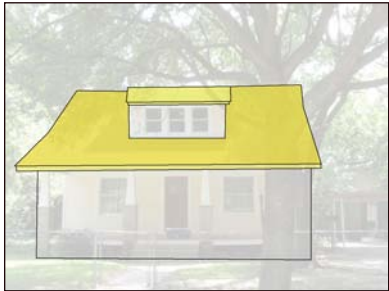


II. A Design Guide

Typical Historic Characteristics



BUNGALOWS (FRONT/SIDE/CROSS GABLE, HIPPED)

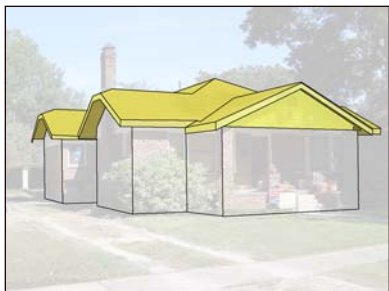


CRAFTSMAN BUNGALOWS



TYPICAL HISTORIC CHARACTERISTICS

BUNGALOWS (ENGLISH, DUPLEX), BRICK COTTAGE



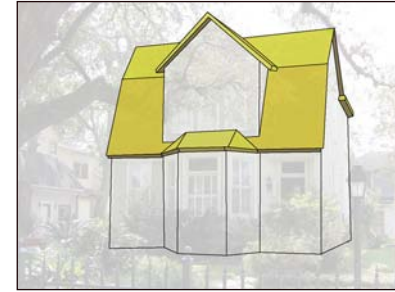
ROOF SHAPE

Description of Characteristic: In all types of historic houses in the Heights the pitched roof is both visible and dominant. A subsidiary gable end or dormer window does not lessen this dominance.

QUEEN ANNE / L-PLAN, VICTORIAN ERA



GREEK REVIVAL, DUTCH COLONIAL, SPANISH MISSION



AMERICAN FOUR SQUARE / PRAIRIE



RARE EXAMPLES : FLAT ROOFS



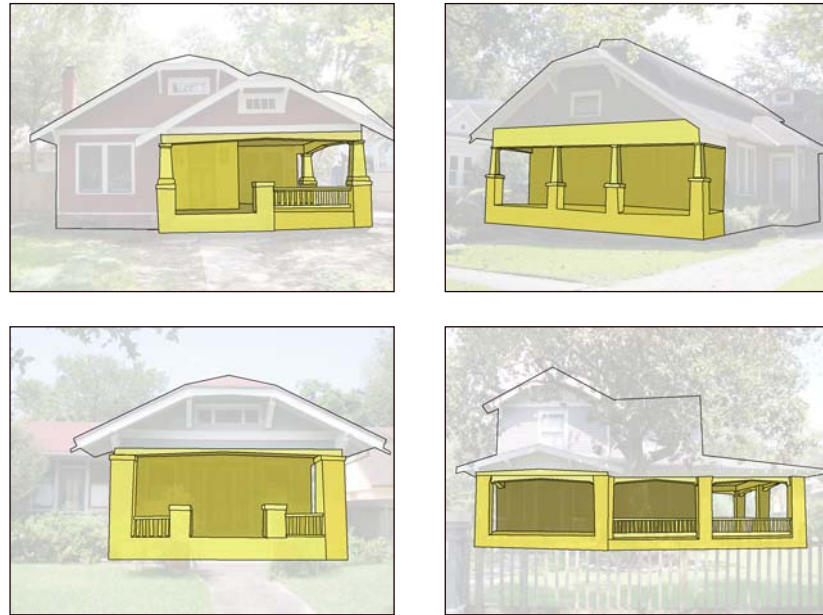
Broadfront Commercial

- Gable ends or parapets on the street facade of commercial properties that have been converted for residential use

BUNGALOWS (FRONT/SIDE/CROSS GABLE, HIPPED)

