OSWHD Design Guidelines Discussion

August 12, 2024, Virtual

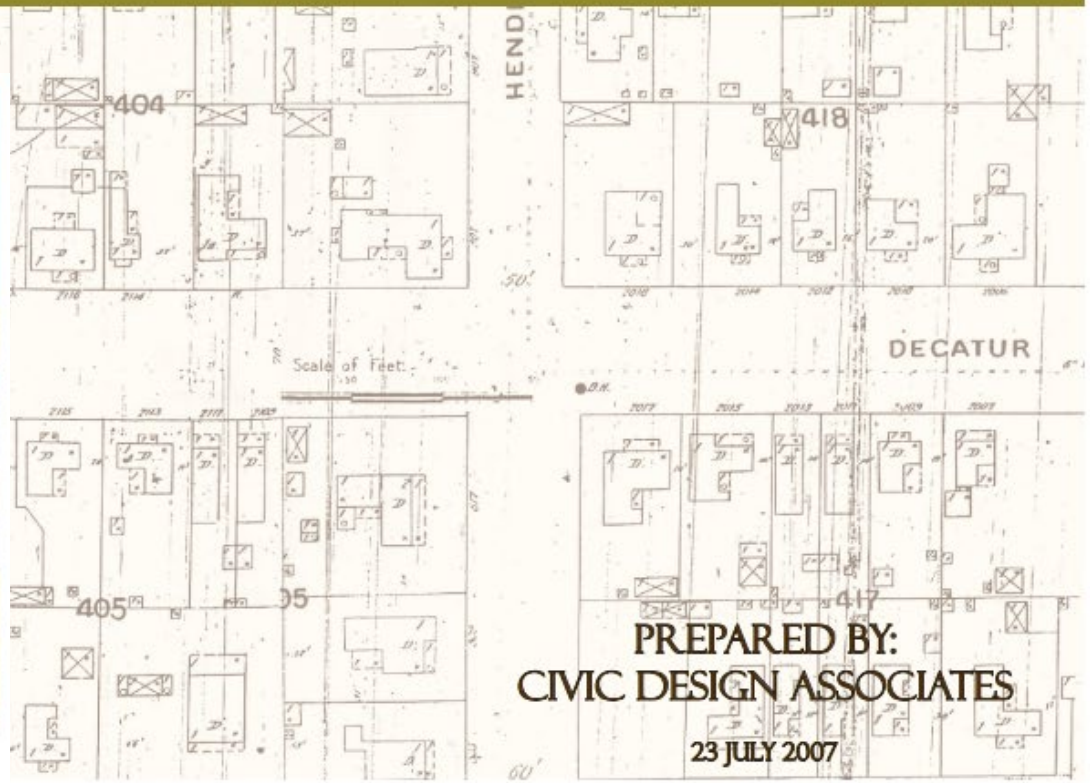
PLANNING & DEVELOPMENT DEPARTMENT

Purpose Today

Refresh the current thinking and desires of the OSWHD with respect to design guidelines.

Set a potential timeline for moving them forward to adoption.

DESIGN GUIDELINES
FOR
OLD SIXTH WARD PROTECTED HISTORIC DISTRICT
HOUSTON, TEXAS



PREPARED BY:
CIVIC DESIGN ASSOCIATES
23 JULY 2007

DESIGN GUIDELINES for
OLD SIXTH WARD
PROTECTED HISTORIC DISTRICT

Mayor John Whitmire
Comptroller Chris Hollins

City Council

District A	Amy Peck
District B	Tarsha Jackson
District C	Abbie Kamin
District D	Carolyn Evans-Shabazz
District E	Fred Flickinger
District F	Tiffany Thomas
District G	Mary Nan Huffman
District H	Mario Castillo
District I	Joaquin Martinez
District J	Edward Pollard
District K	Martha Castex-Tatum
At-Large 1	Julian Ramirez
At-Large 2	Willie Davis
At-Large 3	Twila Carter
At-Large 4	Letitia Plummer At-Large 5 Sallie Alcorn

