

# Preservation Update

SEPTEMBER 16TH, 2020



PLANNING &  
DEVELOPMENT  
DEPARTMENT



# 02.

## PROTECTIONS: HISTORIC DISTRICT

- **HISTORIC DISTRICTS ARE NOT ZONING**
- **BUILDING USE NOT REGULATED**
- **INTERIOR ALTERATIONS NOT REGULATED**



## 02.

### PROTECTIONS: HISTORIC DISTRICT

# WHAT'S EXEMPT FROM REGULATION?

- Interior alterations, changes not visible from the street
- Rebuilding due to destruction by natural disaster
- Ordinary maintenance & repair - such as re-roofing with same material
- Alterations not seen from street (rear of building)
- Gutters, down-spouts, storm windows/doors, window screens, screen doors, temporary weather protections
- Porch ceiling fans, light fixtures, HVAC units, landscaping & fences
- Removal of burglar bars, satellite dishes, free standing signs, ramps and lifts
- Solar panels or other roof equipment installed on the rear half of the roof
- Paint colors, paint on previously painted surfaces
- Demolition of non-contributing structure

# HISTORIC DISTRICTS REGULATION

## EXTERIOR CHANGES VISIBLE FROM THE STREET

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- additions
- replacement of doors, windows, siding
- change of roof shape or pitch

## NEW CONSTRUCTION

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review compatibility with contributing buildings

does not impose a single architectural style

## DEMOLITION AND RELOCATION

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**SIGNAGE**

**DESIGN  
MATERIALS**

# 02.

## PROTECTIONS: HISTORIC DISTRICT

# DESIGN GUIDELINES: **OPTIONAL**

**GUIDELINES CLARIFY EXISTING ORDINANCE AND SET STANDARDS  
SPECIFIC TO YOUR NEIGHBOURHOOD'S NEEDS**

### **some examples:**

- setbacks from property line for main building, structures, and accessory buildings
- maximum building height (ridge height)
- eave/porch height

# 02.

## PROTECTIONS: HISTORIC DISTRICT

# CERTIFICATES OF APPROPRIATENESS (COA)

**APPLICATION REQUIRED FOR NON-EXEMPT ALTERATIONS, NEW CONSTRUCTION, DEMOLITION**

\*PUBLIC NOTICE SIGN & FEE REQUIRED FOR APPLICATION PROCESSING\*



**[HTTPS://COHWEB.HOUSTONTX.GOV/HPT/LOGIN.ASPX](https://cohweb.houstontx.gov/hpt/login.aspx)**

# 02.

## PROTECTIONS: HISTORIC DISTRICT

### ADMINISTRATIVE APPROVAL VS. HAHC

#### (HOUSTON ARCHAEOLOGICAL AND HISTORIC COMMISSION)

##### Administrative:

- reviewed by staff in less than 4 weeks and approved by Director of Planning & Development Department
- examples: carports, freestanding garages less than 600 sq ft footprint
- alterations to non-historic elements, awnings, rear porches, small signs etc.

##### HAHC:

- reviewed by staff and presented at HAHC meeting for decision (every 4-6 weeks depending on adopted schedule)
- examples: larger scale projects that propose the most impact (additions, new construction of primary residence)
- demolition of a contributing building

# 02.

## PROTECTIONS: HISTORIC DISTRICT

### CONTRIBUTING VS. NONCONTRIBUTING



# 02.

## PROTECTIONS: HISTORIC DISTRICT

### CONTRIBUTING VS. NONCONTRIBUTING

Designation is based on historic elements or “character defining features” that relate back to the neighborhood’s important eras of development defined in the district application.

