

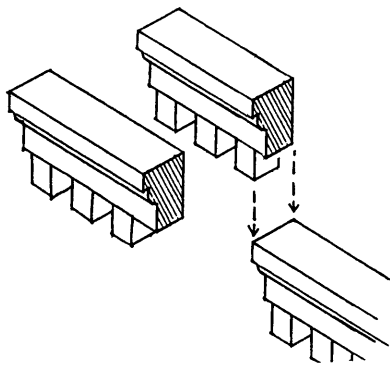
SECTION V: GUIDELINES FOR HISTORIC PROPERTIES

This Section addresses historic restoration and rehabilitation to existing contributing structures. Such changes are permitted subject to the requirements of this section, which are intended to define the extent of modifications permitted while maintaining the integrity and character of the existing building or structure.



IN THIS SECTION

A. Historic Restoration And Rehabilitation	V-2
B. Additions To Historic Buildings.....	V-4
C. Differentiation.....	V-9
D. Elevated Foundations	V-10
E. Porches	V-12
For Existing Porches	V-12
F. Doors	V-15
G. Windows	V-15



Replacement of historic materials (even in-kind) is an alteration and requires a COA.

A. HISTORIC RESTORATION AND REHABILITATION

Intent: Preserve the historic integrity of the structure. The following information identifies appropriate treatments for historic properties and general restoration and rehabilitation principles. The following principles apply to these project types:

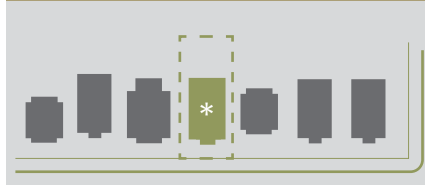
- Respect the historic design character of a building. Identify and keep original elements and character-defining features; remove later modifications that are not in character.
- Some alterations that date from before World War II may have acquired historic significance in their own right and should be retained. More recent alterations that are not historically significant should be removed (within the last 50 years.)
- Repair deteriorated historic features and replace only those elements that cannot be repaired in-kind. Use recognized preservation methods whenever possible. If disassembly is necessary for repair, or restoration use methods that minimize damage to original materials and facilitate reassembly.
- If new features are added or additions are constructed, they should have minimal effect on the original features. The new work should be differentiated from the original and should be compatible in terms of size, scale, proportions, and massing. For example, where the walls of an addition join the historic building, the new construction should be stepped-in at the corners (the location of the original, vertical cornerboard trim) to delineate the old from the new construction. The wall cladding for the addition should be different than the historic building cladding to delineate the addition. This can be accomplished by using a different type of lap siding or vertical board and batten siding (wood or HardiPlank).
- The general principles outlined above are derived from the Secretary of the Interior's Standards for the Treatment of Historic Properties; <https://www.nps.gov/tps/standards.htm>. Also, see page **I-12** of this document.

Please note that The Secretary of the Interior's Standards for the Treatment of Historic Properties are only regulatory for projects receiving federal grant funds; otherwise, they are intended only as general guidance for work on any historic building. Mandatory observance of these guidelines may also be linked to certain local grant and incentive programs.

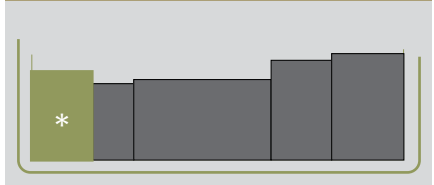
PRIORITIZING CHARACTER-DEFINING FEATURES BY LOCATION

The relative importance of character-defining features also depends on their location. Building elements and character defining features that are located on or toward the front of the building tend to be more important than those located toward the rear of the building, although that is not always the case. For example, when a building is located on a corner lot, features on the entire side that faces the street, as well as portions of the rear wall that are visible, may be significant.

