

City of Houston, Texas Germantown Historic District

DESIGN GUIDELINES



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1 INTRODUCTION

All historic districts change over time. In some cases, those changes preserve the qualities that make the district desirable, such as mature trees, front porches that foster connections between residents, and a variety of architecturally compatible, well-maintained buildings.

However, not all changes have a positive effect on the neighborhood. Some changes — particularly those that remove buildings, or remove or cover the pieces of a building that give it character — can damage the fabric of the district. Actively managing all exterior changes, therefore, serves the best interests of the neighborhood as a whole.

The City of Houston’s Planning and Development Department is responsible for managing changes to properties within Houston’s historic districts. A general Historic Preservation Ordinance, or local law, establishes the City’s ability to designate and manage historic landmarks and districts.

Once an historic district is officially designated by the City, all property owners within that district are required to obtain approval before making exterior changes that are visible from the public right-of-way. The Planning and Development Department can help property owners with this process. The Houston Archaeological and Historical Commission (HAHC) reviews and decides whether or not to approve proposed projects.

In order to help property owners and their design professionals plan successful projects that are likely

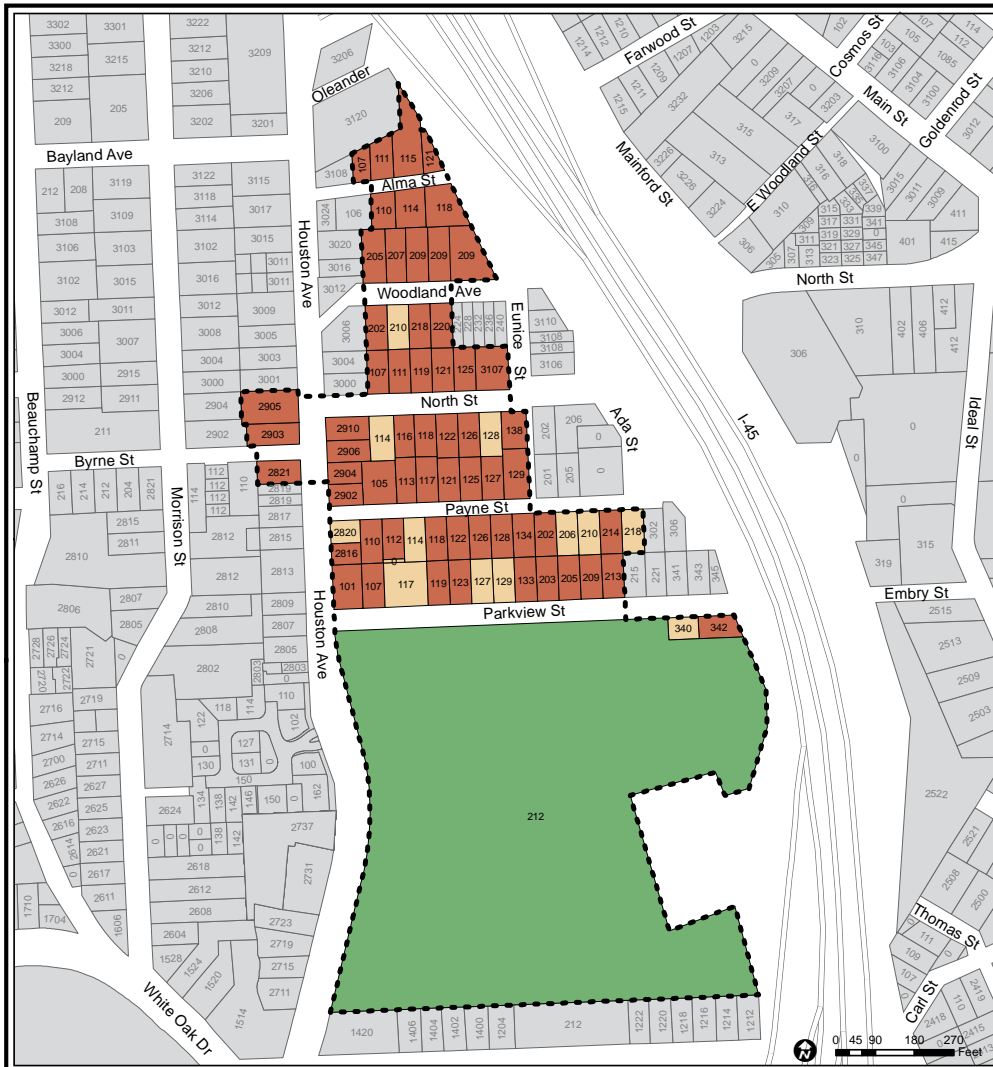
to be approved, the City Planning and Development Department has created these Design Guidelines.

The Guidelines reflect existing criteria for review that are established by City Ordinance. It also reflects nationally accepted best practices in historic preservation, which have been tailored to the specific resources found in the Germantown Historic District.

Property owners should be aware that some lots or blocks in historic districts are subject to additional deed restrictions, or minimum lot size and minimum building line requirements. Property owners should review real property records for possible deed restrictions. Copies of deed restrictions may be obtained from the Harris County Clerk.

This document is organized into four chapters.

1. *Introduction* — about the Germantown Historic District’s history and architecture
2. *Guidelines* — how to make appropriate repairs and changes to properties in the district, including additions, new construction, and demolishing or relocating a building or structure
3. *Good Practices* — compatible design elements for the Germantown neighborhood
4. *Resources* — glossary of terms, inventory of properties in the district, and additional sources of information



Germantown Historic District

Historic District Boundary



Building Classification

- Contributing
- Non-Contributing
- Park

Established: December 5, 2012
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Germantown

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

History

The original Germantown area was settled in the early 1800s by German families. It contained hundreds of acres of farmland on the north and south sides of Little White Oak Bayou. The Germantown Historic District is mostly located on what was the Grota family homestead. It is one of several areas in Houston known informally as “Germantown.”

The Grota family bought their land in 1859 and began to sell it as home sites in the 1890s. By 1910, some of the original Grota farm had been platted for development as the Grota Homestead Addition. At the same time, other suburban neighborhoods such as Houston Heights and Woodland Heights were developing in the area north of Houston.

Houston Avenue was the main commercial corridor through the neighborhood in the early 1900s. One of the Houston Electric Company’s streetcar lines ran up Houston Avenue. In an effort to encourage ridership on that line, the Houston Electric Company built a park along Houston Avenue. The park was originally named Highland Park. After the City of Houston purchased the park in 1911, its name was changed to Woodland Park.



Woodland Park

The Germantown neighborhood’s development was part of a widespread move away out of the city by working-class and middle-class families. In the early 1900s, cities were crowded and dirty, and the streetcar lines allowed people to work downtown without living there. Neighborhoods like Germantown are called “streetcar suburbs” for that reason.

Germantown was fully developed by the 1940s. In the 1960s, two factors combined to start the decline of the neighborhood. First, because the City of Houston was rapidly growing, freeway construction was occurring across the city. In Germantown, the construction of IH-45 cut through the neighborhood, causing the demolition of many homes and businesses.

The second factor in the neighborhood’s decline was a general desire by homeowners to live in newer neighborhoods. Just like in the early 1900s, people took advantage of increased transportation options and moved further from the city. Germantown became run-down as residents moved away.

Over the past 15 years, however, the neighborhood has been revitalized and property values have escalated. Residents aggressively pursued the creation of an historic district within the neighborhood. They were successful, and in December 2012, one section of Germantown was designated as an historic district by the City of Houston. The designation was based on the district’s value as a visible reminder of Houston’s development in the early 1900s, as well as its architecture.

The Germantown Historic District contains 65 properties, including Woodland Park. More than 80% of the structures in the district are historic.

Architectural Styles in the District

Germantown contains both one- and two-story houses in a variety of styles, including a number of dwellings originally built as multi-family housing, rather than converted from single-family homes.