City of Houston, Texas
Public Review Draft: June 4, 2021

PLANNING & DEVELOPMENT DEPARTMENT

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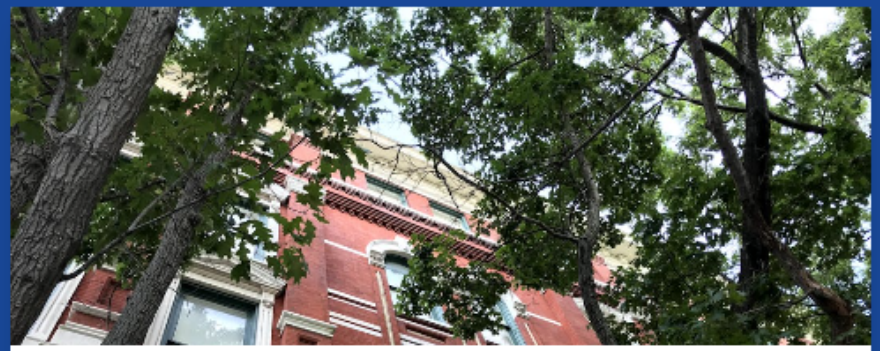


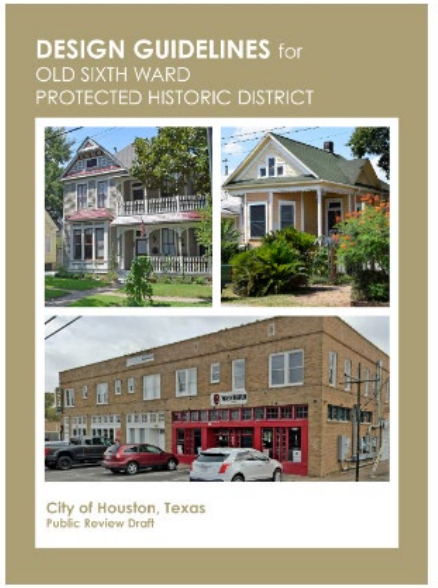
Historic Preservation

Glenbrook Valley, Norhill, Woodland Heights, Old Sixth Ward Design Guidelines, Freedman's Town

Learn more

1. Draft Design Guidelines f

You may review the document in its entirety
workshop questions, so you will not need to



Project Manager

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Planner

Planning and Development Department

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What staff needs right now

1

Updated input

1. Admin. Approvals
2. Measurables

2

A well supported draft document

3

Your support now, at HAHC and at City Council

Path Forward

Big Questions #1

Administrative Approvals

Big Question #2

Measurable Standards

Next steps determined by #2

Do we need more input especially measurable standards agreement?

Do we just need to edit what we have?

HAHC

City Council

E. ADMINISTRATIVE APPROVALS

The following types of work **require a Certificate of Appropriateness**, which may be approved by the Planning Director:

Removal of:

1. A window or door that was not original to the contributing structure and replacing it with a window or door that **meets all of the following conditions**:

   a. It is appropriate to the historic significance of the structure.

   b. It does not change the size, shape, or location of the opening from which the window or door elements are to be removed.

   c. It does not change the trim, molding, or other features associated with the opening.

   d. Exterior wall cladding that was not an original feature or characteristic of the structure and replacing it with appropriate cladding.

2. Non-historic additions, including attached garages or carports
3. Non-historic decorative elements, such as shutters or eave brackets
4. Non-historic, low-profile skylights
5. Canopies or awnings
6. Signs attached to the building

Administrative Approvals

Administrative Approvals

Installation of:

1. Burglar bars
2. Accessibility ramps or lifts
3. Low-profile skylights, solar panels, antennae, satellite dishes, or other roof equipment **on the front half of the roof**
4. Shutters
5. Awnings or canopies
6. Architectural details (including porch elements) that have been partially lost or removed, if you can provide proof that they used to exist, either through existing elements that are still in place or by historical documentation, such as architectural plans or photographs
7. Signs attached to the exterior of the building that meet all of the following conditions:

    a. It does not compromise historic exterior features on the structure, such as siding or trim, porch elements, etc.

    b. It is 25 square feet or less in total area.

    c. It is installed without damage to significant historic material.

