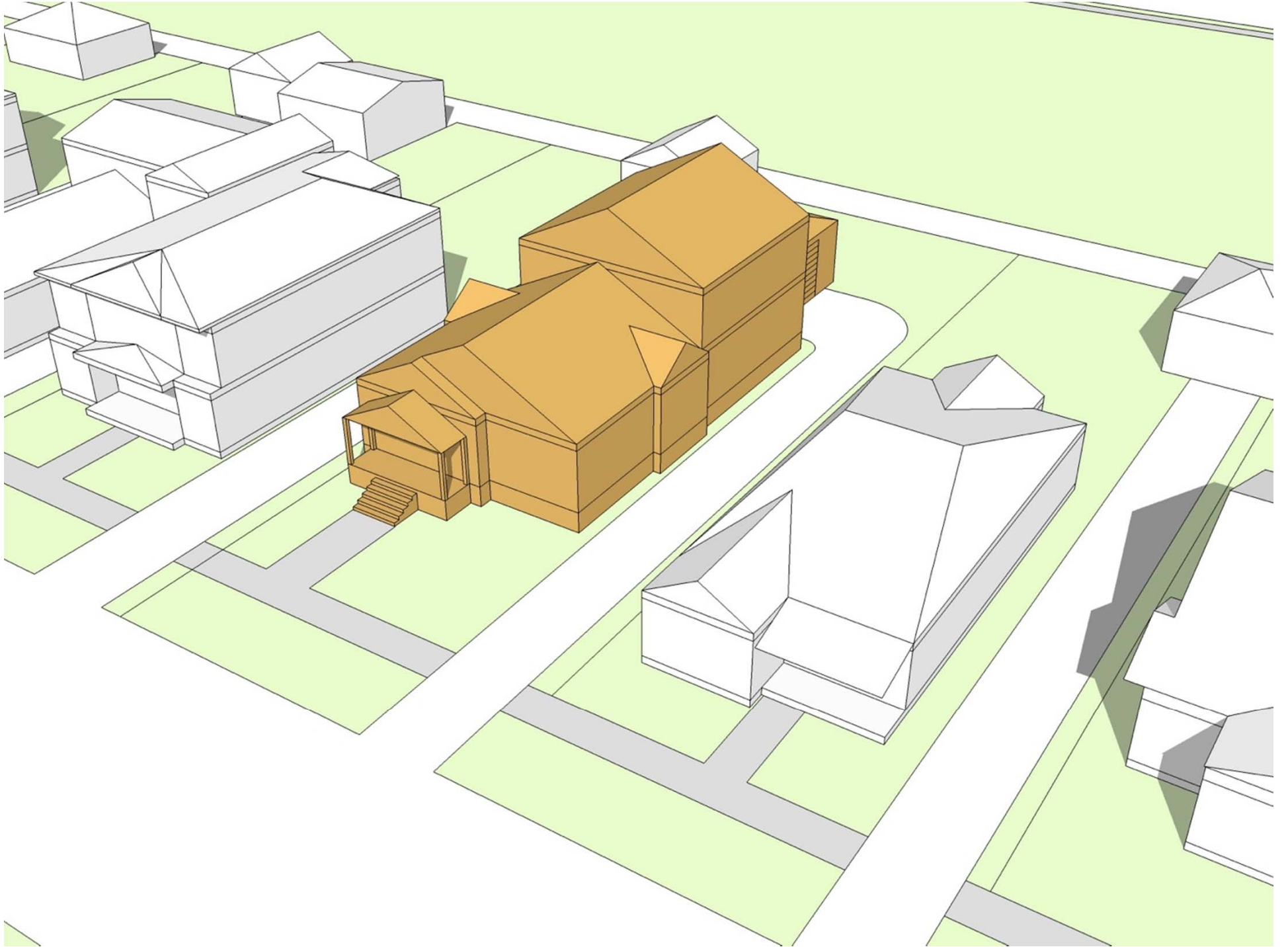














ACTIVITY #3

MASSING STUDY | ADDITIONS

TRADITIONAL 1-STORY
(Norhill, Freeland, Houston Heights East & West)



1. How does the addition affect the integrity of the historic house itself?
2. How does the addition fit with the context?
3. How does the addition affect our ability to perceive the historic character of the district?