The houses in the district were mostly built with wood, although some are covered with a brick veneer. The oldest houses on Alma Street are smaller and situated closer to the street. Homes on Woodland Streets are a bit larger and have larger front yards. Many of the houses on North, Payne, and Parkview Streets are two-story American Four Square homes and larger one-story Craftsman bungalows and Queen Anne houses.

Germantown was established just after the turn of the 20th century. The most popular architectural styles of the 19th century were becoming outdated and new styles were taking their place. Buildings in Germantown reflect that transition.

American Four Square

A Four Square house is two rooms wide, two rooms deep, and two stories tall. In other words, it is *four* rooms organized in a *square*. American Four Square houses in Houston are often designed with Craftsman or Colonial Revival details.

A typical American Four Square house with Craftsman details features a low-pitched hipped roof, wide eaves with open rafter tails, and a full-width front porch supported by massive columns.

Other American Four Squares are constructed in the traditional Colonial Revival style. Characteristic elements include a side-gabled roof with narrow eaves, and a small front stoop covered with a pediment roof. The windows are arranged symmetrically and in pairs, but they are smaller than those on the Craftsman example, above.



American Four Square with Craftsman details



American Four Square with Colonial Revival details

Craftsman

One-story Craftsman bungalows were very popular in Houston between 1905-1925. The Germantown Historic District contains two variations on the Craftsman style. Both feature characteristic Craftsman details, including prominent front porches, low-pitched roofs, wide bracketed eaves, and groups (or “ribbons”) of windows. The profile of the roof at the front of the house sets these variations apart from one another.

A house with a **single front gable roof** often has a wide porch that spans the entire front elevation.

A **double front gable roof** creates a smaller (but still prominent) porch.

Like these examples, most Craftsman houses were built with wood siding.



Single front gable



Double front gable

Queen Anne

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

Although Queen Anne houses can be two or more stories tall, only one-story versions are found in the Germantown Historic District.

During the early 20th century, builders began to combine the Queen Anne style, which was beginning to go out of fashion, with the newly popular Craftsman style. One example of this *transitional* architecture (lower right) is a house with a Queen Anne-style roof and a Craftsman-influenced porch with tapered square columns.



Queen Anne house with wraparound porch



Another variation on the Queen Anne style



House with Queen Anne and Craftsman details

Folk National

Sometimes described as bungalows or cottages, these relatively small, modest houses are common in the Germantown Historic District. Many of the examples in this neighborhood have a front gabled roof or hipped roof with an inset porch. Full-width porches are also common.

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

The Germantown Historic District also contains a one-room-wide version of the Folk National style, called a shotgun house.



Hipped roof with inset porch



Hipped roof with full-width porch



Shotgun house

Duplex and Multi-Family

The Germantown Historic District contains quite a few dwellings that were either originally constructed as multi-family housing or converted from single-family homes. In all, about 20% of the district's properties are duplexes or multi-family.

Two-story triplexes as well as one- and two-story duplexes can be found on North, Payne, and Parkview Streets. The triplexes are relatively similar to one another, with prominent front porches covering three side-by-side entrances and varying levels of Craftsman detail.

The forms and styles of the duplexes vary widely. Each entrance may have its own porch, or two entrances may be located side-by-side beneath a shared porch.



Triplex



Duplex with separate entry porches



Duplex with a shared porch

2 GUIDELINES

Using the Design Guidelines

These Design Guidelines were developed to help property owners and their design professionals (architects, builders, etc.) plan projects that can be approved by the City of Houston Planning Department staff and/or the Houston Archaeological and Historical Commission (HAHC).

Planning staff and members of the HAHC are responsible for administering the City's Historic Preservation Code, Chapter 33, Article VII. In doing so, they rely on several sources of information.

- *The Secretary of the Interior's Standards for the Treatment of Historic Properties* provides general guidance and best practices developed, over the past 50 years, throughout the United States. This document is used by federal and state government agencies, as well as local historic preservation commissions. Developed and updated by the National Park Service, the *Secretary's Standards* includes four types of projects: Preservation, Rehabilitation, Restoration, and Reconstruction. The most common approach is Rehabilitation, defined as "the process of making possible a compatible use for a property through repair, changes, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The *Secretary's Standards* are available online at <http://www.nps.gov/tps/standards.htm>.
- City Planning staff and HAHC members apply those standards and practices within the framework of the City's own guiding criteria, which are established by ordinance.
- These Guidelines are tailored specifically for the Germantown Historic District. They are designed to be used in conjunction with the *Secretary's Standards* and the City's established criteria for historic preservation.

Complete information about the City of Houston's design review process is available online at www.houstontx.gov/planning/HistoricPres/hist_pres.html.

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Finding Information in the Design Guidelines

This chapter is organized into five sections: Streetscapes, Exterior Changes, New Construction, Relocation, and Demolition. Each section is organized using a common format, as shown below.

Section Title

Each section begins with a brief explanation of the topic and a general description of desired outcomes.

Guideline

Within each section, individual Guidelines provide direction for specific project components:

- Historic elements as they exist in the district
- Compatible Changes
- Incompatible Changes

Images help clarify each Guideline by illustrating compatible and incompatible changes. They are marked for easy reference.

- Compatible Changes
- Incompatible Changes



Streetscapes

The collection of buildings along a block face create a *streetscape*. The size and shape of those buildings, along with their distance from the street and orientation, together affect the overall look and feel of the neighborhood.

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

To maintain a consistent, compatible streetscape, buildings must be appropriately sized and sited on their lots. In order to determine what is appropriate for the Germantown Historic District, the City has evaluated a number of representative historic buildings and lots in the district to determine a range of building sizes, massing, heights, orientation, and setback from the street.



Streetscape in Germantown Historic District



Streetscape in neighborhood of high density townhouses

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Size

The Germantown Historic District contains one- and two-story houses. No houses in this neighborhood span more than one lot.

Both single-family houses and duplexes are one or two rooms wide; triplexes are 2 ½ rooms wide, with a center staircase making up the additional half room. Some homes have been expanded with rear additions. Additions should not overwhelm the original house. Although lot sizes in the district vary, the typical lot size in Germantown is approximately 5,000 square feet.

Compatible Changes

For one-story houses, rear additions shall be no more than one story taller than the original house.

Additions to two-story houses should not exceed the height of the existing house.

Infill construction must be similar in size to Contributing homes in the neighborhood.

Maintain proportions, including width, roofline, porch dimensions, within typical range for the neighborhood.

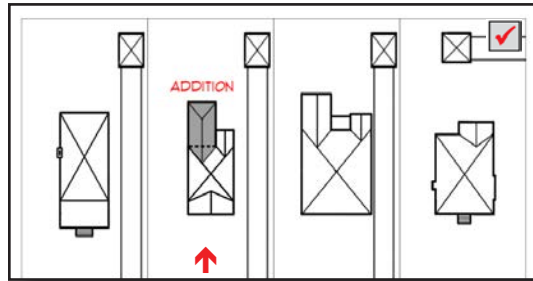
Incompatible Changes

New construction that is taller or wider than Contributing homes in the neighborhood is not allowed. (See **Height** on page 14.)

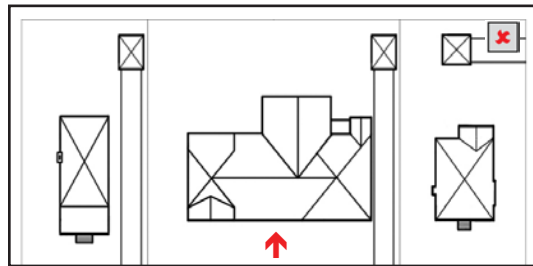
Additions to the front of the house are not allowed.

Additions to the side of the house may not be taller than the original house and should be located toward the rear of the house.