- contributing elements: siding, doors, windows, historic scale and setbacks
- non-contributing: lack of historic material, extensive alterations and new construction

# 02.

## PROTECTIONS: HISTORIC DISTRICT

**Eras of development or “period of significance” are defined in the district application and should be defined by the community sentiment and/or particular concentrations of architectural styles or building types that are important to the heritage of the city, state or nation.**

### **For Instance,**

**Lindale Park’s period of significance could be c. 1930s - 1970s**

**North Central’s period of significant could be c. 1900s - 1960s**

# 02. PROTECTIONS: HISTORIC DISTRICT - APPROPRIATE ADDITIONS



# 02.

## PROTECTIONS: HISTORIC DISTRICT - APPROPRIATE ALTERATIONS



### window replacements:

- repairs preferred, if possible
- inset & recessed
- match existing light pattern
- same material/appearance

1080 x 1080

# 02.

## PROTECTIONS: HISTORIC DISTRICT - NEW CONSTRUCTION

### **“Appropriate” New Construction:**

- match typical setbacks of existing contributing structures in district
- exterior features compatible with contributing structures
- proportions such as width and roof line/pitch compatible with contributing structures
- ridge/eave height not higher than existing contributing buildings
- no particular architectural style required

# 02. HOW TO CREATE A HISTORIC DISTRICT

## APPLICATION SHALL INCLUDE:

- Map indicating proposed boundaries
- Description & photograph of each of the properties and if they are contributing or non-contributing
- Written statement outlining the historic, cultural, or architectural significance of the proposed district which shall address applicable criteria for designation

## REQUIREMENTS:

- 67% of owners must opt-in to the historic district through a response/survey form
- Can not include tracts of publicly owned land, utility easements, and streets
- Must be a continuous land mass without tracks outside of it
- If a majority of buildings, structures or objects in a proposed district are less than 50 years old -the building, structure, object, site or area may be deemed a historic district if it is of extraordinary importance to the city, state, or nation\*

# 02. HOW TO CREATE A HISTORIC DISTRICT

## RECOMMENDED PRELIMINARY PROCESS - BEFORE INITIATION OF THE APPLICATION:

A. CURRENT SURVEY TO IDENTIFY RESOURCES

B. INITIAL PUBLIC ENGAGEMENT: UNDERSTAND WHAT % OF OWNERS IN PROPOSED DISTRICT(S) SUPPORT THE PROCESS AND WILL POTENTIALLY OPT-IN

*(RECOMMENDED: 67 % - ALSO REQUIRED FOR FINAL DETERMINATION)*

#1. Initiation of application by at least 10% of owners or HAHC

#2. Review of Application by Director, if determined complete then all properties within the subject area will be subject to the preservation ordinance for a specific number of days from 180-301 days depending on HAHC/City Council action

#3. Staff mails notices to owners in proposed district of public meeting

#4. Public meeting within 30 days of complete application

#5. Response/survey form mailed to owners in proposed district

#6. Deadline for response/survey forms - 30 days from public meeting

#7. Director and staff review district & determines boundaries

#8. Public hearing by HAHC - determination or deferral

#9. Director submits application to City Council

#9. City Council decision

# 03.

## PROTECTIONS: HISTORIC DISTRICT BENEFITS

**CITY TAX EXEMPTIONS**

**50% DISCOUNT ON BUILDING PERMIT FEES**

**WAIVER OF STRICT ENERGY CODE REQUIREMENTS TO PRESERVE  
HISTORIC MATERIALS**

**REDUCED PARKING REQUIREMENTS**

# 03.

## PROTECTIONS: HISTORIC DISTRICT BENEFITS

### CITY TAX EXEMPTIONS

**\*FOR HISTORIC PORTION ONLY - NOT FOR ADDITIONS\***

- **Landmarks & contributing buildings may qualify if rehabilitation expenses equal to at least 50% of assessed improvement value (HCAD) prior to start of work.**
- **City will count expenses incurred up to 5 years prior to historic district designation.**
- **Exemption for up to 15 years.**



**QUESTIONS/ PREGUNTAS:**

**PLEASE CONTACT US**

**POR FAVOR CONTÁCTENOS**

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