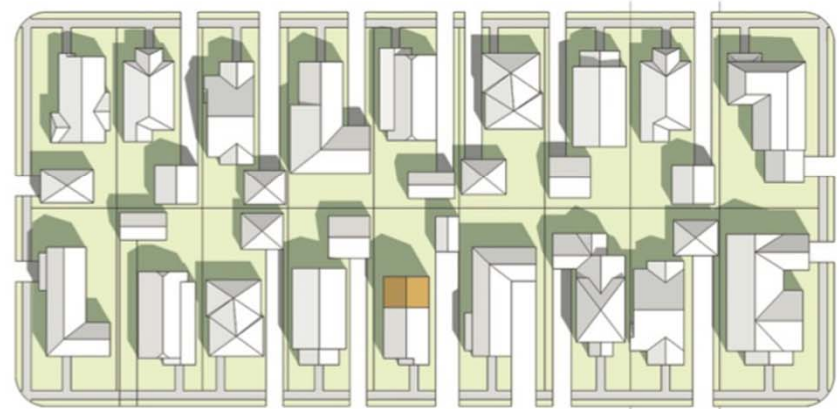
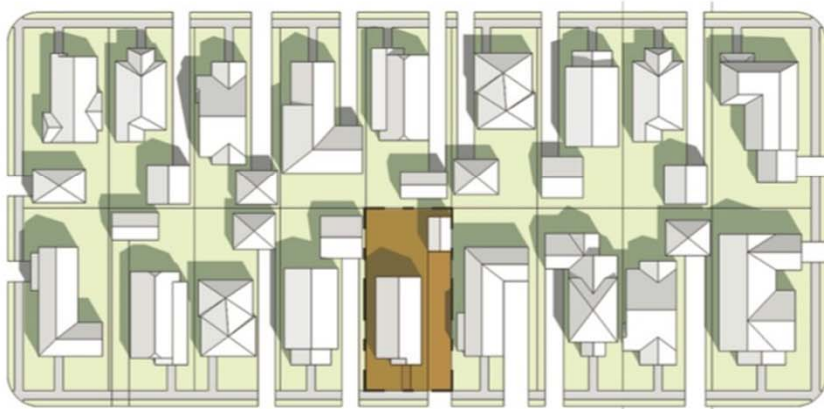
TRADITIONAL 1-STORY

(Norhill, Freeland, Houston Heights East & West)

Existing



A



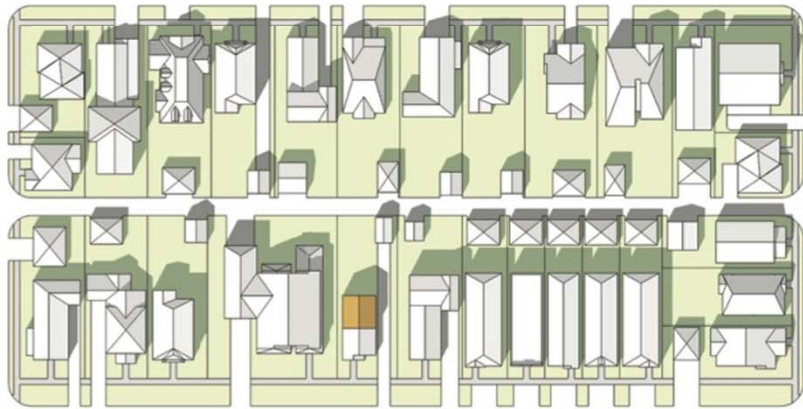
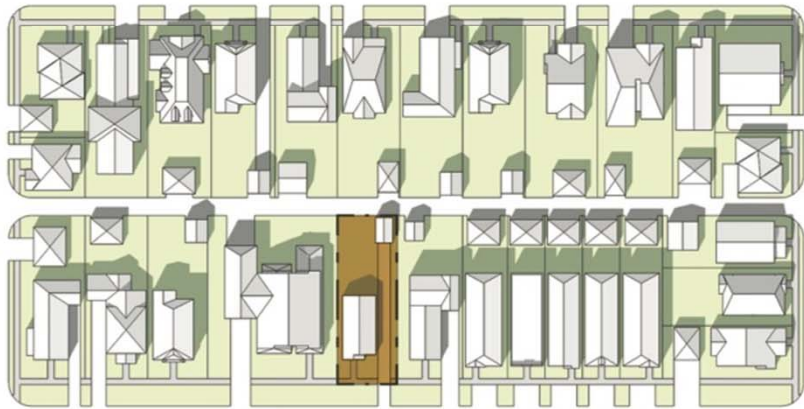
SIGNIFICANT VARIATION 1&2-STORY