Additions in any location may not visually dominate the original house.



Compatible addition to original building



Incompatible new construction; out of scale for district



Incompatible new construction; out of scale for district



Incompatible addition; visually dominates original building

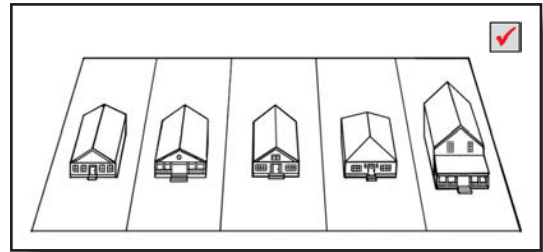
Massing

Massing, or architectural form, is the overall shape and volume of a building. The proportion of *solid* surfaces (walls, roof) to *voids* (windows, doors, porches) also affects the perception of form and volume.

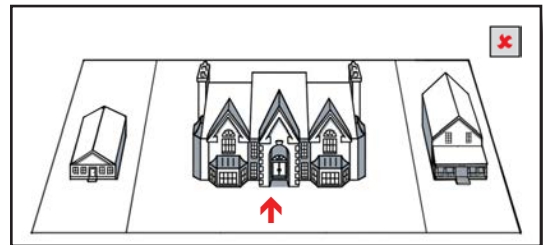
Most of the houses in Germantown Historic District are relatively small, with simple rectangular shapes. Subordinate building elements are mostly rectangular. These generally project from the main house in the form of front porches or rear additions.

Where additions increase both the size and complexity of these buildings, they are located far enough from the street to be visually subordinate to the traditional forms of the original houses.

Large additions should be delineated in some way from the original structure. This can be achieved by inserting the new walls or inserting trimboard or by using slightly different materials on the new portion.



Compatible massing is generally small and rectangular



Incompatible complex, non-linear massing

Compatible Changes

Maintain traditional building forms.

Maintain traditional proportions of solid walls to voids (windows, doors, porches).



Appropriate solid-void proportion

Incompatible Changes

Complex building forms or roof forms, such as those typically found on 21st century houses, are not allowed.

Houses with disproportionate solid-to-void proportions are not allowed.



Too few windows; too many windows

Height

The height of additions and new construction should be compatible with the height of historic buildings. Important height measurements to be considered include:

- **Eave height:** measured at the bottom edge of the eave, front corner of the main roof.
- **Porch eave height:** measured at the bottom edge of the eave, front corner of the porch roof.
- **Peak height:** measured at the highest point of the roof.
- **Foundation height:** measured from the surface of the ground to the top of finished floor on which the building is constructed.
- **Plate height:** the distance between the subfloor and the top of the framed wall; in other words, the height of each story.
- **Roof pitch:** the slope of a roof surface expressed in inches of vertical rise per 12 inches of horizontal distance. Since the height of the roof is a function of pitch and width, even a shallow-pitched roof can be relatively tall if the building is very wide.

For new construction, the City’s historic preservation ordinance regulates eave height. The foundation height, plate height, and roof pitch (in conjunction with the width of the building) all combine to determine the eave height. If all of these measurements are at the top end of the typical range, the eave height is likely to be higher than allowed. Adjusting some of these measurements down will help to achieve the maximum allowable eave height.

Typical building dimensions in the Germantown Historic District are shown below.

Measurement	One Story Residence	Two Story Residence
width of front elevation	24' - 32'	26' - 33'
main roof eave height	10' - 13'	19' - 22'
roof peak height	17' - 24'	27' - 31'
roof pitch	6/12 - 8/12	
eave overhang	1' - 2'	
porch roof eave height	9' - 11'	
porch depth	6' - 8'	
porch width	full width or inset 1/2 width	full width
foundation height	10" - 2'-0" (2-5 stairs)	10" - 1'-6" (2-4 stairs)
porch stair width	3'-6" - 7'	

Compatible Changes

Maintain building eave, porch eave, and peak heights within the typical range for the neighborhood.

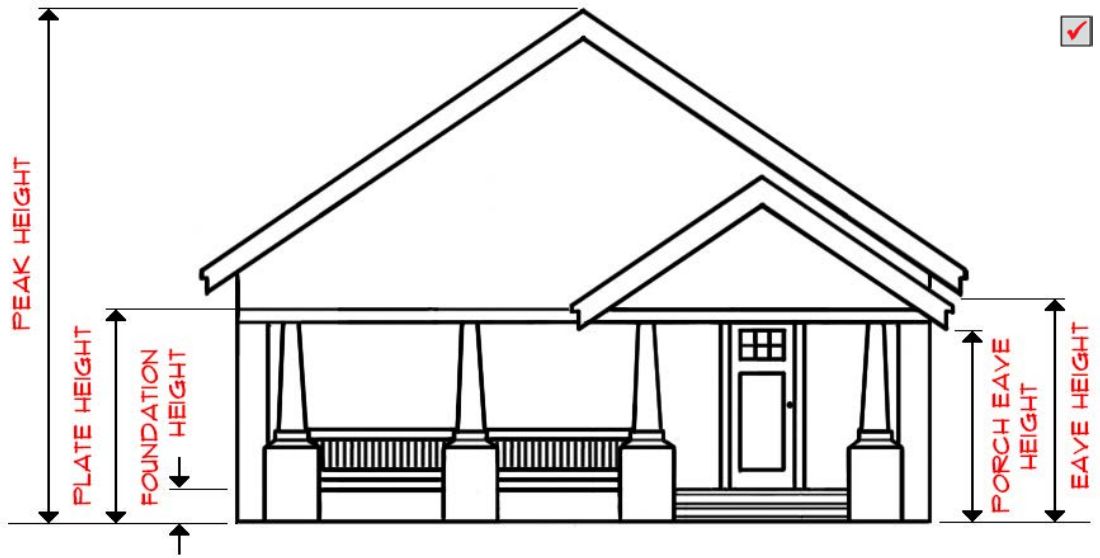
The roof pitch of an addition should match the roof pitch of the existing building.

The plate height of an addition should not exceed the plate height of the existing building. Second level plate height is typically equal to or less than that of the first level.

Incompatible Changes

Building eave, porch eave, and peak heights may not be less than or greater than the range for Contributing houses in the district.

(continued on next page)



Orientation

All houses in the Germantown Historic District face the street.

In most cases — including both single-family and multi-family homes — front doors also face the street.

A handful of houses with inset porches have side-facing doors that open onto the porch.

Compatible Changes

Maintain front-facing primary facades and primary entry doors.

Maintain primary entry doors that were originally side-facing and opened to the porch.

Incompatible Changes

New construction with a primary facade or primary entry that faces a side property line is not allowed.



Front-facing door



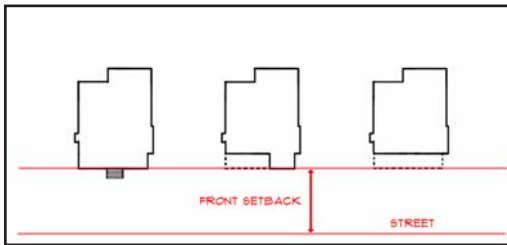
Side-facing door

Setback

Front setback is measured from the front property line to the closest point carrying a structural load, such as the foundation of the house or the base of a column that supports a porch roof.

The amount of setback at the front of the house determines the size of the front yard and affects how the building relates to the street.

If deed restrictions or minimum building line requirements apply, the most restrictive standard shall be used.



Measuring front setback

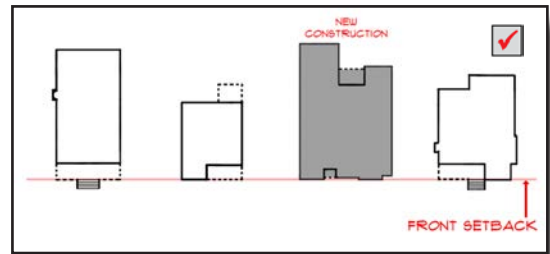
Compatible Changes

Where all of the houses on a blockface have approximately the same front setback, make new construction consistent with that.