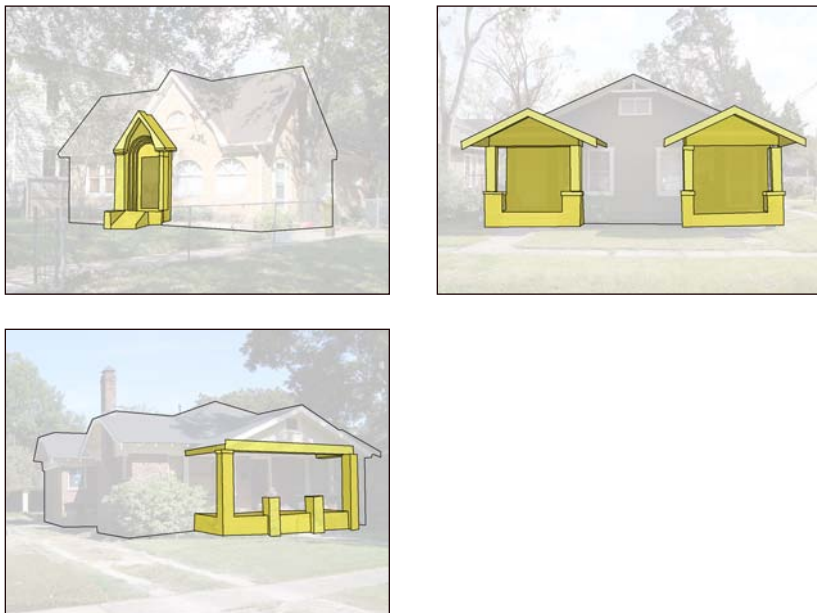


CRAFTSMAN BUNGALOWS



TYPICAL HISTORIC CHARACTERISTICS

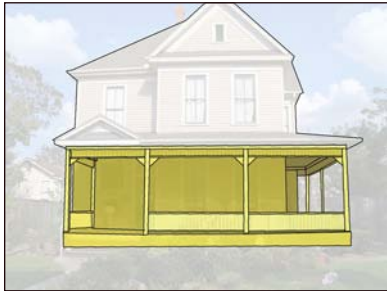
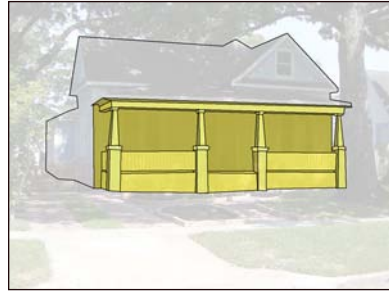
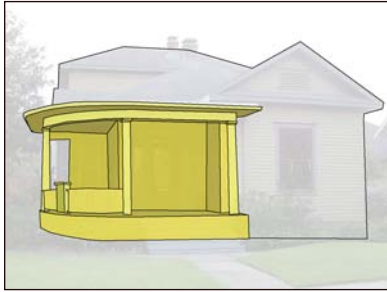
BUNGALOWS (ENGLISH, DUPLEX), BRICK COTTAGE



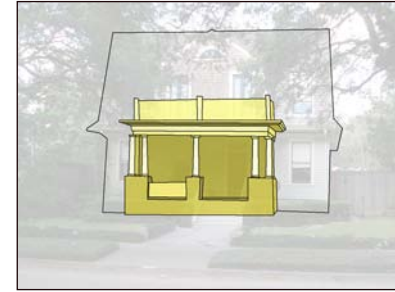
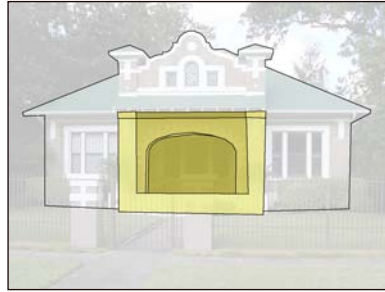
FRONT PORCH

Description of Characteristic: All historic houses have front porches. The front porch is covered by a single shed type roof or a double-pitched hipped roof and, depending on the style of the house, is either applied to the main structure or is an integral part of the main structure (under the main roof). The front porch on the first floor either extends across the total street facade of the main structure, wraps around to create a side porch or only partially extends along the street façade. The second floor porch only partially extends along the main street facade and is covered by a shed type or double-pitched hipped roof.

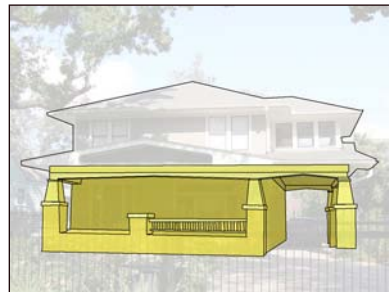
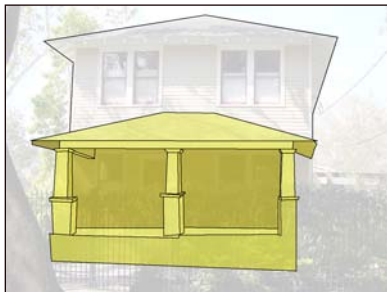
QUEEN ANNE / L-PLAN, VICTORIAN ERA



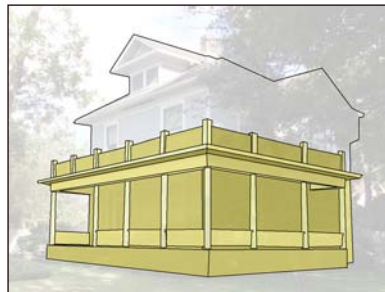
SPANISH MISSION, DUTCH COLONIAL



AMERICAN FOUR SQUARE / PRAIRIE

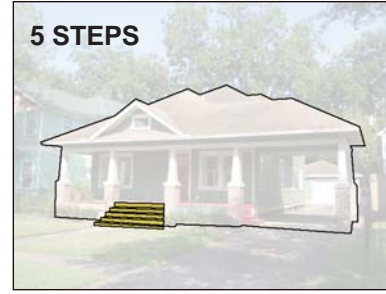


RARE EXAMPLES



- **Two-story Greek Revival style houses where both first and second floor porches extend across the front facade**
- **Two-story Colonial Revival style houses that have an open second floor porch extending across the main street facade. This porch often wraps around the main structure and is not roofed**

EXAMPLES



TYPICAL HISTORIC CHARACTERISTICS

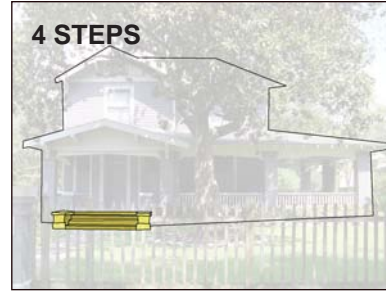
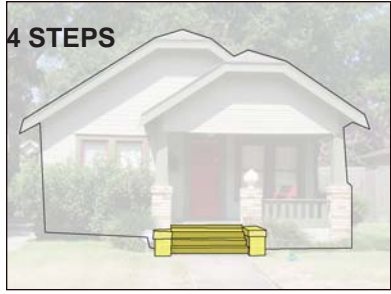
FIRST FLOOR HEIGHT

Description of Characteristic: The first floor level of a typical Heights house is raised an average of 4 to 5 steps above ground level (a height of approximately 2'-6" to 3'-0").