(Woodland, Old 6th, Houston Heights East, West, & South)

Existing

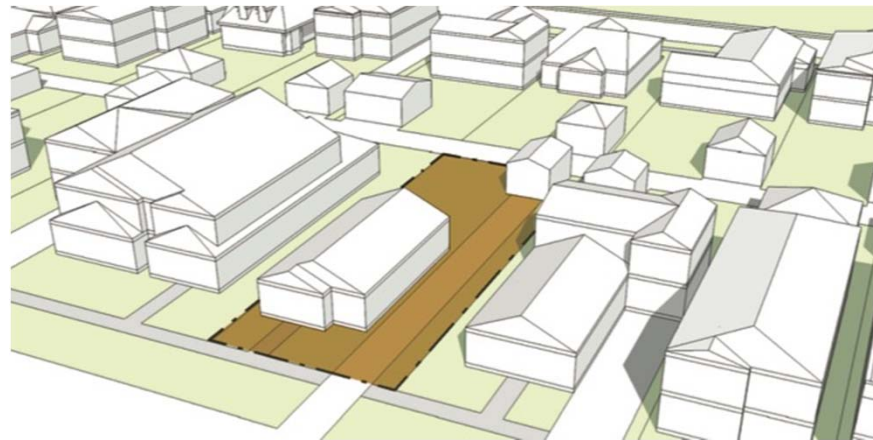
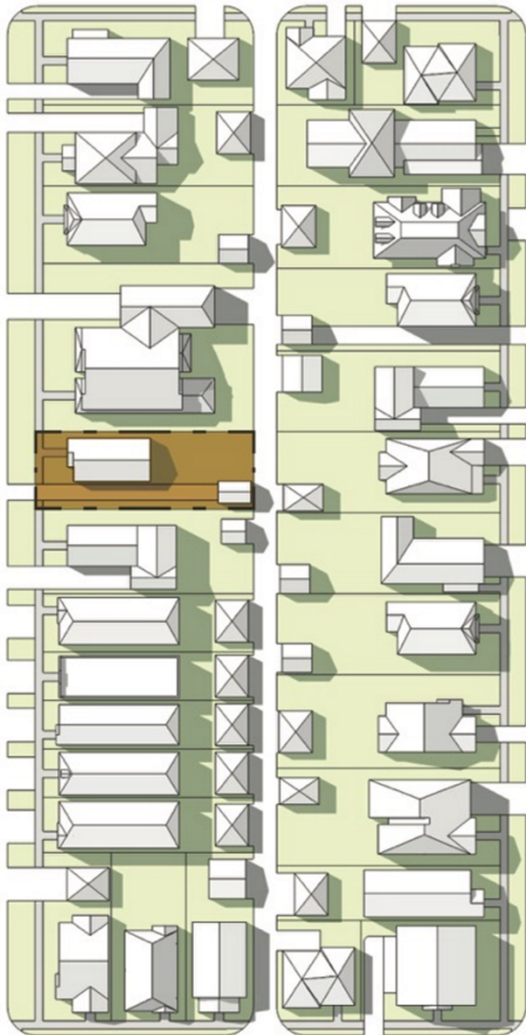