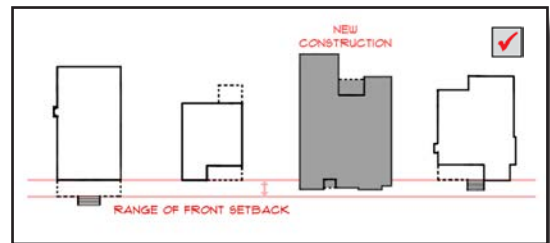
Where front setbacks vary across a block face, place new construction within the existing range.

Incompatible Changes

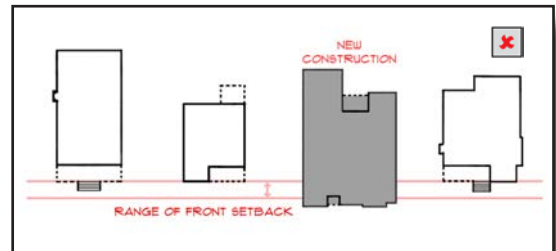
Front setbacks that are inconsistent with existing setbacks along the containing block face are not allowed.



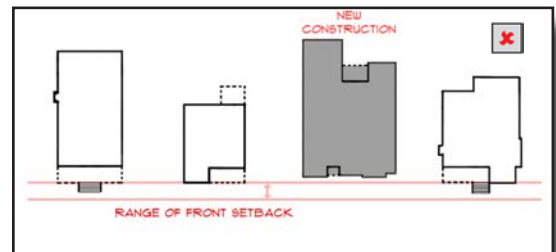
New construction matches existing consistent front setback



New construction within existing range of front setback distances



New construction too close to street



New construction too far away from street

Exterior Changes

Most changes to the exterior of buildings or structures in the Germantown Historic District, other than ordinary maintenance and repair, require a Certificate of Appropriateness (COA). Some COA applications can be approved by the Planning staff; others must be reviewed by the Houston Archaeological and Historical Commission. For more information about the level of review required for your project, visit www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual.

In general, historic building materials should be maintained and repaired, rather than replaced. When replacement is necessary, use the same or visually compatible materials to preserve the historic character of the building.

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Porches

Many houses in the Germantown Historic District have a prominent front porch. Some porches wrap around one side of the house.

In some cases, original porch materials have been replaced. Property owners who wish to restore their porches should consult historic photographs of the property and City Planning staff for guidance.

Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance. Columns and posts should be an appropriate type for the style of house. For example, slender turned wood columns are typical for Queen Anne houses, while thicker square tapered columns are typical on Craftsman-style houses.

Compatible Changes

Maintain historic porch elements. Keep wooden members painted and repair damage as needed, to avoid replacement. Maintain wooden porch decks.

If a porch element must be replaced and the same design is not available from contemporary sources, have that element (or a matching one) duplicated.

Porch columns/bases may be constructed using brick or cast concrete block (see photo), but not stone or products that give the appearance of stone.



A porch with original Queen Anne features



A porch with original Craftsman features



Cast concrete block porch column/base

Porches, continued

Incompatible Changes

Replacing porch elements of one architectural style with elements from another architectural style is not allowed.

Replacing porch elements with mismatched modern parts is not allowed.

Replacing wooden porch decks with concrete is not allowed.

Ornamental metal porch columns and railings are not allowed.

Adding new porch elements that are not part of the original design.



Incompatible metal replacement posts on a Craftsman house



Incompatible screened-in porch



Incompatible brick railing and metal posts on a Queen Anne house

Exterior Wall Cladding

Buildings in the Germantown Historic District are clad with wood siding or (less commonly) standard modular brick masonry. A single type of cladding (wood or brick) is found on a building.

When repairing or replacing wood siding, the size and profile (shape of the cut end) should be matched. Using the same species of wood is not required.

Wood siding should be regularly maintained and painted to prevent deterioration.

Brick masonry should not be painted.

Brick walls are held together with mortar. If repointing is required, mortar of the same composition and color should be used.

Compatible Changes

Maintain and repair historic wood siding. Replace with in-kind materials.

Maintain brick masonry walls. Repoint, when necessary, with matching mortar (composition and color).

Incompatible Changes

Replacing or covering undamaged wood siding with vinyl, aluminum, or cementitious siding (such as HardiePlank®) is not allowed.

Painting brick masonry is not allowed.

Repointing brick masonry with dissimilar mortar is not allowed.



Wood siding



Brick masonry



Siding applied in an incompatible herringbone pattern

Windows

Windows and shutters are visually important, character-defining features of historic homes. In the Germantown Historic District, most windows are double-hung, with wooden sashes. The upper and lower sashes may be divided into smaller panes, or *lites*.

Decorative dividers are sometimes present in upper sashes (and less frequently, lower sashes). Patterns in these decorative dividers may be repeated in entry door lites or dormer windows.

Storm windows and translucent window screens, with wood frames, are prevalent in the district.

Historically, exterior shutters were operable and used to provide privacy and to protect windows during storms. Today many shutters are simply attached to exterior walls as decoration. Neither functional nor decorative exterior shutters are common in the Germantown Historic District.

Compatible Changes

Maintain and repair, rather than replace, historic wood windows, exterior storm windows, and screens. Solar screens are allowed.

Maintain wood trim around windows.

Replacement window glass should be clear and non-reflective. Low-E glass is permitted.

If historic windows are damaged beyond repair, replacement windows (regardless of material used) must maintain the appearance of the original windows.

Maintain size and location of original window openings.



Two-over-two window, typical in Queen Anne houses



Window with decorative mullions



Original dormer with window and vents

Windows, continued

Incompatible Changes

When replacing windows that are damaged beyond repair, replacement windows that change the size or shape of the original opening are not allowed.

Replacement windows that have a different appearance than the original windows (for example, replacing one-over-one windows with six-over-six windows) are not allowed.

Moving original window openings is discouraged.



Incompatible oversized gable window



Incompatible replacement gable window



Incompatible gable window or vent covered with siding

Doors

Historic doors were constructed of wood. In this neighborhood, houses have single front doors. These are almost always paneled and may have additional decorative trim. They are often inset with one or more panes of glass.

Transom windows above the door are common in the Germantown Historic District. Sidelights on either side of the door are less common, but also found here.

Screen doors are present on many front entry doors. Where historic screen doors remain, they should be preserved, rather than replaced.

Compatible Changes

Maintain historic wood doors and screen doors.

When replacing a damaged front door, choose one that matches the original in size, material, composition, and design. The new door should fit within the original opening.

When replacing a front door that is not original, consider moving an original door from another side of the house, or choose a new door that complements the style of the house and is similar to other historic doors in the neighborhood.

When adding a screen door or replacing a non-historic screen door, choose one with a wooden frame that is similar in design to others in the neighborhood (i.e., relatively simple).

Incompatible Changes

Full-glass doors, those with stained/leaded glass, and front entry doors with a modern design are not allowed.

Screen doors with intricate gingerbread trim are not allowed.



Typical Craftsman-style front door



Incompatible replacement front door

Roofs

Historic roofs are typically gabled, hipped, or pyramidal. Some hipped or pyramidal roofs have a front gable. All of these shapes are found in the Germantown Historic District.

Materials are composition shingles, standing seam metal, or a combination of these. Standing seam metal roofs are appropriately sized for residential buildings.

The roofs of some houses have dormers of various sizes. These are generally located in the center of the front slope of the roof. Openings in the front face of these dormers are filled with windows to provide light to the attic, or with louvers for ventilation.

Eaves may be open, with exposed rafter tails, or boxed with soffits.