Administrative Approvals

Construction of:

1. Free-standing (detached) garages and garage apartments, free-standing carports, and other secondary structures, as long as they have a footprint of 600 square feet or less and are located at the rear of the lot

2. A rear porch that is not taller than the existing structure and does not extend beyond the existing side walls of the structure

Repair or reconstruction of internal structural elements (such as interior shiplap) that are essential to support the building envelope to which they are attached. The following conditions must be met:

1. You must demonstrate to the satisfaction of the Planning Director that the structural repair or reconstruction can be accomplished without harming those exterior features of the structure that are visible from the right-of-way.

2. You must provide a written statement from a structural engineer, licensed by the State of Texas, that the proposed repair or reconstruction can be accomplished without harming those exterior features of the structure that are visible from the right-of-way.

Administrative Approvals

(1) A rear addition that:

a. Is not taller than the existing structure;

b. Is set back from the side property lines at least as much as the structural walls of the existing structure;

c. Is not wider than the wall to which it is attached;

d. Does not require the demolition of any portion of the existing structure except for the rear wall to which the addition will be attached;

e. Has a roof pitch that is less than or equal to the existing structure; and

f. Is not constructed on a building that has had an addition approved under this chapter.

(2) A side addition that:

a. Is not taller than the existing structure;

b. Is attached only to one exterior wall of the existing structure and does not extend past the existing rear wall of the side to which it is attached;

c. Is set back from the front of the wall to which it is attached at least 30 percent of the distance between the front of the wall to which it is attached to the rear of the wall to which it is attached;

d. Is not wider than half the distance that the addition is set back from the front of the wall to which it is attached. For example, if the addition is set back 20 feet from the front wall to which it is attached, the addition may not be wider than ten feet;

e. Does not require the demolition of any portion of the existing structure except for the exterior wall to which the addition will be attached; and

f. Does not deviate from the roof pitch of the existing structure except for cross gable or hip roofs; and

g. Is not constructed on a building that has had an addition approved under this chapter.

(3) A partial second-story addition that:

a. Is constructed on top of a one-story structure;

b. Does not extend outside the footprint of the existing structure;

c. Is set back from the front wall of the existing structure at least half the distance between the front wall of the existing structure and the farthest point of the rear of the existing structure;

d. Has a plate height that does not exceed the plate height of the story beneath the proposed addition;

e. Has a roof pitch that is less than or equal to the existing structure;

f. Is constructed without the removal of any existing exterior walls; and

g. Is not constructed on a building that has had an addition approved under this chapter.

Rear

Side

Partial 2-Story

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

Without Measurables

Without Measurables

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.

Measurable Standards

MEASUREABLE STANDARDS

The purpose of this section is to provide a clear set of directions for Norhill homeowners who wish to alter their homes while maintaining and embracing the existing character of the neighborhood. These Guidelines aim to preserve the historical integrity, neighborhood livability, and long-term sustainability of individual homes and the neighborhood at large.

Measurable Standards

2-2a. Residences

Maximum ratios of the **Living Area** (see definition above) within the house to the lot size are listed in the table below. These ratios allow for growth while still preserving the historic character and scaling of the neighborhood.