Residential Building

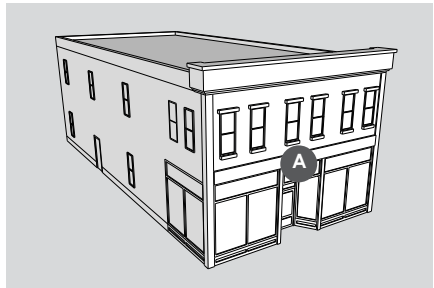


Commercial Building



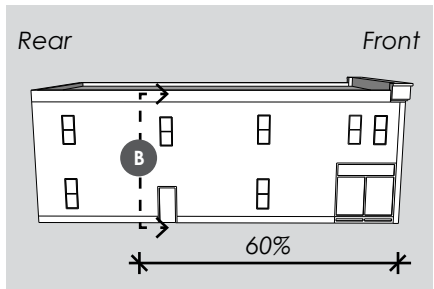
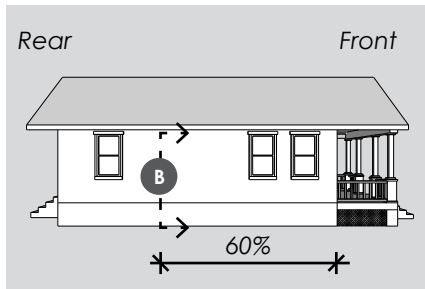
LOCATION A: Primary Facade

For most historic buildings, the facade is the most important to preserve intact.



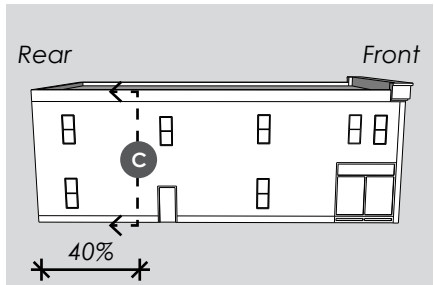
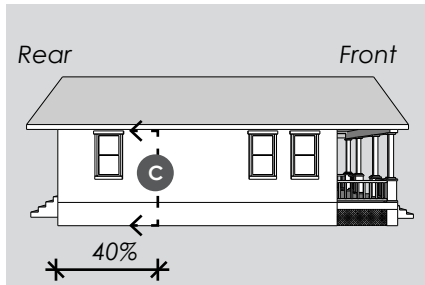
LOCATION B: Highly Visible Secondary Wall

Many side walls are also important to preserve where they are highly visible from the street. Location B is the front 60% of the historic side wall length, measured from the front wall plane.



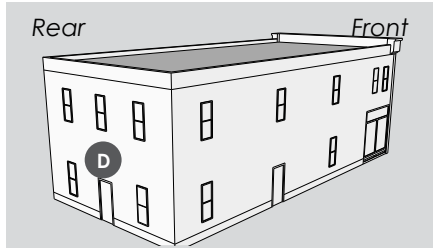
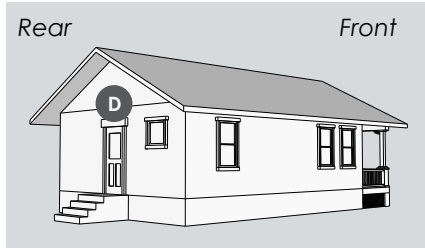
LOCATION C: Less Visible Secondary Wall

Portions of a side wall that are not as visible have more flexibility. Location C is the rear 40% of the historic side wall length, measured from the front wall plane.



LOCATION D: Not Visible Rear Wall

The rear wall is usually the least sensitive location. Alterations to the rear that are not visible from the street do not require a Certificate of Appropriateness.



This chart illustrates the relative position of the most sensitive parts of a contributing structure to maintain the integrity of the structure. While each building is considered on a case-by-case basis, this type of analysis will be used to determine where a change may occur. As an example, a new window might be installed in Location C without a negative effect to the historic character of a building. On the other hand, locating a new window opening in Location B would have a negative effect.

B. ADDITIONS TO HISTORIC BUILDINGS

Intent: Historic buildings change over time, sometimes with the addition of an extra room or rooms to add space or functionality. An addition to a contributing structure must be compatible with that structure and with other contributing buildings in the context area. It also must preserve the integrity of the existing structure.

Because contributing buildings are the most important buildings in the historic district, they must remain prominent. That means that an addition should be visually subordinate, or secondary, to the original contributing building. This can be achieved by limiting the addition's size and the complexity of its design.