Houses in this neighborhood generally were built without gutters. Some houses have added gutters and downspouts.

Compatible Changes

Maintain the size, shape, and pitch of the historic roof (and dormers, where present).

Maintain openings in dormers.

When replacing a roof, use similar materials. Windstorm-certified shingles are permitted.

Place solar panels on a rear slope of the roof.

Incompatible Changes

Commercial-scale standing seam metal roofs and clay tile roofs are not allowed.

Skylights are not allowed on front-facing roof slopes.



Typical gabled roof



Typical hipped roof with dormer

Foundations

Foundations in the Germantown Historic District are generally pier and beam or post and beam. Piers may be constructed of brick, stone, or concrete.

The space beneath the house is called a *crawl space*. Many houses use some form of skirting or screening to limit access to the crawl space. Appropriate skirting found in the district includes:

- Lattice panels
- Horizontal siding

Horizontal siding skirting is typically painted to match the porch or house trim, rather than the siding on the body of the house.

Because it comes in contact with the ground, maintenance is essential. Screening or skirting may need to be repaired or replaced at regular intervals.

Compatible Changes

Maintain historic lattice panels.

Lattice panels should be fit into the spaces between the bottom sill, the piers, and the ground. Panels should not be placed against the facade so that they cover part of the bottom of the wall.

Skirting made from horizontal siding is often visually differentiated from wall siding by a change in width or paint color.

Incompatible Changes

Faux stone or brick panels are not allowed.

Unpainted concrete masonry units (CMU, or concrete blocks) placed as infill are not allowed.



Lattice panel, framed between piers



Incompatible lattice panel placement



Incompatible faux stone foundation skirting

Awnings and Canopies

Only a few houses in the Germantown Historic District have awnings or canopies. In general, awnings and canopies are not appropriate for houses of this period. However, small metal or wood canopies may be used where no other cover is available over front doors or steps or windows.

Adding a shingled pediment or pent roof over a front door, stoop, or steps may or may not be appropriate for a particular house, depending on the designs of both the house and the proposed cover. Consult with Planning staff.

Compatible Changes

If an awning or canopy is necessary, choose a style that has a minimal visual impact on the front of the house and does not detract from or conflict with other architectural features.

Maintain awnings and canopies and paint regularly to prevent rust and deterioration.

Incompatible Changes

Fabric awnings over windows are not allowed.



Modest awning over front door



Compatible awning over window



Incompatible fabric awnings over window and porch

Chimneys

Chimneys in the district are generally made of brick and located on the side of the house. While visible from the street, due to their height extending above the roofline, they are not otherwise visually prominent.

A program of regularly scheduled maintenance will help the property owner to identify and repair issues in a timely manner.

Compatible Changes

Maintain historic chimneys.

New chimneys should be constructed of like materials, shapes, and sizes to complement other chimneys in the neighborhood.

Chimneys should be clad with brick.

Incompatible Changes

Covering brick chimneys with stucco or stone is not allowed.

Plain metal chimney pipes are not allowed.

Chimneys clad with wood or synthetic siding are not allowed.



Fire Escape Staircases/Life Safety Modifications

Fire escapes and other means of egress from upstairs apartments must be located at the rear of the building, where they are not visible from the street.

Compatible Changes

Install fire escapes and other means of egress on rear elevations.

Incompatible Changes

Fire escapes, etc., on side or front elevations are not allowed.



Garages and Accessory Structures

In the Germantown Historic District, garages (where present) are located in the rear half of lots, accessed via driveways next to the house.

Sheds and other accessory structures are usually located along rear and/or side property lines, in order to maximize available back yard space.

Compatible Changes

When possible, preserve and repair historic garages and accessory structures.

New garages, carports, and accessory structures may be attached or detached, as long as they are located at the rear half of the lot.

If possible, a carport should not be visible from the public right-of-way.

Garages should be constructed in a style and with materials that complement the house.

Second-story additions for garage apartments may be constructed but should maintain the features and footprint of the existing garage.

Incompatible Changes

Garages and carports may not be located in the front half of the property.

Garages that are significantly different from the house in style and construction are not allowed.



New Construction

New construction should be appropriately sized to be compatible with the existing neighborhood. New construction may incorporate traditional materials and features found on historic homes in the neighborhood, but it should clearly be of its own time. Infill construction on vacant lots is encouraged.

Compatible Changes

New construction should be in scale with Contributing buildings in this historic district.

New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. Compatibility is more important than differentiation.

New construction may incorporate architectural features that have been described as Compatible with the historic district in these Guidelines. New construction does not need to look “historic.”

New construction may be made distinct from historic buildings through the use of different materials and construction methods. Multi-family housing should be similar in size and scale to historic examples.

Incompatible Changes

New construction that is incompatible with the neighborhood is not allowed.

New construction that is over- or under-scaled in comparison to typical width and/or height of Contributing houses in the district is not allowed.

Design elements with proportions that are not typical of Contributing houses are not allowed.



Photo courtesy of the Indianapolis Historic Preservation Commission



Photo courtesy of the Indianapolis Historic Preservation Commission



Incompatible infill (size, style) between historic houses

Relocation

Together, all of the properties in an historic district establish the character of the neighborhood. The removal of a Contributing house or building is particularly damaging to the neighborhood overall.

Relocation of a building within the Germantown Historic District or from the district to another location is discouraged, except as an alternative to demolition.

Relocation of historic buildings from other, similar areas of the City into the Germantown Historic District is an acceptable strategy for infill.

Buildings being relocated into the district should be appropriately sized to be compatible with the existing neighborhood.

Infill construction on vacant lots is encouraged.

Compatible Changes

Relocated buildings being moved into this historic district should be similar in scale, style, and materials with Contributing buildings in the district. The same criteria used to evaluate new construction will be applied to these buildings.

It is good practice to indicate the previous location of a relocated building by installing a small sign or placard that indicates the previous address, date of construction, and date of relocation, as well as any historic name by which the building is known. Photographic documentation of the building before the move, as well as the move itself, is encouraged.

Incompatible Changes

Relocating houses out of the Germantown Historic District to other locations is not allowed, except as an alternative to demolition.



Photo courtesy of Cherry House Moving

Demolition

Demolition should be a measure of last resort. An historic district is created in order to protect an area that has historic and architectural significance. Designating an historic district in the City of Houston requires the support of 67% of property owners.

All of the properties in an historic district, together, establish the character of the neighborhood. The removal of a Contributing house or building is particularly damaging to the neighborhood overall.

Demolition should be avoided. It is permitted in an historic district in only two instances: when the applicant can establish either unreasonable economic hardship or an unusual and compelling circumstance. Substantial documentation and evidence is required to establish either claim.

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

Compatible Changes

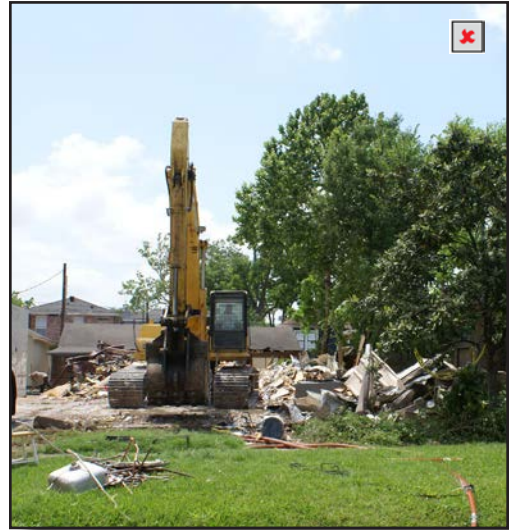
Avoid removal of the house.

If removal cannot be avoided, try to relocate the house within the Germantown Historic District or to another similar historic area, rather than demolish it.