For example,

(0.38 * 5000 SQFT LOT) = 1900 SQ FT LIVING AREA

(0.38 * 5250 SQFT LOT) = 1976 SQ FT LIVING AREA

LOT SIZE	TOTAL LIVING AREA/ LOT SIZE
< 4999	0.4
5000 - 5999	0.38
6000-6999	0.36
7000 +	0.31

HEIGHT

Roofs can have a roof slope between 5 in 12 and 7 in 12. Only carports attached to a garage can have a flat roof. An 8 in 12 roof slope will be considered on a case-by-case basis if the existing slope of the house is 8 in 12. A steeper roof pitch will be considered on a case-by-case basis when mimicking original architectural details.

2-4a. One-Story Addition

The new construction is limited to a maximum height of 11'- 6" from existing grade (ground/dirt) to top of first floor plate to match the existing house plate height. [Ref to Fig. 7]

New addition/construction plate height cannot be greater than 9'- 1 1/8". If the existing house has a plate height higher than 9 ft, an exception will be considered.

The roof of a One-Story addition within 15 ft of the rear property line must be a Hip on the portion facing the rear property line with a maximum slope of 7 in 12. If the existing house has an 8 in 12 pitch, an exception will be considered. If the One-Story addition is greater than 15 ft from the rear property line, the roof of a One-Story addition can be a Gable roof.