5 steps above grade

EXAMPLES

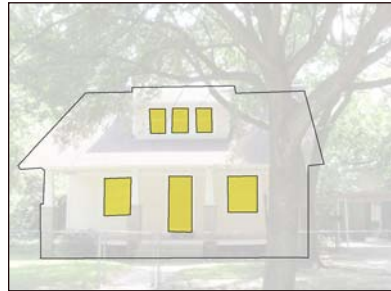
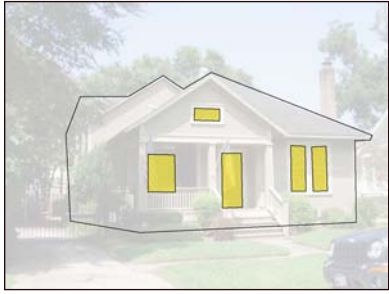


Rare Examples :

- Raised Bungalows
- Queen Anne/Victorian era mansions
- Colonial Revival

The ridge line, or highest point of a single story historic house, averages from 25' to 30' above ground level. The ridge line or highest point of a double story house averages from 30'-0" to 40"-0"

BUNGALOWS (FRONT/SIDE/CROSS GABLE, HIPPED)



CRAFTSMAN BUNGALOWS



TYPICAL HISTORIC CHARACTERISTICS

BUNGALOWS (ENGLISH, DUPLEX), BRICK COTTAGE



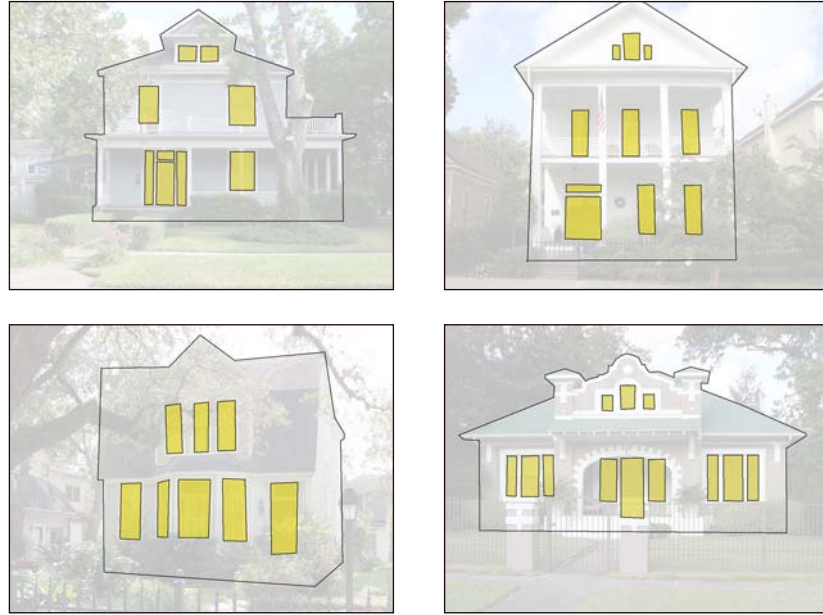
OPENINGS AND FENESTRATION

Description of Characteristic: Openings, whether for windows or doorways, always have a vertical as opposed to a horizontal emphasis. Openings on all facades are always of lesser area than the solid wall surrounding them.

QUEEN ANNE / L-PLAN, VICTORIAN ERA



GREEK REVIVAL, DUTCH COLONIAL, SPANISH MISSION



AMERICAN FOUR SQUARE / PRAIRIE



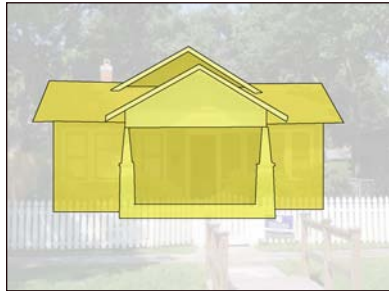
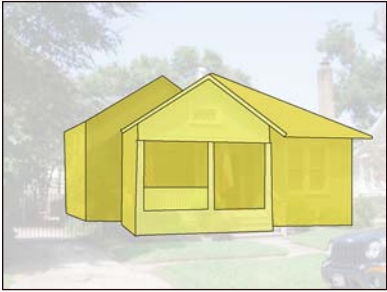
RARE EXAMPLES : HORIZONTAL EMPHASIS



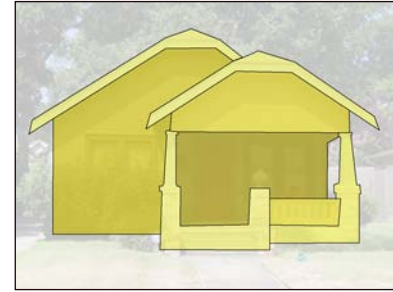
Broadfront Commercial

- **Windows on the street facade of commercial properties that have been converted for residential use retain storefront-like horizontal spans of glazing.**