I



4. Massing Studies – New Construction

Identify Compatible Development Scenarios



Existing



Option A

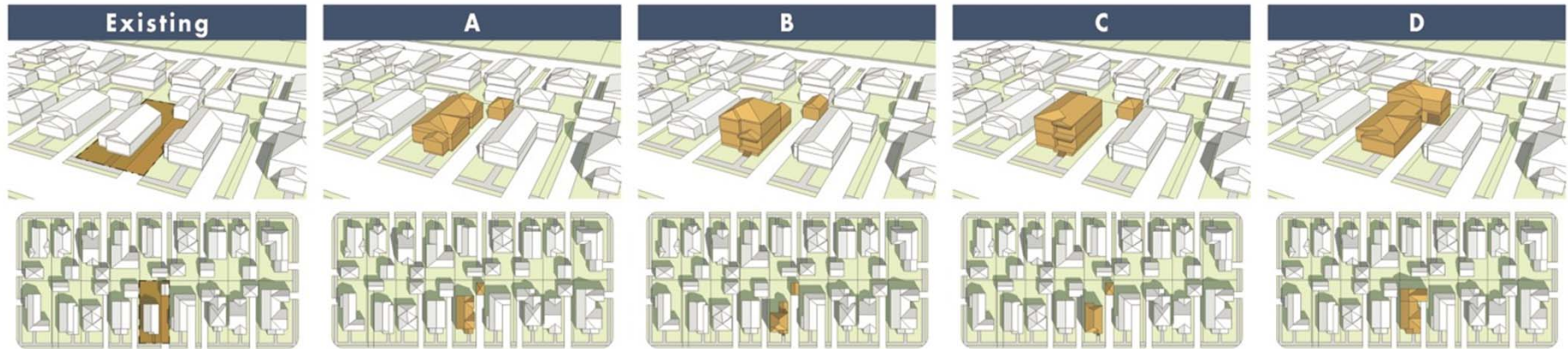
Alternative scenarios in Houston



ACTIVITY #4

MASSING STUDY | NEW CONSTRUCTION

TRADITIONAL 1-STORY
(Norhill, Freeland, Houston Heights East & West)



1. How does the new building affect abutting properties?
2. How does the new building fit with the context?
3. How does the new building affect our ability to perceive the historic character of the district?

5. Visual Survey

Identify Compatible Development Scenarios



1



2



3



4



5



6

Thank You!

- Your work tonight will help us prepare materials that will be posted on-line and to prepare for a second workshop, to be conducted in early December.



Group Activity #1: Identifying Current Issues in the Historic District (10min)

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

Please use the following handout to complete this activity:

“Worksheet: Historic District Issues Summary”

With your group, review the Historic District Issues Summary worksheet.

- 1.1 Freeland, Norhill, Woodland & Old 6th Ward Historic Districts:
Identify any issues related to the categories noted. Only the topics that are relevant to your Historic District should be addressed. If more space is needed, use the back of that sheet.
- 1.2 Houston Heights - West, East & South Historic Districts:
Preliminary issues and comments are listed on your worksheet. These were gleaned from previous workshops that were conducted earlier. Edit the comments and add others as necessary. If more space is needed, use the back of the sheet.

Group Activity #2: Considering Typologies in your Historic District (30min)

Objective: To review and identify one or more typologies for your Historic District

This activity has two parts. Please use the following handouts to complete this activity:

- Worksheet: Residential Typology Poster(s)
- Worksheet: Historic District Aerial Map

- 2.1 With your group, review the Residential Typology Poster(s) that are provided.
 - a) Consider how the character of the district is represented.
 - b) If any changes to the text or diagrams are identified, make the edits directly on the poster(s).
- 2.2 Next, review the Historic District Aerial Map and complete the following:
 - a) As a group, locate one (1) block face that best represents each typology provided.
(For some districts only one typology may apply.)
 - b) Circle the block face that best represents the typology(typologies) found in your district.



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

MODERATE VARIATION
 ONE & TWO-STORY MASSING
 MIX OF PARKING LOCATIONS
 LARGE AGE DIFFERENCE

GROUP 2
2.C

DESCRIPTION:

Typology 2C has a significant range of variation, in terms of building age and traditional development patterns. It retains a moderate percentage of buildings that “contribute” to a historic district (fewer than in Typologies 2A and 2B). The lots are predominantly oriented to the North/South, similar to 2A (whereas the lots in 2B are oriented to the East/West). Its streets have a mix of those with curb & gutter and those without. This results in different parking patterns and garage locations.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- Moderate street widths
- Narrow, rectangular-shaped lots
- No alleys

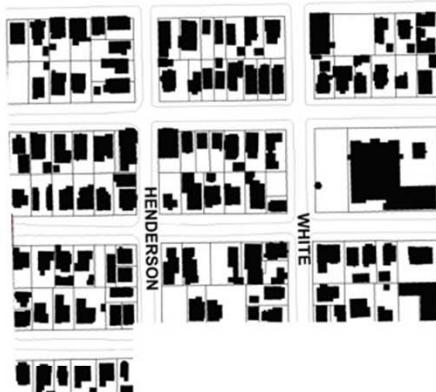
Distinguishing Site Features:

- Uniform front yard setbacks
- Front yards are open and inviting.
- Parking varies greatly. As a result, more parked cars can be noticed in front and side yards.
- Driveways are not always present. This results in less space between buildings.