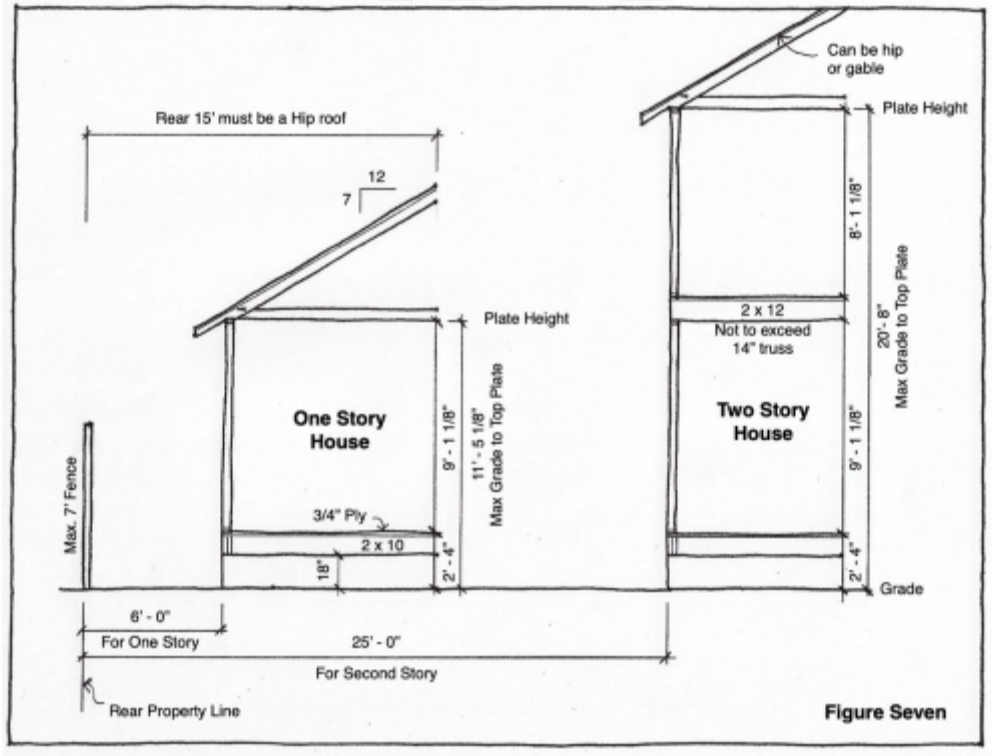
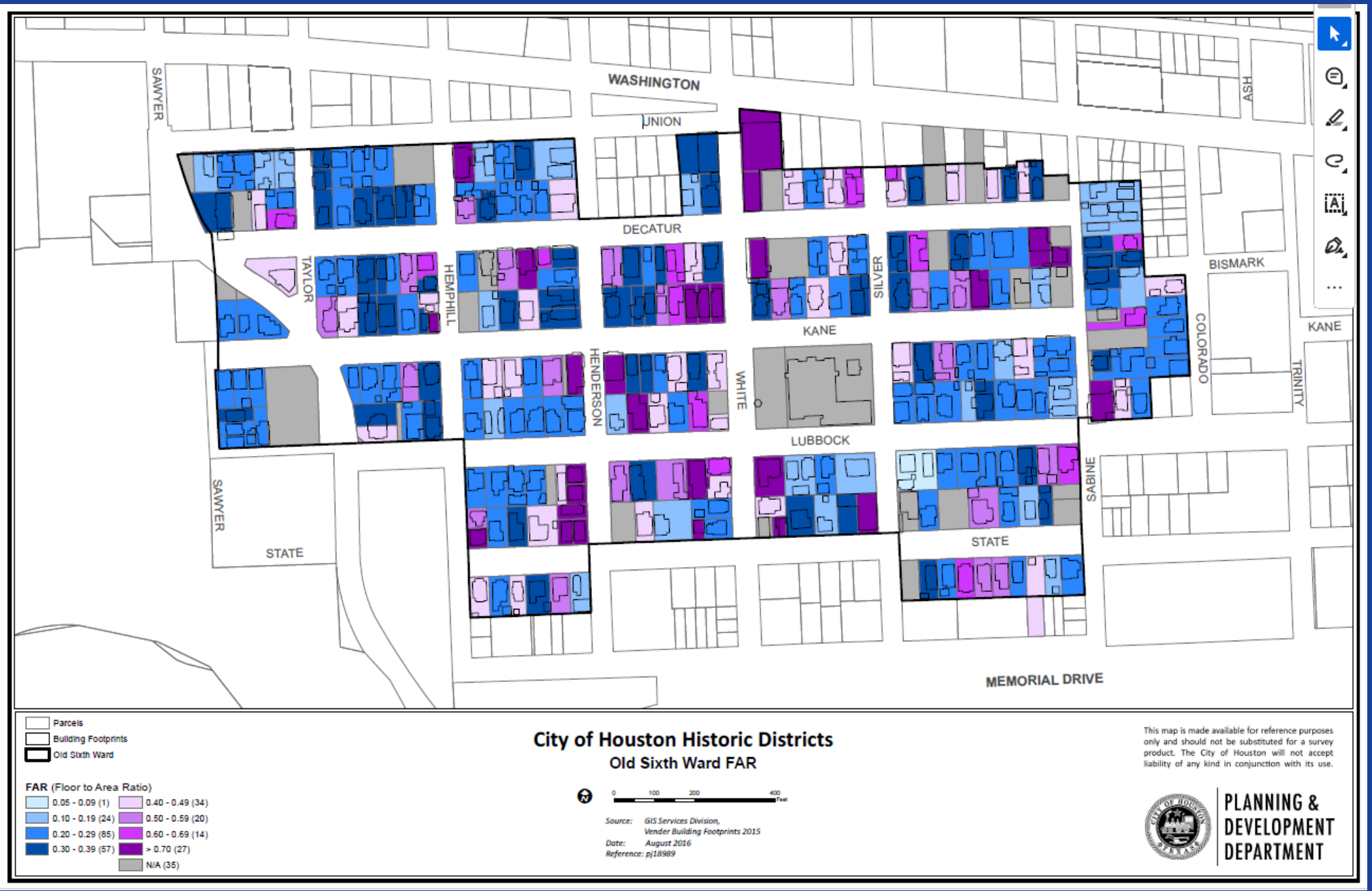