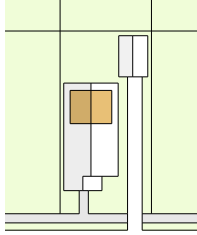
1. Additions should generally be confined to the rear portion of an existing building and should leave the existing street frontage essentially unchanged.
2. Vertical additions (that is, adding a second story to an existing one-story) are generally more difficult to achieve in an aesthetically convincing manner. Adding a third story to any residential historic building is inappropriate.
3. An addition to a historic building should:
 - a. minimize the removal of historic building materials
 - b. not remove or cover character-defining features
 - c. not alter the basic form of the building
 - d. maintain the ridge and eaves of the historic building, if it is a second story addition
 - e. keep the addition visually subordinate to the historic building
 - f. retain the four corners of the historic building

APPROPRIATE AND INAPPROPRIATE ROOF ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rooftop addition would apply to a series of alternatives. Note: Alternatives 1. through 3. below would not be appropriate on a two-story building.

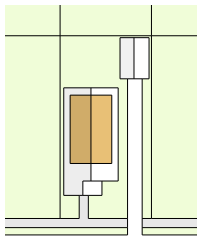
1. Addition Set Back Substantially with Tall Walls Inset from Historic Walls

- Proportionally the length of the addition is subordinate to the length of the side wall
- Roof pitch matches historic building
- Eave line is maintained
- Maintains all corners of historic structure



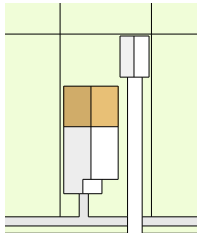
2. Addition Set Back Minimally with Tall Walls Inset from Historic Walls

- Proportionally the length of the addition dominates the historic building.
- A substantial portion of the historic roof material is removed.



3. Addition Set Back Substantially with Tall Walls Aligned with Historic Walls**

- Proportionally the height of the addition at the eave is too tall and dominates the historic building.
- Eave line is somewhat maintained



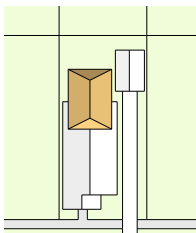
***Note: The city's preservation ordinance stipulates that this option shall be approved under specific conditions, although it is not recommended as a best practice. Deed restrictions also may prohibit this option.*

APPROPRIATE AND INAPPROPRIATE ADDITIONS ALTERNATIVES

These images illustrate how the guidelines for additions would apply to a series of design alternatives with combinations of rear, side and rooftop. Note: Alternatives 1. and 2. below would not be appropriate on a two-story building.

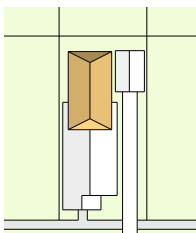
1. Combination of Rooftop Addition and Moderate Two-Story Rear Addition

- Proportionally the wall length of the combined rooftop and two-story addition is subordinate to the historic building
- Maintains all corners of historic structure
- Addition has minimal impact on rear yard open space



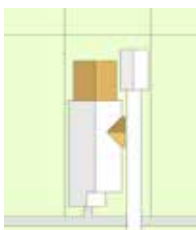
2. Combination of Rooftop Addition and Long Two-Story Rear Addition

- Proportionally the wall length of the combined rooftop and two-story addition dominates the historic building,
- Addition substantially impacts the rear yard open space.



3. Combination of One-Story Side Addition and Moderate One-Story Rear Addition

- Proportionally the wall length of the combined one-story rear and side addition is subordinate to the historic building.
- Side addition is substantially set back from the front wall plane
- Rear addition has moderate impact on rear yard open space
- Maintains all corners of historic structure

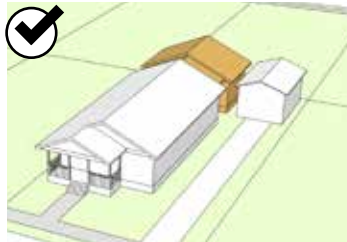
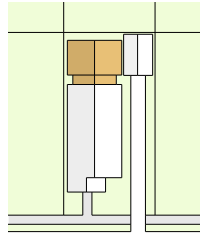


APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES

These images illustrate how the guidelines for rear additions would apply to a series of design alternatives.