Distinguishing Building Features:

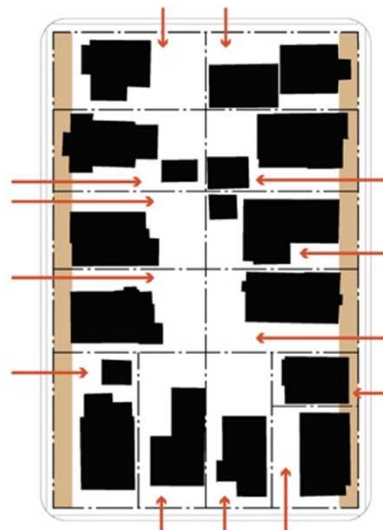
- Both 1 & 2-Story houses are common.
- Most buildings date from the period of historic significance, typically from the 1880s and into the 1920s.
- Homes are modest in scale. Most range from 1,000 sf to 1,500 sf.
- A moderate percentage of new buildings and additions appear to be out of scale with historic buildings.
- One and two-story porches are present and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



STREET PATTERN: Grid Pattern
STREET WIDTH: 20 ft. (some 30 ft.)
PUBLIC REALM: • Mix of Curb and Gutter and No Curb and Gutter
 • Tree lawn between Street and Sidewalk
LANDSCAPING: Medium
CONSISTENCY: Significant Variation
ALLEYWAY: No

SITE CHARACTERISTICS:



LOT ORIENTATION: North & South
LOT DEPTH & WIDTH: 100'x50'
LOT SIZE: 5,000 sf.-6,000 sf.
LOT COVERAGE: 30%-50%
BLOCK END CAP: 32.5%
SETBACKS: 10 ft.-15 ft.
PARKING: Mix of Parking. Side Drive Leading to Rear; Front Garage; On-Street; etc...

BUILDING CHARACTERISTICS:



In general, homes in this typology have consistent setbacks and streets include wide tree lawns, detached sidewalks and a mix of curb and gutter, and no curb and gutter at the street edge.



Home sizes and styles vary throughout this typology. One and two-story homes with varied massing, materiality, lot size, floor-area-ratio, and parking in the front and rear are present. Landscape vegetation is less dense than previous typologies.



Second story porches are consistent throughout this typology area. Some porches connect directly to the sidewalk.



BUILDING HEIGHT: 1 & 2-Stories
BUILDING SIZE: 1,000 sf.-1,500 sf.
FLOOR AREA RATIO: Majority 0.20-0.34 (with some higher)
BUILDING AGE: 1880s-1920
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1 & 2-Story Porches Connecting to Sidewalk



ACTIVITY #2

RESIDENTIAL TYPOLOGIES

TRADITIONALLY CONSISTENT
 SINGLE STORY MASSING
 TRADITIONAL PARKING LOCATION
 TRADITIONAL LOT SIZE

GROUP 3
3.A

DESCRIPTION:

Typology 3A has a high degree of consistency, in terms of building age and traditional development patterns. It retains a high percentage of buildings that “contribute” to a historic district. The lots are predominantly oriented to the East/West. Streets have no curb & gutter. Lots are relatively large, with modest 1-story homes. This results in a lower FAR throughout this typology.