BUNGALOWS (FRONT/SIDE/CROSS GABLE, HIPPED)

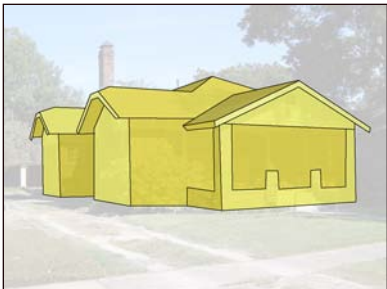
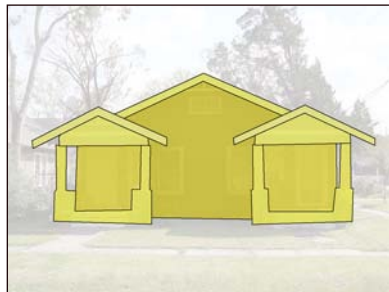


CRAFTSMAN BUNGALOWS



TYPICAL HISTORIC CHARACTERISTICS

BUNGALOWS (ENGLISH, DUPLEX), BRICK COTTAGE



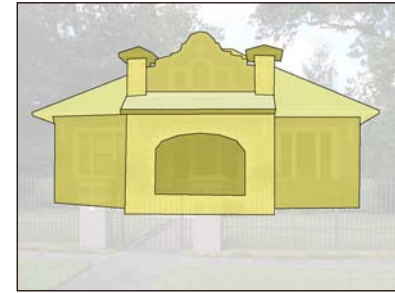
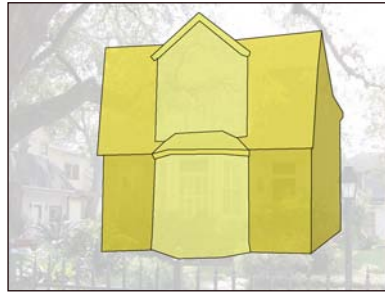
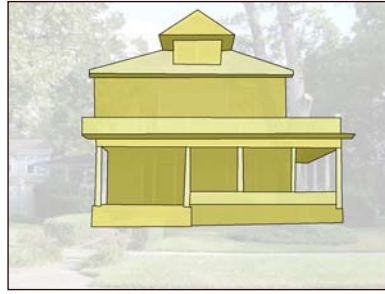
ARTICULATION AND MASSING

Description of Characteristic: The street front facades of historic houses have a clear articulation of building elements whether they be porches, balustrades, bay windows, gable fronts, roof overhangs, roofs, turrets or other components. No historic houses have front facades that have a single vertical plane from ground to eave. Only the Mission Revival style historic houses have a gabled front facade with a partial parapet, allowing the pitched roof on either side of the parapet to be clearly visible.

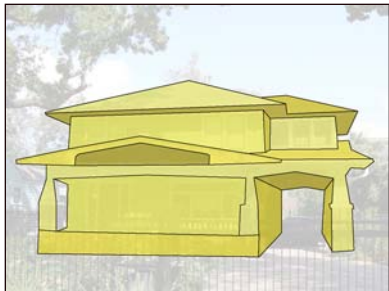
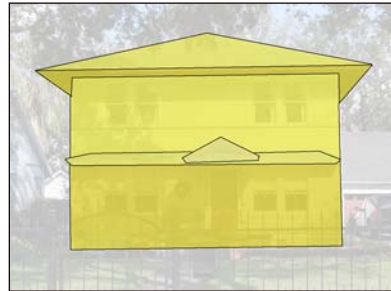
QUEEN ANNE / L-PLAN, VICTORIAN ERA