If the house cannot be relocated and demolition is the only option, make arrangements to salvage usable architectural materials, elements, and fixtures for future use.

Incompatible Changes

Demolition without an approved Certificate of Appropriateness is not allowed.



3 GOOD PRACTICES

Other Design Elements

In addition to the architectural features described in Chapter 2, other design elements contribute to a neighborhood's overall visual appeal. These include fences and walls, walkways, driveways and parking areas, exterior lighting, building systems equipment, and paint colors.

Changes to these design elements do not require a Certificate of Appropriateness.

The Good Practices contained in this chapter are intended to provide useful information while planning projects that include these design elements.



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- FENCES
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- SIDEWALKS AND WALKWAYS
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- DRIVEWAYS AND PARKING AREAS
page 38
- EXTERIOR LIGHTING
page 39
- SATELLITE DISHES; BUILDING
SYSTEMS EQUIPMENT
page 40
- PAINTING AND EXTERIOR COLORS
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Fences and Walls

Fences and walls should not create a visual barrier between an historic house and the street.

Fences in the Germantown Historic District are generally powder-coated cast metal with decorative finials. These fences have slender posts and balusters. They are commonly finished in a matte black or dark gray color and stand between 36"–42" high.

A few wooden picket fences are present. These should be regularly maintained and painted.

Solid wooden fences or masonry walls are often used along side and rear property lines to provide privacy for the back yard.

Good Practices

Maintain historic fences.

Install metal or wooden picket fences consistent with those present in the neighborhood.

Avoid chain link fences.

Use wooden privacy fences and masonry walls to screen the back yard, rather than in front of the house.

Avoid using brick columns in place of fence posts.



Compatible metal fence



Compatible wood picket fence



Chain link fence - not recommended

Reminder: changes to design elements identified in the Good Practices section of these Guidelines do not require a Certificate of Appropriateness.



Wood fence obscuring entire front of house — not recommended

Sidewalks and Walkways

Germantown is a walkable neighborhood with public sidewalks along all streets. Paths or walkways connect front entrances to sidewalks and driveways. These walkways are generally made of poured concrete.

The name of the sidewalk contractor, the street number, an owner's name, or other information may be stamped into the concrete.



Good Practices

Maintain historic sidewalks and walkways.

Preserve names and numbers stamped into the sidewalk or walkway.

When constructing new sidewalks or walkways, follow City Code requirements; obtain building permits.

Use traditional materials, such as poured concrete, masonry pavers, or flagstone.

Avoid creating loose gravel or dirt paths.

Avoid asphalt paving.



Poured concrete sidewalk



Walkway constructed of brick pavers

Reminder: changes to design elements identified in the Good Practices section of these Guidelines do not require a Certificate of Appropriateness.

Driveways and Parking Areas

Driveways in the Germantown Historic District, where present, are usually located next to the house. Parking areas other than the driveway are located behind the house.

Driveways and parking areas are generally paved with poured concrete. In some cases, driveways are only paved in two strips to create wheel tracks, with grass growing between the paving. A few properties have unpaved driveways and/or parking areas.

Good Practices

Maintain paved and unpaved driveways beside the house.

Maintain paved and unpaved parking areas behind the house.

Unpaved driveways or parking areas may be paved with poured concrete.

Avoid creating parking pads in front of the house.

Avoid asphalt driveways and parking areas.



Poured concrete driveway



Poured concrete driveway (strips)



Gravel driveway — not recommended

Reminder: changes to design elements identified in the Good Practices section of these Guidelines do not require a Certificate of Appropriateness.

Exterior Lighting

Lights are generally located above and/or next to entry doors. These should be appropriately sized and compatible with the overall style of the house.

Additional security lights are often located on garages, accessory buildings, and rear entrances. Lights should be appropriately sized for their purpose.

Lights in all locations may be motion-activated.

Good Practices

Where possible, maintain historic light fixtures.

New or replacement wall sconces may be mounted on either or both sides of the front door.

Flush-mounted or pendant-style lights may be installed over porches or stoops.

Utility lights may be installed over or next to rear entry doors or garage doors, or on accessory buildings, but should not be visible from the right-of-way.

Avoid industrial or commercial light fixtures of a size, design, or strength that is inconsistent with residential use.



Craftsman-style light fixtures of appropriate size



Utility light placed on front of house — not recommended

Reminder: changes to design elements identified in the Good Practices section of these Guidelines do not require a Certificate of Appropriateness.

Satellite Dishes

To maintain a home's historic appearance, satellite dishes should be installed toward the rear of the house. Ideally, they will not be visible from the street; however, this is not always possible.

Good Practices

Install satellite dishes on a slope of the roof that faces a side or rear property line, rather than the street.

If possible, install the dish so that is not visible from the street.



Building Systems Equipment

Air conditioning units, rain barrels, water heaters, and similar equipment may be installed outside the house in Houston. If so, they should be placed toward the rear of the house or in a location where they will not be visible from the public right-of-way.

Fences, hedges, and other landscaping features may be used to screen these items from view.

Reminder: changes to design elements identified in the Good Practices section of these Guidelines do not require a Certificate of Appropriateness.

Painting and Exterior Colors

When choosing a paint color for the exterior of the historic home, a traditional color palette is appropriate. Look for colors that are harmonious with the rest of the neighborhood. In Germantown, neutral, pastel, and muted colors are most common.

Be aware that paints or sealers advertised as water-repellent or waterproof can damage historic houses by trapping moisture inside the walls. These products should not be applied to historic building materials.

Good Practices

Maintain painted surfaces; scrape or sand loose paint before recoating.

Test for lead paint before scraping or sanding.

When repainting, choose a paint color that is harmonious with the rest of the neighborhood.

Painting unpainted brick is not recommended, as doing so can cause damage by trapping moisture inside the brick.



Muted paint colors are harmonious with rest of neighborhood



A bright paint scheme is not recommended

Reminder: changes to design elements identified in the Good Practices section of these Guidelines do not require a Certificate of Appropriateness.

4

RESOURCES

For More Information

A wide variety of resources are available to assist property owners and design professionals as they plan building projects in historic districts.

City of Houston

Complete information about the City of Houston's Design Review process is available online at www.houstontx.gov/planning/HistoricPres/hist_pres.html.

Texas Historical Commission

Texas-specific information about the National Register of Historic Places and state preservation programs is available at www.thc.state.tx.us.

National Park Service

Publications from the National Park Service provide technical information about the repair and maintenance of historic building materials and systems. Hard copies are available to order; electronic versions can be accessed online at www.nps.gov/tps/index.htm.

NPS also publishes *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, summarized in this section and available online at www.nps.gov/tps/standards.htm.

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GLOSSARY

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DISTRICT INVENTORY

page 50

Glossary

Awning	An overhang or covering placed on the exterior of a building, often above the upper edge of an opening or window, that often functions to provide shade, filter light, or provide shelter from weather.
Baluster	A vertical shaft or post, the form of which may be square, lathe-turned, or molded; often used to support the handrail of a porch or staircase. Also known as a <i>spindle</i> .
Beam	A horizontal structural element that transfers the load of a building or structure to a foundation or to posts/piers set into the ground.
Bracket	A building element (often a piece of wood or stone) used to support or strengthen an overhanging element, such as the eave of a roof; also, a decorative element that appears to be, but does not function as, a structurally supporting member.
Capital	The uppermost component of a column or pilaster, sometimes based on ancient Greek or Roman examples; design may be intricate or plain.
Casing	The decorative molding around an opening such as a window or door.
Chimney	A vertical structure used to draw air into a combustion chamber such as a fireplace, stove, or furnace and then ventilate the resulting smoke and gases to the outside atmosphere; made up of a shaft (single flue) or a stack (multiple flues).
Cladding	The lightweight material used to cover the exterior surface of a load-bearing structure for aesthetic reasons or as a shield from the weather.
Clapboard	A narrow, horizontally laid board with one edge thinner than the other, attached to an exterior surface so that the wide edge of each board overlaps the thin edge of the board just below it. Traditionally made of wood, clapboard siding more recently has begun to be created using vinyl, aluminum, and cementitious fiber-board.