Figure Seven

Measurable Standards

Previous Work



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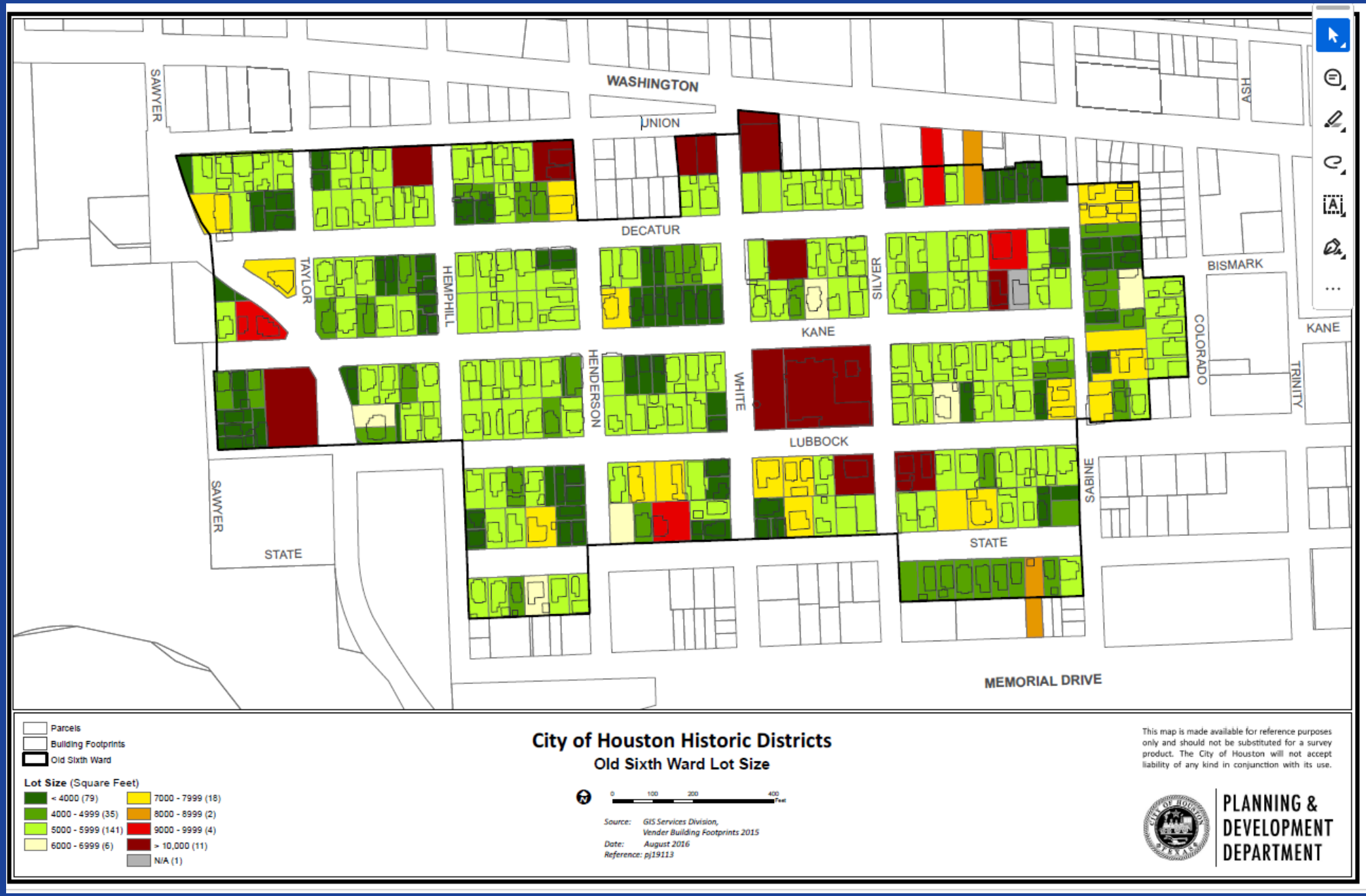