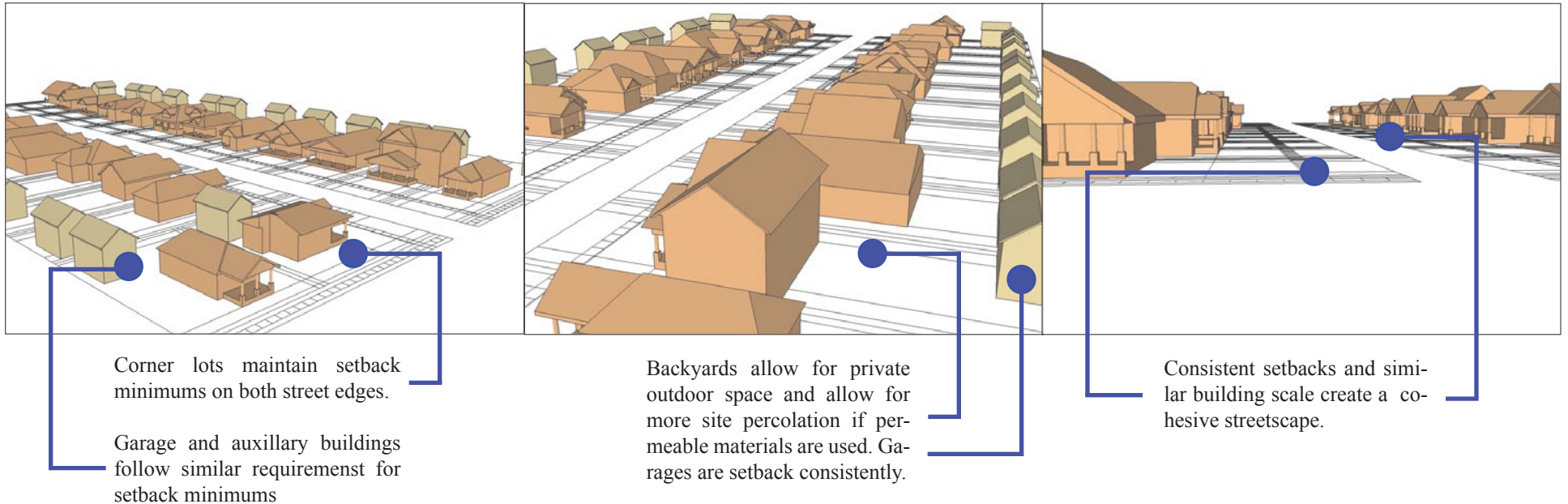
GREEK REVIVAL, DUTCH COLONIAL, SPANISH MISSION



AMERICAN FOUR SQUARE / PRAIRIE



HYPOTHETICAL ORIGINAL NEIGHBORHOOD BLOCK



TYPICAL HISTORIC CHARACTERISTICS

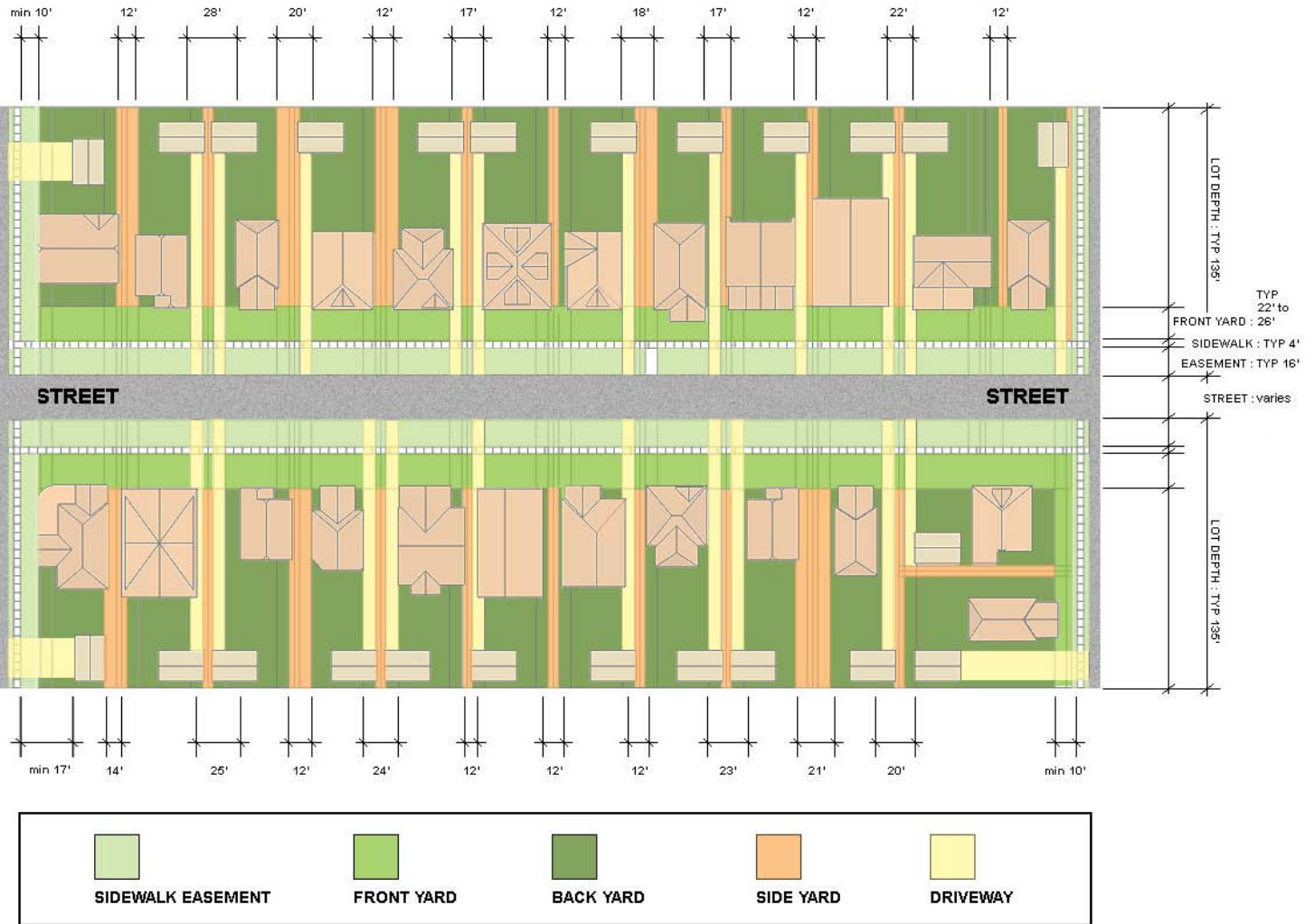
SETBACKS AND ADJACENCIES

Setbacks: On the typical block face all structures were set back a similar distance from 15 to 25 feet from the street Right of Way. This common front setback creates a continuous street facade and similar front yard depth for the whole block. No particular house, regardless of its size or cost, was located nearer to the street than its neighbors.