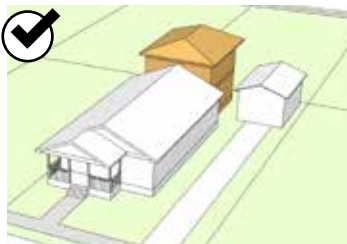
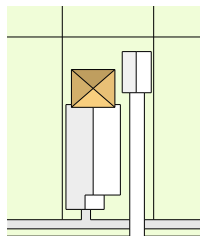
1. One-Story Addition with Hyphen and Walls Aligned with Historic Walls

- Proportionally the wall length of the addition is subordinate to the historic building
- Roof pitch matches historic building
- Maintains all corners of historic structure



2. Two-Story Addition Inset from Historic Walls

- Proportionally the wall length of the addition is subordinate to the historic building
- Maintains all corners of historic structure
- Addition has minimal impact on rear yard open space

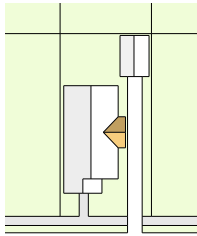


APPROPRIATE AND INAPPROPRIATE SIDE ADDITIONS

These images illustrate how the guidelines for adding a side addition would apply to a series of alternatives.

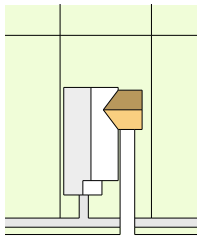
1. One-Story, Moderate Size Addition at Middle of Side Wall

- Addition is set back somewhat from the front wall plane
- Proportionally the front wall and side wall of the addition is subordinate to the historic building.
- Eave line aligns



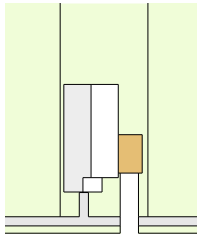
2. One-Story, Large Size Garage Addition at Rear of Side Wall

- Addition is set back substantially from the front wall plane
- Proportionally the front wall and side wall of the addition is somewhat subordinate to the historic building.
- Eave line aligns.



3. Attached Carport Addition at Front of Side Wall

- Addition is too close to the front wall plane
- Addition extends too far into the side yard



C. DIFFERENTIATION

Intent: Additions should be differentiated from the existing building; in other words, a person looking at the property must be able to tell where the historic building starts and the addition begins.

1. Differentiate an addition from the contributing building.
 - a. Some options for achieving appropriate differentiation are provided below; this is not an exhaustive list. Which of these might be appropriate, as well as how many might be required to be used, will depend on the scope of the specific project. These apply to both residential and commercial/institutional properties.
 - 1) The size, profile, type, color, or orientation of materials may be different. For example, a building which is clad in wood siding may have an addition clad in cementitious fiber siding.
 - 2) Roof shape may be different; for example, consider a hipped roof on the addition to a house with a gabled roof.
 - 3) Roof height or pitch may be lower than the existing building.
 - 4) Eave height of the addition may be slightly higher or lower than the existing building.
 - 5) Eave style may be different; for example, consider using boxed eaves on an addition to a house with open rafter tails; the eave depth (overhang) may be different.
 - 6) Windows in an addition may have a simpler lite pattern than the windows in the existing building.
 - 7) A trim board may be used to cover the seam between an addition and the existing buildings only on modest, one-story additions.



This rear addition is compatible. It is set behind the primary contributing buildings, is separated by an inset, and is subordinate in height, mass and scale. It is also a successful contemporary addition.



This is a compatible rear addition even though it is slightly taller than the historic building. It is compatible because it is offset, separated by a hyphen and uses compatible materials.

D. ELEVATED FOUNDATIONS

Intent: In some cases, it may be necessary or desirable to elevate the foundation of an existing structure to provide greater flood protection. Elevated residential foundations should be compatible with the surrounding historic context. In most cases, elevating a residential foundation will require porch stairs to be raised and/or extended. Extended porch stairs should be designed to be compatible with the design of the front porch and entry.