Glossary, continued

Column	A building element made up of a load-bearing base which supports a vertical shaft, topped with a capital. Columns are generally cylindrical or rectangular; they may be fluted, tapered, or otherwise shaped in a decorative manner. Bases and capitals are usually wider than the shaft in order to effectively distribute load. A column may be freestanding, but it is more often used to structurally support a horizontal beam.
Cornice	The molded projection placed at the edge of the top of wall, entablature, or roof, thereby finishing or crowning the structure.
Cross gable	A roof shape that features two sets of gables, one set facing the front and back of the house and the other facing the sides, which cross to form a right angle.
Dormer	A building element that projects from a sloping roof surface, often inset with a window or vent to provide light and ventilation to a room or attic space.
Double-hung sash window	A window having two panels (<i>sashes</i>), each of which is framed to hold one or more panes of glass, and both of which can be moved up and down.
Eave	The overhanging lower edge of a roof.
Elevation	One vertical side of a building or structure.
Exterior feature	An architectural element located on the outside of a building and, for the purposes of this document, visible from the public right-of-way.
Fascia	A band of molding that runs horizontally along the uppermost edge of a wall, just below the eave.
Foundation	The ground beneath a building; or, the base supporting structure beneath a building or structure, which transfers loads to the ground.
Fretwork	A decorative design cut out of a solid piece of material or carved in low relief on a solid background; may be a geometric, grid, lattice, or intertwined pattern.

Glossary, continued

Gable-on-hip	A roof structure in which a steeply sloped gable roof rests upon and extends from the top central surface of a hipped roof.
Gable	The generally triangular portion of a wall between the two sloped edges of a roof.
Glazing	A transparent pane, made of glass or plastic, which is set into a window sash or a door; often set into a groove within the frame and secured with triangular glazing points, putty, or a molding.
Handrail	A rail attached firmly to a surface or supporting structure, designed to be grasped for added stability.
Header	A brick laid within a wall so that the short end is exposed and the wide side is parallel to the ground.
Hip-on-gable	A roof structure in which the peak of a gable roof, instead of rising to a point, is clipped short and appears to turn downward. Also known as a <i>clipped gable</i> or <i>jerkinhead</i> .
Hipped roof	A roof structure in which all sides slope down from a central peak or ridge and the sides also meet at ridges.
Jamb	A vertical piece or surface that forms the side of an opening, such as a window, door, or vault.
Joist	A structural member laid horizontally in a series from wall to wall or beam to beam, to supports the weight of a floor, ceiling, or roof. Joists may be made of wood, metal, or concrete.
Latticework	A decorative panel made of thin strips of material in a criss-crossed pattern.
Lite (or light)	A piece or section of glass, set within a frame in a window or door. A single window unit may have multiple lites, which may be individual panes of glass or a single piece of glass visually divided by false muntins.
Lintel	A horizontal beam that carries the load above an opening, such as a window or door.

Glossary, continued

Louvers	Horizontal slats or fins, sometimes movable, which are set into an opening at a slant to admit light and air but keep out rain.
Molding	A decorative strip of material placed atop a surface for ornamental or finishing purposes.
Mullion	A vertical bar of metal, wood, or stone that separates adjacent window units in a row of windows.
Muntin	A thin vertical strip of wood or metal used to separate and hold in place the panes of glass within a window sash.
Ornament	A building element that is decorative rather than structural; may be used to conceal structural elements, indicate the function of a part of the building, or express a particular style or type of design.
Panel	A flat or raised surface, usually set into a frame.
Pent roof	A roof structure composed of a single slope.
Pier	A post constructed of masonry units. See <i>post</i> .
Pier-and-beam	See <i>post-and-beam</i> .
Pilaster	A shallow, often rectangular decorative element applied to the vertical surface of a wall, in order to create the look of a column without providing structural support.
Plate glass	A flat sheet of glass, such as may be inserted into a window or door.
Porch	A raised, usually unenclosed platform attached to one or more sides of a building and used primarily as a sitting area, outdoor living space, or covered access to a doorway.
Porte-cochère	A covered structure attached to a building, through which a vehicle can pass, which allows passengers to exit vehicles and enter the building under cover and out of the weather.

Glossary, continued

Post	A vertical structural element that supports a horizontal structural element (<i>beam</i>) laid across its upper ends.
Post-and-beam	A simple type of construction system, composed of vertical structural members that support a horizontal structural member.
Pyramidal roof	A type of hipped roof with a square base and four sides that meet at a central peak.
Quoins	Masonry or stone blocks at the corner of a wall; may be structural or simply decorative; often laid so that they appear to wrap around the corner with alternating short and long sides.
Rafter	A structural member that rests on the top of a wall or other supporting surface and rises at a slope to the ridge or peak of the roof; a series of rafters supports the roof deck and eaves.
Rafter tail	The exposed end of a rafter, which may extend to or beyond the edge of the roof eave.
Ridge board	The horizontal beam at the central apex of a roof, to which the upper end of the rafters are attached.
Shingle	A standardized, wedge-shaped piece of wood or asbestos/cement material used in overlapping courses to provide a weatherproof covering on a roof or wall structure; may be cut into shapes (e.g., square, fish-scale, octagon, staggered, diamond, cove) to form patterns.
Sill	The horizontal structural member at the base of a wall or a window or door opening, to which vertical members (such as studs or posts) are attached.
Slab	A flat concrete plate, often reinforced with steel rebar, that forms the floor of a building.
Soffit	The underside of a construction element, such as a roof eave.

Glossary, continued

Step	Part of a stairway, consisting of a tread (the horizontal piece upon which one steps) and a riser (the vertical piece between steps).
Stoop	A small staircase leading to the entrance of a building.
Stucco	A decorative exterior wall coating usually made of lime, Portland cement, sand, water, and other materials that add strength and flexibility; frequently applied over a metal or plastic mesh that helps the stucco bond to the wall material.
Transom	The horizontal crossbar over a door or window (also known as a <i>lintel</i>); also, a window above a door or other window, which rests upon and may be hinged to the transom.
Trim	Material used to decorate or frame a building façade or an opening, such as a door or window.
Truss	A structural system made of straight wooden or metal members arranged into triangular units; typically used in bridge building or to support a roof, because a truss can carry heavier loads and span greater distances than a simple beam.
Veneer	A thin slice of wood or a relatively thin single width of brick, stone, or masonry, used to cover a surface.
Veranda	A porch that lines the exterior of a building on one or more sides, often partially enclosed by a railing and a series of columns or posts.
Verge board	An ornamental board attached to the projecting edge of a gable roof; also known as a <i>barge board</i> .
Weep hole	An opening built into an exterior masonry wall, which allows water to pass from inside a wall system to the outside.