Adjacencies: Houses were never set back three feet from both side boundaries of the lot on which they stand. Because the traditional vehicular entrance was from the street and not from the alley, at least one side setback is likely to be approximately 10-12 feet to allow for access to a garage at the rear of the property. This creates a significant space between adjacent houses. For example, if two driveways are adjacent to each other this separation can be 20 feet or more.

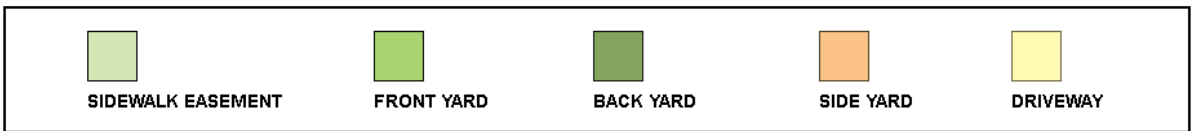
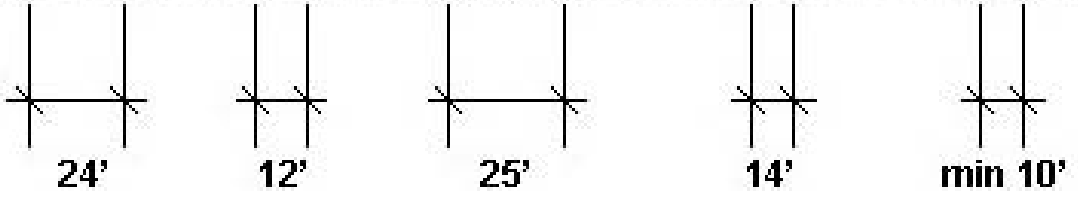
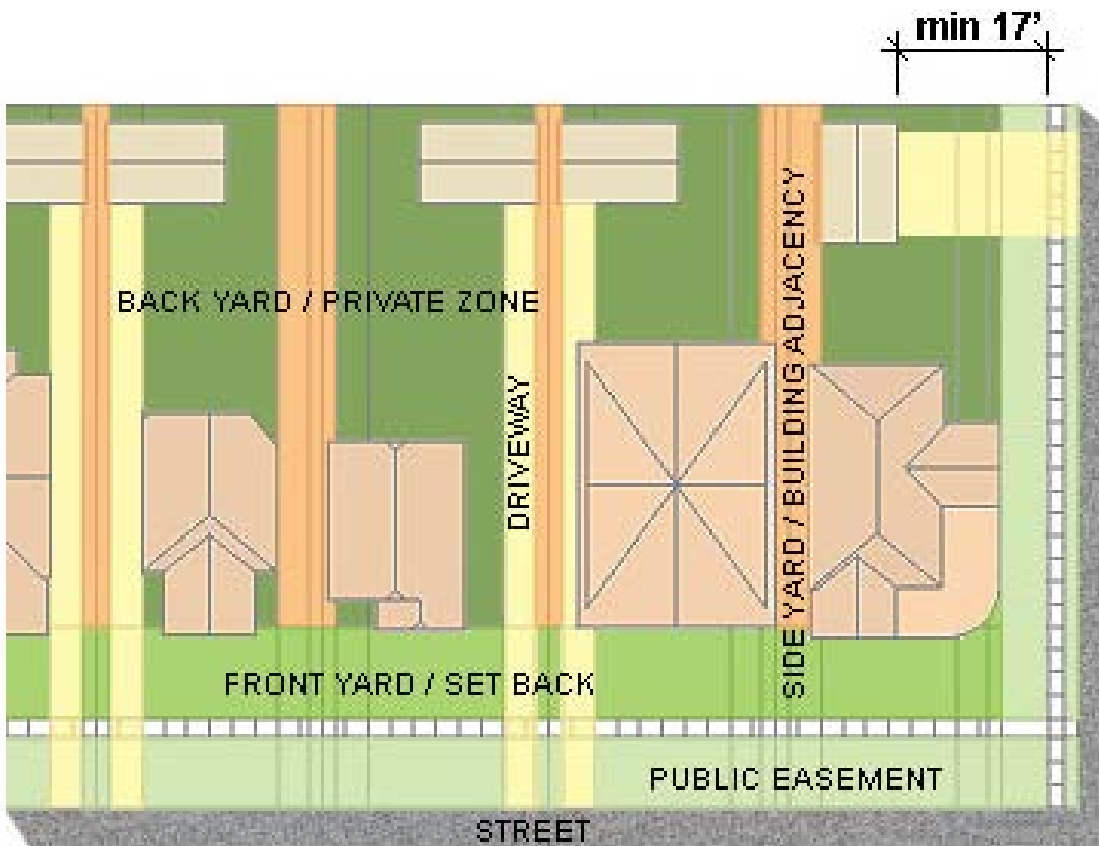
Marked differences in scale of adjacent two-story and single-story houses is often tempered by a single story porch or room, port cocheres or bays built on the side of the two story house adjacent to a single story house.