The HAHC will consider requests to raise a structure to meet flood elevation requirements and related Building Codes if the overall change in height is compatible with the building type and context.

Note: To request approval to increase finished-floor height based on increased risk of flooding, please provide documentation, such as photographs showing previous flooding of your property, proof of prior flooding into or close to existing structures, etc., as well as current finished-floor height measurements of all structures on the property. Also, if conditions on a specific lot would require a different finished floor height in order to meet requirements of the Building Code, please provide that information in the Certificate of Appropriateness application.

1. Locate the foundation height of a structure to be compatible with the building type and surrounding historic context.
 - a. Ensure that the foundation height of an elevated structure is in scale with historic structures on the block face.
 - b. Ensure that the foundation height is compatible with the character of the elevated structure.
 - c. Do not raise a structure to install a street-facing garage door beneath the first floor.
2. Extend stairs to be compatible with the design of the front entry and porch.
 - a. Extending front-facing porch stairs towards the street where space allows.
 - b. Extending front-facing stairs with a 90-degree dog-leg extension to access an asymmetrical front porch.
3. Enclose the space between the elevated foundation piers of a raised residential structure with framed lattice.

APPROPRIATE ENCLOSURE AND PORCH STAIR EXTENSION FOR AN ELEVATED RESIDENTIAL FOUNDATION

Appropriate foundation enclosure and porch stair extension designs depend on the height of the elevated foundation and the configuration of the porch (whether the porch stairs extend from the middle of the porch in a symmetrical design or from the side in an asymmetrical design). Appropriate porch stair extension strategies are shown below.

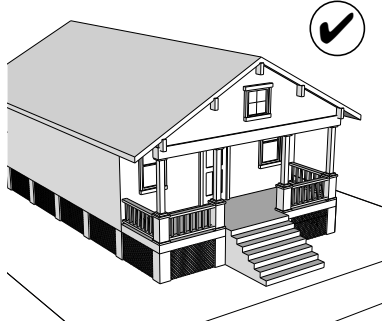
Symmetrical Porch Design

Asymmetrical Porch Design

Moderately Elevated Foundations

Foundations elevated 4' or less may be enclosed with wood-framed lattice between the foundation piers, then painted a color that blends with the structure.

Front-facing porch stairs should generally be extended further forward if space permits.





Preserve an original porch, including its form, materials, and details.

Repairing Porch Railings

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



Before: A deteriorated handrail



After: Handrail repaired and the post replaced in kind

This original porch has been repaired in an appropriate manner.

E. PORCHES

Intent: Porches are one of the most important character-defining features for houses in the district and should be preserved. Front porches frame and shelter primary entrances, and they often include distinctive decorative details which help to define an architectural style.

Porches typically consist of the following parts: a hipped, gabled, or shed roof, which is supported by posts or columns and finished with a ceiling; a balustrade between the posts, which includes top and bottom rails, with balusters in between; a floor deck; and steps from the ground to the porch, which may be flanked on either side by posts or piers and sometimes handrails.

A property owner who wishes to restore a porch should refer to historic photographs of the property and consult with Houston Office of Preservation staff, who can provide helpful guidance. *Note: Please refer to the Houston Building Code for additional requirements for balustrades and handrails.*

For Existing Porches

1. Preserve an original porch, including its form, materials, and details.
 - a. Keep wooden porch elements painted.
 - b. Maintain the height and pitch of a porch roof.
 - c. Do not enclose a front porch in a way that alters its open character.
 - d. When screening a porch, do not damage or remove existing porch elements, such as posts and railings.
 - e. Maintain the original location of front porch steps.
2. Repair, rather than replace, damaged portions of a porch.
 - a. For small areas of damage, consider using a wood consolidant to preserve the original wood.
 - b. If a patch or Dutchman repair is appropriate, remove the least amount of material needed to properly execute the repair. Use wood as close to the original material as possible (same species, grain pattern, and color) for a less visible result.
 - c. Do not replace an entire porch when repair is possible.