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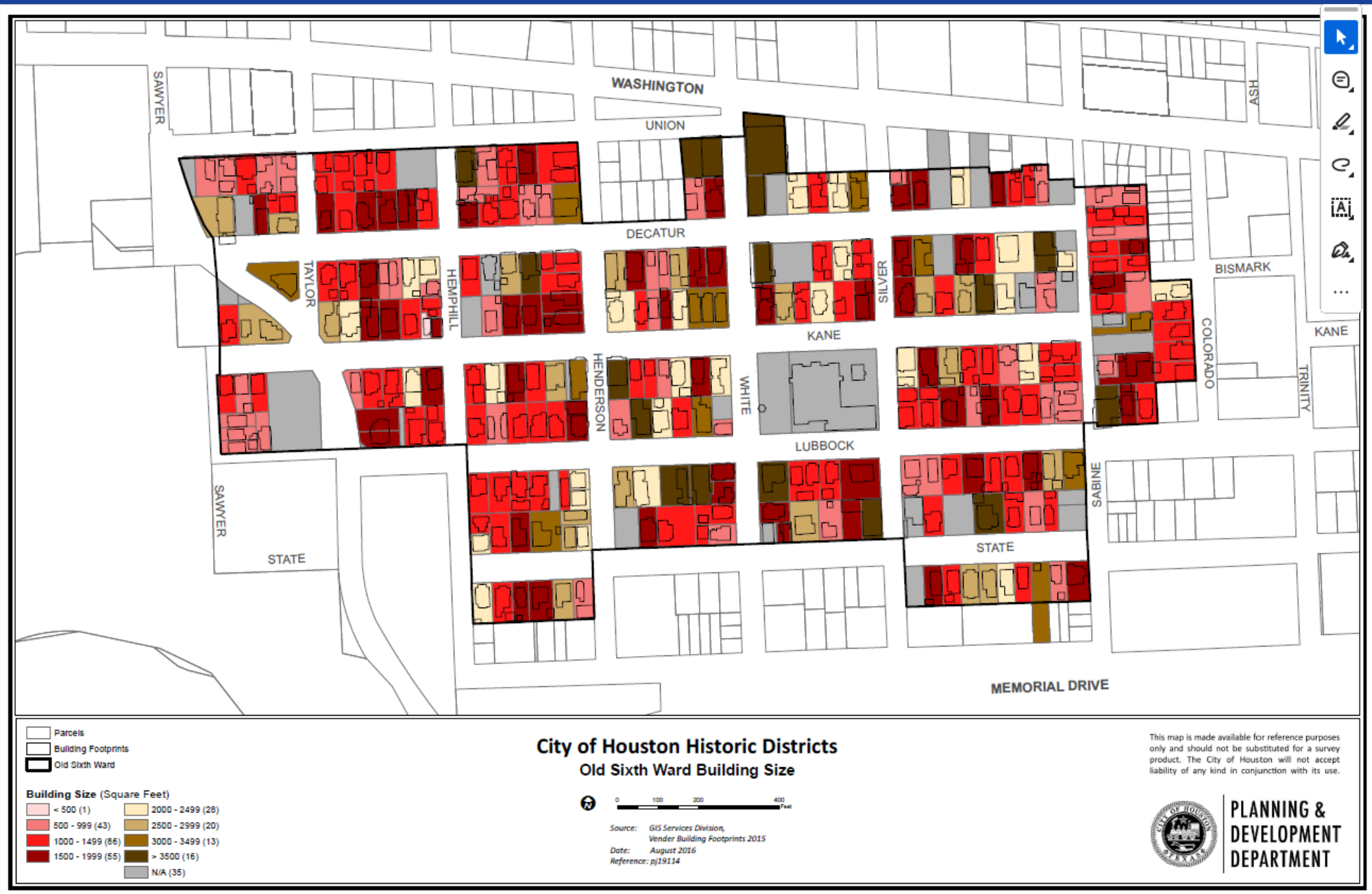

Timeline is dependent upon this conversation.

Comments and Questions Please

PLANNING & DEVELOPMENT DEPARTMENT

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