

DESIGN GUIDELINE SERVICES

HOUSTON, TEXAS



Historic homes throughout the Houston Historic Districts display design elements that will be highlighted in the design guidelines to encourage appropriate contextual development.



Issues concerning new development have been acknowledged by the community. Massing, building size, architectural style, and lot size are among the design issues that will be addressed in the guidelines.

Citywide Historic Preservation Guidelines

Winter & Company is assisting The City of Houston in developing historic preservation design guidelines for several historic districts including the three Houston Heights historic districts, as well as Norhill, Woodland Heights, Freeland, Old Sixth Ward, Old Main and Glenbrook Valley historic districts.

These guidelines build on policies set forth in the city's preservation ordinance. The objective is to enhance clarity and predictability and to provide clear, concise guidance to help property owners interpret the requirements of the historic preservation ordinance. Topics include appropriate treatment of historic resources and design for additions and compatible new construction.

The project features substantial community engagement, to ensure that property owners have an opportunity to make their voices heard. The outreach effort includes community workshops, stakeholder interviews, focus groups, and a survey to be mailed to all property owners (Houston Heights, Norhill, Woodland Heights, Freeland and Old Sixth Ward Historic Districts.)



During community engagement workshops, participants were asked to identify features of several different additions and new development models that they considered to be appropriate for their historic district in Houston.



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The project is organized into two phases:

Phase 1

Phase 1 includes community engagement for all seven of these historic districts, after which the work effort will focus on drafting design guidelines for the three Houston Heights districts. As those progress, drafting design guidelines for the remaining districts will follow.

Phase 1 Design Guidelines include:

- » Houston Heights Historic District East
- » Houston Heights Historic District West
- » Houston Heights Historic District South

Phase 2

Phase 2 will begin in 2017 and will include completing design guidelines for the following historic districts:

- » Norhill Historic District
- » Freeland Historic District
- » Woodland Heights Historic District
- » Old Sixth Ward Historic District (an update to its existing guidelines)

It will also include community outreach and developing design guidelines for two historic districts:

- » Main Street Market Square Historic District
- » Glenbrook Valley Historic District

SERVICES:

- » Master guidelines for historic designations city-wide
- » Community workshops
- » Design review training

CLIENT:

Steph McDougal
Historic Preservation Consultant
City of Houston

DATE:

2016-Present



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ACTIVITY #2 RESIDENTIAL TYPOLOGIES

TRADITIONALLY CONSISTENT ONE & TWO-STORY MASSING TRADITIONAL PARKING LOCATION TRADITIONAL LOT SIZE

GROUP 3 3.B

DESCRIPTION:	NEIGHBORHOOD CHARACTERISTICS:	SITE CHARACTERISTICS:	BUILDING CHARACTERISTICS:
<p>Typology 3B has a moderate 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, but somewhat less than typology 3A. The lots are predominantly oriented to the East/West. Streets have no curb & gutter creating the appearance of larger lots. In some areas, however, this area is used for parking.</p>			
<p>Distinguishing Neighborhood Features:</p> <ul style="list-style-type: none">Rectilinear street gridNarrow street widthsLarge & deep, rectangular-shaped lotsAlleys are present throughout <p>Distinguishing Site Features:</p> <ul style="list-style-type: none">Slightly varied, deep front yard setbacksFront yards are occasionally fenced.Parking is typically in detached garages, 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. <p>Distinguishing Building Features:</p> <ul style="list-style-type: none">Both 1 & 2-story houses are common.Most buildings date from the period of historic significance, typically from the 1920s and into the 1940s.Houses 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.	<p>STREET PATTERN: Grid Pattern STREET WIDTH: 20 ft. PUBLIC REALM: • NO Curb and Gutter • Tree lawn between Street and Sidewalk LANDSCAPING: Medium CONSISTENCY: Significant Variation ALLEYWAY: Yes</p>	<p>LOT ORIENTATION: East & West LOT DEPTH & WIDTH: 13' (140 ft/50') LOT SIZE: 5,000 sf - 8,000 sf. LOT COVERAGE: 30% - 50% BLOCK END CAP: 50% SETBACKS: 20 ft., 25 ft. PARKING: Side Drive Leading to Rear Garage</p>	<p>Houses in this typology have a slightly varied setback and massing, but the lot size, varied floor-to-ceiling, and parking in the rear are common. Massing and architectural style of the buildings also varies.</p> <p>Houses are common throughout this typology. One and two-story houses with a large lot size, varied floor-to-ceiling, and parking in the rear are common. Massing and architectural style of the buildings also varies.</p> <p>Landscaping vegetation is less abundant than other typologies. Block end caps are present on the majority of the side streets in this typology.</p> <p>Legend: Building/Garage Historic House Building Setback Property Lines</p> <p>BUILDING HEIGHTS: 1 & 2 Stories BUILDING SIZE: 1,000 sf - 2,000 sf. FLOOR AREA RATIO: Majority 0.15-0.24 (with few higher) BUILDING AGE: 1920-1940 ROOF FORM: Primarily Gable and Hip PORCH / ENTRY: 1-Story Porch Connecting to Sidewalk</p>

Houston, TX: Historic District Design Guidelines Project
Worksheet 1, September 27, 2016

Several residential typologies were identified to illustrate and describe the historic and existing characteristics of neighborhoods throughout the historic districts.