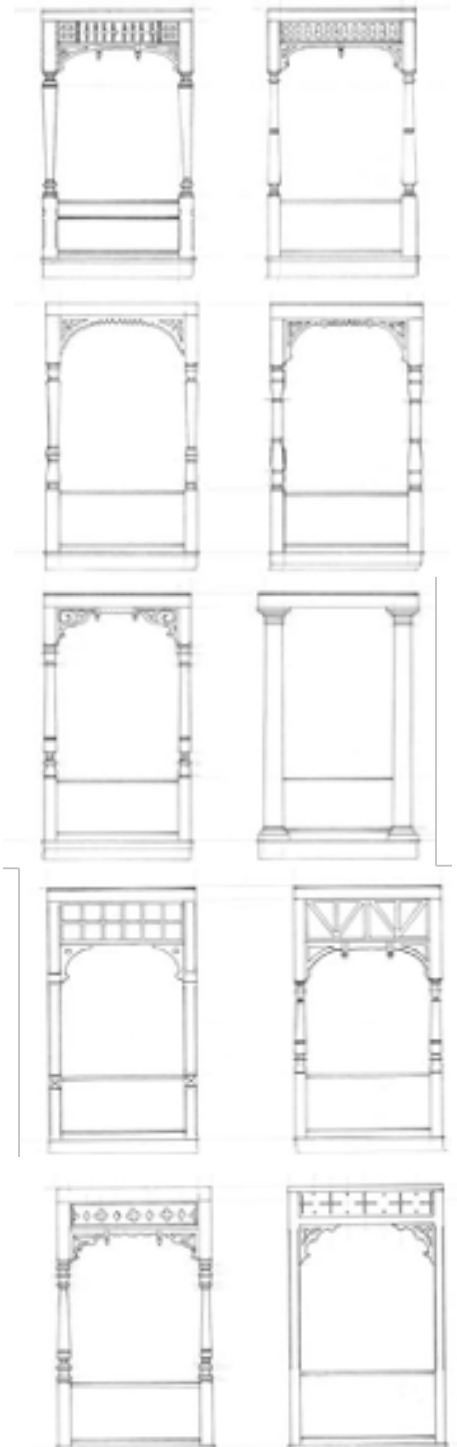
3. If repair is not possible, replace only those elements of the porch which are not repairable.
 - a. Replace a historic porch element to match the original.
 - b. Use materials that match the style, texture, finish, composition, and proportion of the original in-kind.
 - c. Match the balustrade of a historic porch in scale,
 - d. Replace wooden porch steps with the same size material and profile. Substitute materials, such as composites, may be appropriate if their appearance matches that of the original material.
4. If replacement is required, design it to reflect the time period of the historic structure.
 - a. Replace a historic porch element to match the original.
 - b. Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
 - c. Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar styled structures in the district.
 - d. Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.



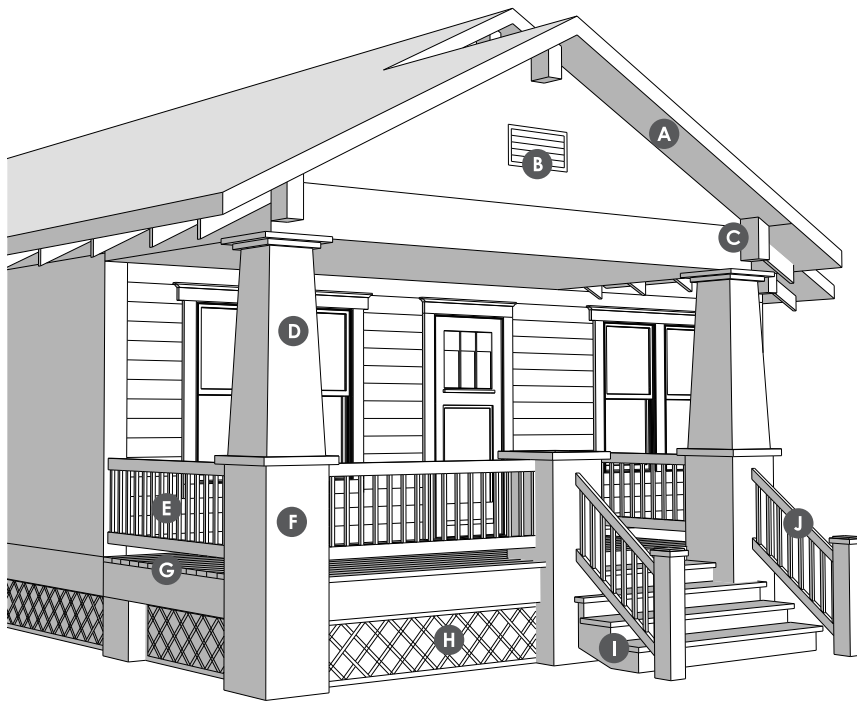
Replacement porch elements (unpainted) match the original components.