Distinguishing Neighborhood Features:

- Rectilinear street grid
- A mix of moderate and narrow street widths
- Large & deep, rectangular-shaped lots
- Alleys are present throughout

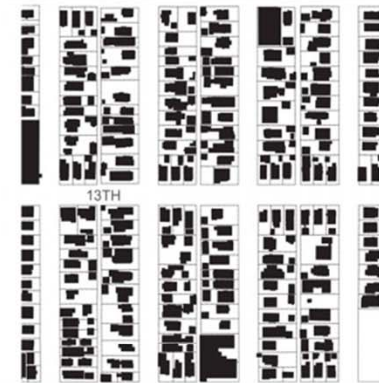
Distinguishing Site Features:

- Uniform, deep front yard setbacks
- Front yards are occasionally fenced.
- Parking is typically in a detached garage, located in the rear of the lot. As a result, garages are visually subordinate to the street (a few, more recent houses have front-facing garages).
- Driveways create wider side yard setbacks on one side of each parcel. This results in a sense of a greater separation between buildings.
- Moderate amount of Block End Cap conditions.

Distinguishing Building Features:

- The majority of houses are one story in height.
- Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s.
- Homes are modest in scale. Most range from 1,000 sf to 2,000 sf.
- A low percentage of new buildings and additions appear to be out of scale with historic buildings.
- One-story porches are typical and orient to the street.
- Primary entrances face the street.

NEIGHBORHOOD CHARACTERISTICS:



STREET PATTERN: Grid Pattern
STREET WIDTH: 20 ft. (E/W) & 35 ft. (N/S)
PUBLIC REALM: • No Curb and Gutter
 • Tree lawn between Street and Sidewalk
LANDSCAPING: Medium
CONSISTENCY: Significant Variation
ALLEYWAY: Yes

SITE CHARACTERISTICS:



LOT ORIENTATION: East & West (Few N/S)
LOT DEPTH & WIDTH: 135'x50'
LOT SIZE: 5,000 sf.-8,000 sf.
LOT COVERAGE: 30%-50%
BLOCK END CAP: 50%
SETBACKS: 20 sf.-25 ft.
PARKING: Side Drive Leading to Rear Garage

BUILDING CHARACTERISTICS:



In general, homes in this typology have consistent setbacks and streets include tree lawns and detached sidewalks with pathways leading to a front door.



Home size is consistent and throughout this typology. One-story homes with a large lot size, floor-area-ratio, and side access to parking in the rear are common.



Lot variation is much greater than with previous typology areas.



Narrow streets with wide tree lawns and no curb and gutter give front yards a larger appearance.



BUILDING HEIGHT: 1 Story
BUILDING SIZE: 1,000 sf.-2,000 sf.
FLOOR AREA RATIO: Majority 0.15-0.29
BUILDING AGE: 1920-1940
ROOF FORM: Primarily Gable and Hip
PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk



MASSING STUDY | CUMULATIVE EFFECTS OF POTENTIAL TOOLS

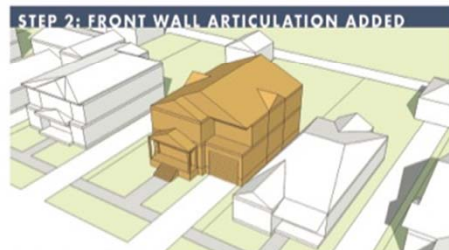
Below is an illustration of cumulative effects that potential tools could have on surrounding residential areas. This set of illustrations is tailored to an area that is a mix of 1 and 2 story residences.



STARTING CONDITION
The starting condition illustrates the potential maximum development scenario for Houston in the historic districts.



STEP 1: FAR REDUCED
Floor-Area-Ratio (FAR) is the ratio between floor area and the lot size. A reduction in the FAR limits the amount of floor space in the residence, but does not address other massing regulations.



STEP 2: FRONT WALL ARTICULATION ADDED
Articulation of the front facade allows for the proportions of street facing design elements to match the character of surrounding structures. It is possible for standards to be created based from the surrounding environment, which will lead to compatible design.



STEP 3: SIDEWALL ARTICULATION ADDED
An offset of the sidewall facade further defines the proportions of the structure. This tool can reduce the perception of mass from the sideyard realm for neighboring properties.



STEP 4: HEIGHT LIMIT ADDED
Further limiting the maximum height in the front area of the lot can scale the structure to the surrounding character.



STEP 5: PARKING LOCATION REGULATED
Moving the garage to the rear of a lot matches the traditional character of the Houston Historic Districts. By not permitting an attached garage on the front facade, or surface parking in the front yard setback, the streetscape of the property becomes more pedestrian friendly and traditional.