HYPOTHETICAL ORIGINAL NEIGHBORHOOD BLOCK SETBACK ZONES

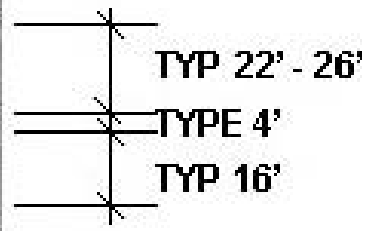
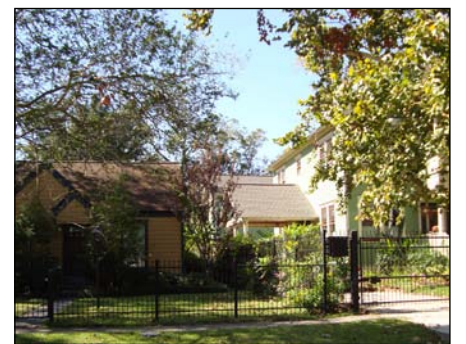
APPROPRIATE ADJACENCIES

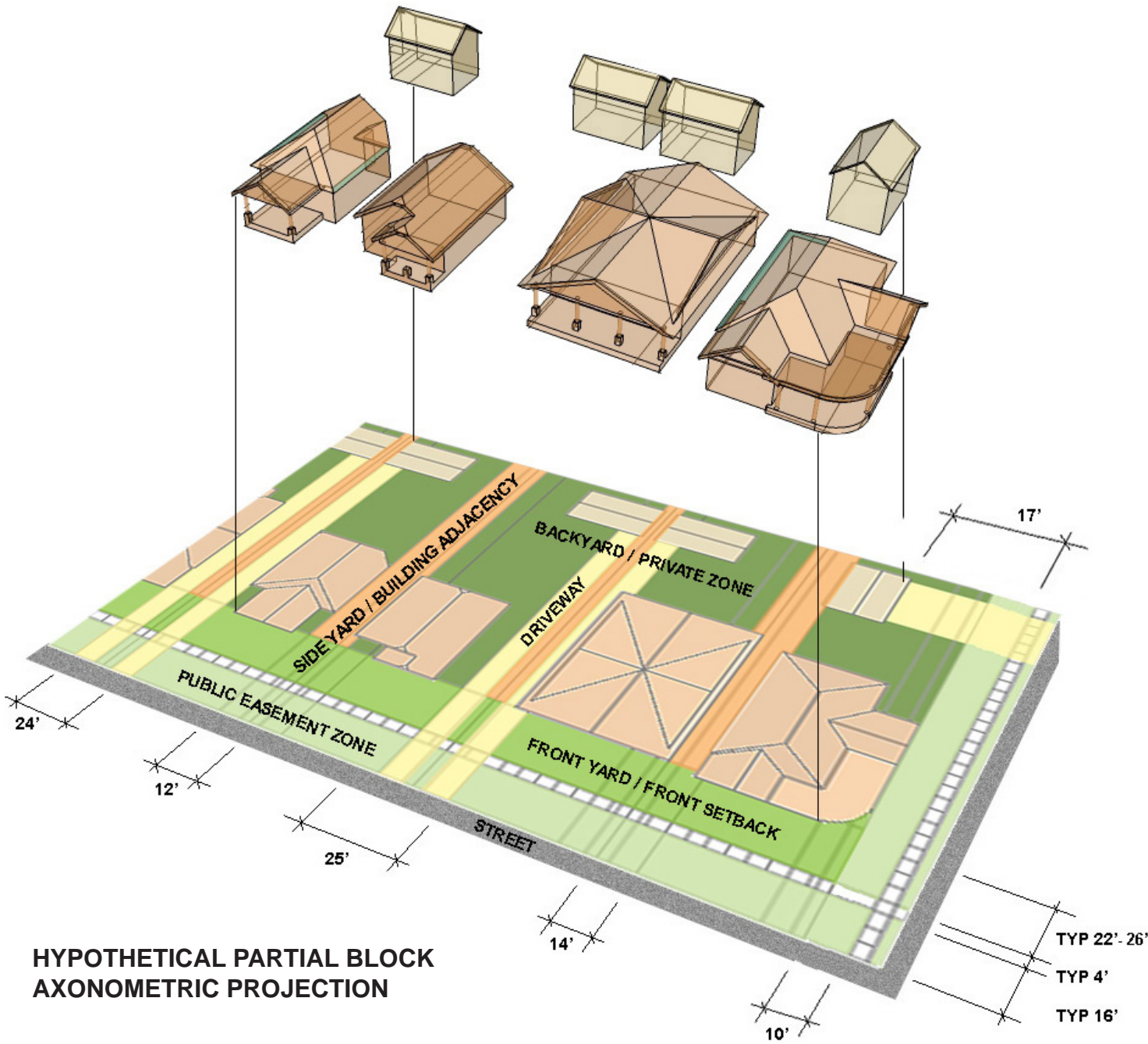




HYPOTHETICAL ORIGINAL NEIGHBORHOOD PARTIAL BLOCK SETBACK ZONES

APPROPRIATE ADJACENCIES



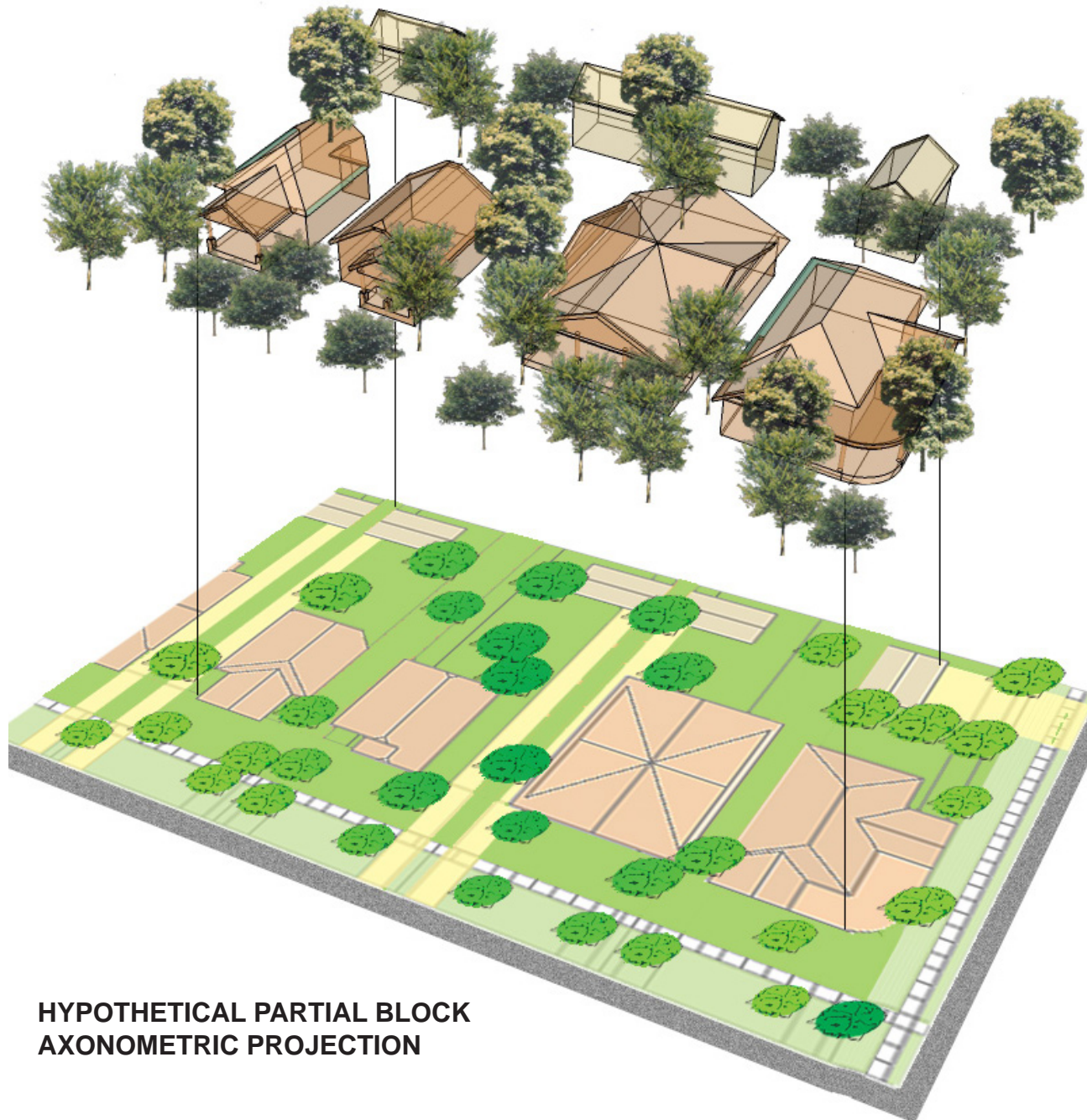


APPROPRIATE ADJACENCIES



TYPICAL HISTORIC CHARACTERISTICS

SITE COVERAGE



**HYPOTHETICAL PARTIAL BLOCK
AXONOMETRIC PROJECTION**

Description of Characteristic:

Extensive mature tree cover distinguished and continues to define the Heights as a relatively cool and comfortable place to live in Houston's hot humid summers. This, together with the placement of houses on their respective lots, make a significant contribution to both the character and the environment of the Heights.

Mature street trees within the public rights-of-way create shade on the sidewalks. Trees on the interior of lots shade houses, positively improving the neighborhood's microclimate. Exterior walls are shaded by roof overhangs, eaves and porches. The raised pier and beam foundations allow air to circulate beneath the structures and cool air to rise up into the first floor rooms. All of these factors helped reduce the need for air conditioning.

The separation of houses by substantial side and rear setbacks provided locations for trees and other vegetation and allowed air to circulate freely between buildings. A limited building footprint, as opposed to the lot being largely covered by built structures or impervious path or driveway surfaces, ensured that each house was surrounded by significant area of green space. This allowed rain water to percolate into the soil as opposed to flowing directly to street gutters, ditches or the streets themselves. This minimized street flooding and reduced the volume of surface water draining to the bayous.

EXAMPLES



*side/rear access



*side/rear access

TYPICAL HISTORIC CHARACTERISTICS

CARPORTS, GARAGES, AND PORTE-COCHERES

Description of Characteristic: No Heights' historic houses have single or double garages on the prominent street facade of the house. The garage buildings are either separate or linked to the rear of the main house and car ports or "porte cocheres", whether single or double story, are either a continuation of the main street facade or are set back a significant distance from the front of the house, and may front secondary, side streets.