Historic columns and decorative features

The sketches below show character-defining features associated with Victorian porches. This includes spindlework, and jigsaw detailing as well as turned columns. The balustrade and railings are not detailed in these sketches.



Typical Porch Features

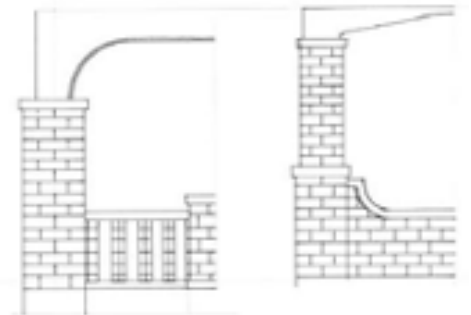


KEY:

A	Porch Eave
B	Gable Vent
C	Decorative Roof Beam/ Triangular Knee Brace
D	Column
E	Balustrade
F	Raised Pier
G	Porch Deck
H	Skirting/Screening
I	Stringer
J	Handrail

Historic columns and decorative features

The sketches below show character-defining features associated with Craftsman porches.



F. DOORS

Intent: Many types and styles of historic front doors can be found on buildings in the district. Some are solid wood with decorative panels, while other are wood with glass lites; some have sidelights and transoms. The door is one of the primary character-defining features of a historic building and these should be preserved. A door's character is based on its design, materials, and location. When a new door is needed, it should be in character with the building.

1. Preserve the proportions of a historic door and its opening.
2. Repair, rather than replace, a historic door.
3. If a door cannot be repaired, match its replacement to the original.

G. WINDOWS

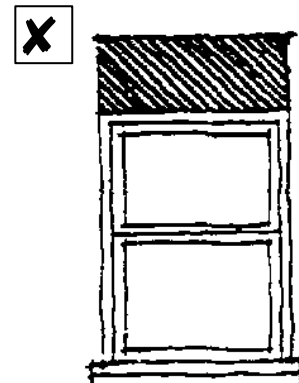
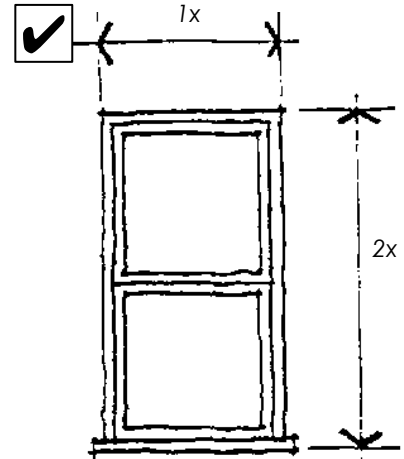
Intent: Most windows are character-defining features and should be preserved. Even those openings which provide ventilation for attic spaces contribute to the character of the building.

The proportion, profile, lite pattern, material, and location of windows all contribute to the character of a window, and help to define the architectural style. Windows in historic buildings were historically made of wood. Metal framed windows are also found in historic buildings.

1. Preserve the proportions of historic window openings.
 - a. Preserve the original size, shape, and arrangements of window openings.
 - b. Restore altered window openings on primary façades to their original configuration when feasible.
 - c. Do not decrease or increase the number of windows on a primary facade as it will negatively affect the character of the structure.
2. Preserve historic window components.
 - a. Components include the frame, sash, panes, mullions, glazing, sill, header, jambs, moldings, and operation.
3. Repair, rather than replace, frames, sashes, and other features.
 - a. Determine whether window components are damaged beyond repair. Damage beyond repair is determined on a case-by-case basis. Discuss with staff for application requirements and resources.