Germantown Historic District Inventory

(As of designation date — December 5, 2012)

Building Status Legend

C = Contributing Structure

NC = Noncontributing structure

V = Vacant

PROPERTY ADDRESS	SUBDIVISION	LOT & BLOCK	CIRCA YEAR BUILT	BLDG STATUS	ARCHIECTURAL STYLE
107 ALMA ST	GROTA HOME	TR 41A BLK 29	1915	C	Queen Anne
110 ALMA ST	GROTA HOME	TR 17 BLK 29	1915	C	Queen Anne
111 ALMA ST	GROTA HOME	TR 33 BLK 29	1915	C	Queen Anne
114 ALMA ST	GROTA HOME	TR 16 BLK 29	1915	C	Bungalow
115 ALMA ST	GROTA HOME	TRS 3 & 13A BLK 29	1915	C	Queen Anne
118 ALMA ST	BELTZ	LT 2 & TR 1B	1915	C	Queen Anne
121 ALMA ST	BELTZ	TR 3B	1915	C	Queen Anne Cottage
3107 EUNICE ST	OSCEOLA	LT 1	1940	NC	Secondary Structure
2816 HOUSTON AVE	HIGHLAND	TR 1B BLK 1	1910	C	Foursquare
2820 HOUSTON AVE	HIGHLAND	TR 1 BLK 1	1910	NC	Corner Store
2821 HOUSTON AVE	HOWARD TERRACE	LT 9 BLK 1	1920	C	Bungalow
2902 HOUSTON AVE	GROTA HOME	TR 12 BLK 31	1900	C	Bungalow
2903 HOUSTON AVE	WOODLAND HEIGHTS	TR 1 BLK 2	1905	C	Bungalow
2904 HOUSTON AVE	GROTA HOME	TR 11 BLK 31	1910	C	Cottage
2905 HOUSTON AVE	WOODLAND HEIGHTS	LT 2 & TR 3A BLK 2	1930	C	Foursquare
2906 HOUSTON AVE	GROTA HOME	TR 13 BLK 31	1910	C	Craftsman Cottage
2910 HOUSTON AVE	GROTA HOME	TR 14 BLK 31	1910	C	Cottage
107 NORTH ST	OSCEOLA	LT 6	1924	C	Bungalow
111 NORTH ST	OSCEOLA	LT 5	1924	C	Foursquare
114 NORTH ST	GROTA HOME	TR 15 BLK 31	1980	NC	Garage
116 NORTH ST	GROTA HOME	TR 10 BLK 31	1930	C	Foursquare
118 NORTH ST	GROTA HOME	TR 9 BLK 31	1915	C	Queen Anne
119 NORTH ST	OSCEOLA	LT 4	1924	C	Craftsman/Foursquare

PROPERTY ADDRESS	SUBDIVISION	LOT & BLOCK	CIRCA YEAR BUILT	BLDG STATUS	ARCHIECTURAL STYLE
121 NORTH ST	OSCEOLA	LT 3	1930	C	Foursquare
122 NORTH ST	GROTA HOME	TR 2 BLK 31	1930	C	Craftsman Duplex
125 NORTH ST	OSCEOLA	LT 2	1930	C	English Cottage
126 NORTH ST	GROTA HOME	TR 3 BLK 31	1930	C	Craftsman Duplex
128 NORTH ST	GROTA HOME	TR 4 BLK 31	1950	NC	Ranch
131 & 133 NORTH ST (AKA 3107 EUNICE)	OSCEOLA	LT 1	1930	C	Craftsman Duplex
138 NORTH ST	GROTA HOME	TR 1 BLK 31	1930	C	Colonial
101 PARKVIEW ST	HIGHLAND	TR 1A BLK 1	1902	C	Foursquare
107 PARKVIEW ST	HIGHLAND	TR 2A BLK 1	1919	C	Craftsman Bungalow
117 PARKVIEW ST	HIGHLAND	TRS 3A & 4A BLK 1	NA	V	Vacant
119 PARKVIEW ST	HIGHLAND	TR 5A BLK 1	1915	C	Craftsman/Queen Anne
123 PARKVIEW ST	HIGHLAND	TR 6A BLK 1	1930	C	Bungalow
127 PARKVIEW ST	HIGHLAND	TR 7A BLK 1	1913	NC	Foursquare
129 PARKVIEW ST	HIGHLAND	TR 8A BLK 1	1919	NC	Duplex
133 PARKVIEW ST	HIGHLAND	TR 9A BLK 1	1913	C	Bungalow Duplex
203 PARKVIEW ST	HIGHLAND	TR 10A BLK 1	1922	C	Bungalow
205 PARKVIEW ST	HIGHLAND	TR 11A BLK 1	1913	C	Queen Anne Cottage
209 PARKVIEW ST	HIGHLAND	TR 12A BLK 1	1932	C	Foursquare
212 PARKVIEW ST	ABST 1 J AUSTIN	TR 12	NA	NA	City Park
213 PARKVIEW ST	HIGHLAND	TR 13A BLK 1	1913	C	Foursquare
340 PARKVIEW ST	MCDOW	LT 5	NA	V	Vacant
342 PARKVIEW ST	MCDOW	TR 8	1913	C	Queen Anne/Bungalow
0 PAYNE ST	HIGHLAND	TR 3A BLK 1	NA	V	Vacant
105 PAYNE ST	GROTA HOME	TR 7 BLK 31	1910	C	Folk Victorian
109 PAYNE ST	GROTA HOME	TR 7 BLK 31	1910	C	Queen Anne Cottage
110 PAYNE ST	HIGHLAND	TR 2 BLK 1	1919	C	Craftsman
112 PAYNE ST	HIGHLAND	TR 3 BLK 1	1920	C	Craftsman
113 PAYNE ST	GROTA HOME	TR 6 BLK 31	1910	C	Queen Anne
114 PAYNE ST	HIGHLAND	TR 4 BLK 1	1912	NC	Queen Anne
117 PAYNE ST	GROTA HOME	TR 5 BLK 31	1910	C	Queen Anne
118 PAYNE ST	HIGHLAND	TR 5 BLK 1	1912	C	Foursquare
121 PAYNE ST	GROTA HOME	TR 19 BLK 31	1910	C	Craftsman

PROPERTY ADDRESS	SUBDIVISION	LOT & BLOCK	CIRCA YEAR BUILT	BLDG STATUS	ARCHIECTURAL STYLE
122 PAYNE ST	HIGHLAND	TR 6 BLK 1	1922	C	Bungalow
125 PAYNE ST	GROTA HOME	TR 18 BLK 31	1910	C	Foursquare
126 PAYNE ST	HIGHLAND	TR 7 BLK 1	1912	C	Queen Anne
127 PAYNE ST	GROTA HOME	TR 17 BLK 31	1930	C	Duplex
128 PAYNE ST	HIGHLAND	TR 8 BLK 1	1915	C	Foursquare
129 PAYNE ST	GROTA HOME	TR 16 BLK 31	1915	C	Cottage
134 PAYNE ST	HIGHLAND	TR 9 BLK 1	1912	C	Queen Anne
202 PAYNE ST	HIGHLAND	TR 10 BLK 1	1913	C	Queen Anne
206 PAYNE ST	HIGHLAND	TR 11 BLK 1	1990	NC	New
210 PAYNE ST	HIGHLAND	TR 12 BLK 1	1913	NC	Bungalow
214 PAYNE ST	HIGHLAND	TR 13 BLK 1	1913	C	Queen Anne
218 PAYNE ST	HIGHLAND	TR 14 BLK 1	1930	NC	Bungalow
202 E WOODLAND ST	OSCEOLA	LT 11	1930	C	Bungalow
205 E WOODLAND ST	GROTA HOME	TR 4D BLK 29	1920	C	Cottage
207 E WOODLAND ST	GROTA HOME	TR 10A BLK 29	1922	C	Craftsman Bungalow
209 E WOODLAND ST	GROTA HOME	TR 10B BLK 29	1922	C	Bungalow
209½ E WOODLAND ST	GROTA HOME	TRS 10 & 45A BLK 29	1930	C	Bungalow
210 E WOODLAND ST	OSCEOLA	LT 12	1940	NC	Colonial Revival
211 E WOODLAND ST	GROTA HOME	TRS 10 & 45A BLK 29	1925	C	Bungalow Cottage
213 E WOODLAND ST	GROTA HOME	TRS 10 & 45A BLK 29	1925	C	Bungalow
218 E WOODLAND ST	OSCEOLA	LT 13	1930	C	Bungalow
220 E WOODLAND ST	OSCEOLA	LT 14	1930	C	Bungalow

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