Preservation Upda

SEPTEMBER 16TH, 2020





PROTECTIONS: HISTORIC DISTRICT



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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

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

NEW CONSTRUCTION

review compatibility with contributing buildings

does not impose a single architectural style

DEMOLITION AND

RELOCATION

SIGNAGE

DESIGN MATERIALS

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

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

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

PROTECTIONS: HISTORIC DISTRICT

CONTRIBUTING VS. NONCONTRIBUTING





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

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

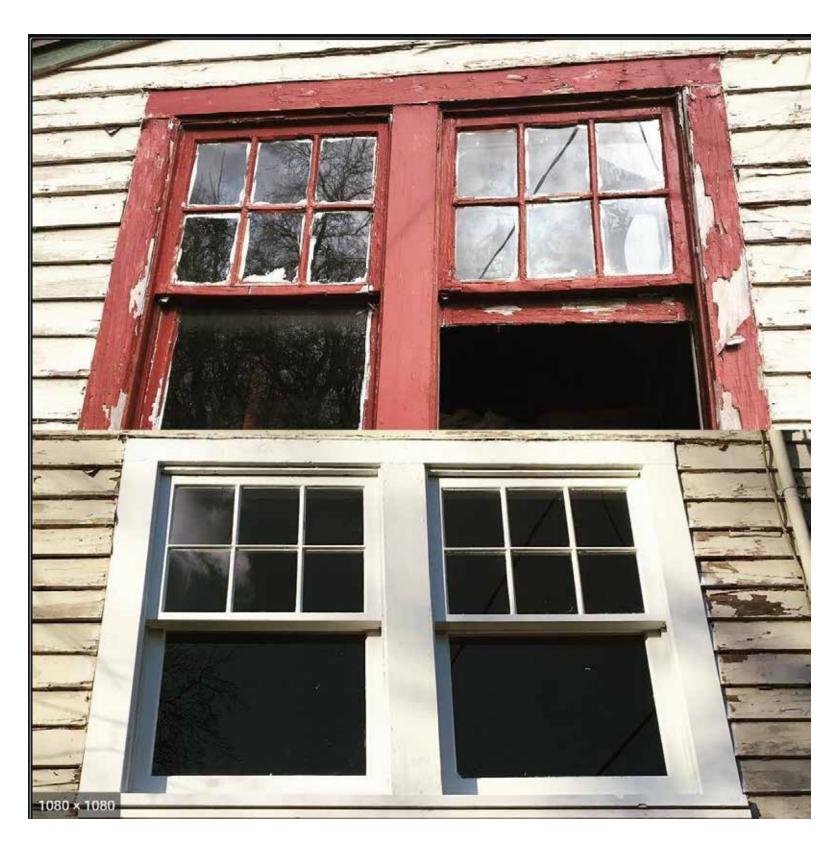








PROTECTIONS: HISTORIC DISTRICT - APPROPRIATE ALTERATIONS



window replacements:

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

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:

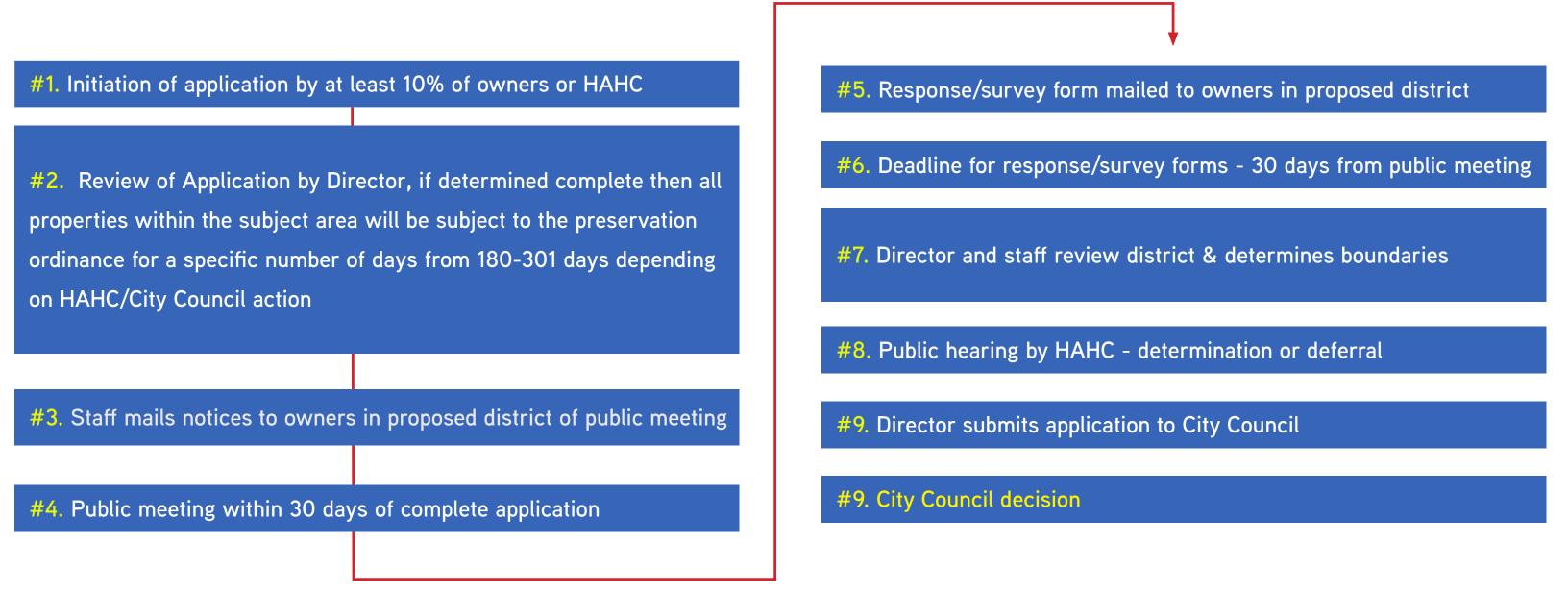
- 67% of owners must opt-in to the historic district through a response/survey form
- Can not include tracts of publicly owned land, utility easements, and streets
- Must be a continuous land mass without tracks outside of it
- If a majority of buildings, structures or objects in a proposed district 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)



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

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.



PLEASE CONTACT US

POR FAVOR CONTÁCTENOS

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