Please Note:

The National Park Service publishes Preservation Brief No. 9: *The Repair of Historic Wooden Windows*, which is available free of charge online at <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

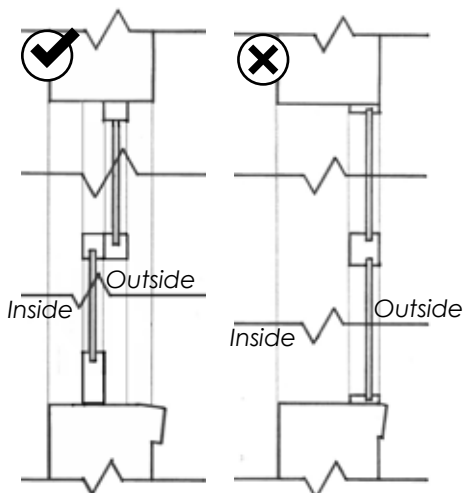


Choose a window that fits the opening; don't use a smaller window and fill in above it.

Wood Windows

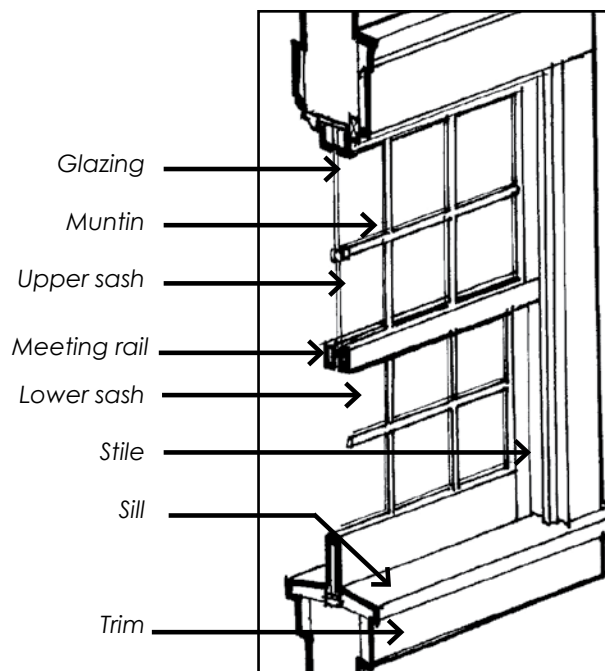
Historic wood windows that were built before 1940 are likely to have been constructed with old-growth timber, which grew slowly and naturally, resulting in strong wood with a tight grain. Lumber available today is grown quickly, resulting in a product that is not as hard, strong, or stable. The quality of historic wood windows is usually far superior to a new wood window, and historic windows should be preserved and repaired, not replaced. In many cases, a historic window that is damaged or deteriorated can be repaired by re-glazing, patching, and splicing wood elements. A homeowner with a few hand tools can complete most window repairs, with no special skills needed.

Note: Studies have shown that 90% of energy loss from a building is through attics, doors, and floors, not the historic windows. Repair and weatherization of historic wood windows is usually less expensive than replacement. If an original window has been so damaged that it cannot be repaired its replacement should be in character with the historic building.



If a window must be replaced match the original material, sash configuration and profile. The window sections above identify a simplified appropriate and inappropriate double-hung replacement window profile.

4. Enhance the energy efficiency of an existing historic window rather than replacing it.
 - a. Add weatherstripping around the window frame.
 - b. Install a storm window or insulated window shade. Interior storm windows are available and easy to install and remove. Exterior storm windows may be added without a COA.
5. If replacement cannot be avoided, match a new window to the original.
 - a. Match the original sash configuration: single-hung, double-hung, casement, etc.
 - b. Select a similar profile and depth of trim, as well as the arrangement and number of layers of trim from the frame to the glass. (No flat boards.) All new windows must be recessed.
 - c. If the original window had divided panes (lites), select a replacement window that is made with genuine muntins, with panes of glass set between them. Do not choose a window with strips of material located between large panes of glass to simulate muntins.
 - d. Use the same material as the original window, which is typically wood in a residential building.



Double-hung window components