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City of Houston, Texas High First Ward Historic District DESIGN GUIDELINES



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1 INTRODUCTION

All historic districts change over time. In some cases, those changes preserve the qualities that make the district desirable, such as mature trees, front porches that foster connections between residents, and a variety of architecturally compatible, well-maintained buildings.

However, not all changes have a positive effect on the neighborhood. Some changes — particularly those that remove buildings, or remove or cover the pieces of a building that give it character — can damage the fabric of the district. Actively managing all exterior changes, therefore, serves the best interests of the neighborhood as a whole.

The City of Houston's Planning and Development Department is responsible for managing changes to properties within Houston's historic districts. A general Historic Preservation Ordinance, or local law, establishes the City's ability to designate and manage historic landmarks and districts.

Once an historic district is officially designated by the City, all property owners within that district are required to obtain approval before making exterior changes that are visible from the public right-of-way. The Planning and Development Department can help property owners with this process. The Houston Archaeological and Historical Commission (HAHC) reviews and decides whether or not to approve proposed projects.

In order to help property owners and their design professionals plan successful projects that are likely

to be approved, the City Planning and Development Department has created these Design Guidelines.

The Guidelines reflect existing criteria for review that are established by City Ordinance. It also reflects nationally accepted best practices in historic preservation, which have been tailored to the specific resources found in the High First Ward Historic District.

Property owners should be aware that some lots or blocks in historic districts are subject to additional deed restrictions, or minimum lot size and minimum building line requirements. Property owners should review real property records for possible deed restrictions. Copies of deed restrictions may be obtained from the Harris County Clerk.

This document is organized into four chapters.

1. *Introduction* — about the High First Ward Historic District's history and architecture
2. *Guidelines* — how to make appropriate repairs and changes to properties in the district, including additions, new construction, and demolishing or relocating a building or structure
3. *Good Practices* — compatible design elements for the High First Ward neighborhood
4. *Resources* — glossary of terms, inventory of properties in the district, and additional sources of information

History

The High First Ward Historic District is located west of Houston Avenue and north of the Winter Street railroad tracks. The neighborhood is comprised largely of single-family houses built between approximately 1890–1930.

When Houston was divided into four wards in 1840, the First Ward was identified as the area (within the then-much-smaller city limits) west of Main Street and north of Congress Street, near the confluence of Buffalo Bayou and White Oak Bayou. Today, the term “First Ward” has come to refer to the area bounded by Washington Avenue to the south, I-10 to the north, I-45 to the east, and Sawyer Street to the west. According to longtime residents, First Ward is divided by Houston Avenue into Low First Ward to the east and High First Ward to the west.

The First Ward is located close to downtown’s Market Square, as well as to Buffalo Bayou, which in Houston’s early days served as a major artery for the shipment of goods. The two parallel train lines that run through the First Ward (built by the Texas Central Railway Company and the Southern Pacific Railroad Company) likewise were conduits for the transportation of goods beyond Houston.



Railroad lines near the district

The High First Ward Historic District originally was platted as the Shearn subdivision and the Baker NSBB (North Side of Buffalo Bayou) subdivision. Charles S. Shearn was an Englishman who emigrated to Texas in 1834, fought in Texas’ war for independence, and moved to Houston in 1837. He was a businessman and served on City Council and as Chief Justice of Harris County for six years.

William Robinson Baker was a native of New York who also moved to Texas in 1837. He was the Harris County Clerk for 16 years and went on to become the Mayor of Houston and a state senator. Baker was an officer of the Houston & Texas Central (H & TC) Railway for 25 years, but he made his fortune as a land dealer. The Texas Central Railway line that runs through the High First Ward Historic District is a feeder line to the H & TC.

Because of its proximity to downtown and the railroad lines, First Ward was an attractive place for working people to live. Many residents worked for the railroads, as carpenters, engineers, and foremen, or in businesses that served that industry as skilled tradesmen: machinists, tin and copper smiths, boiler makers, and blacksmiths. Other occupations of district residents included shoemaker, day laborer, garbage gatherer, string maker, bank police, night watchman, fireman, bookkeeper, seamstress, washerwoman, and telephone operator.

Many of the people who settled High First Ward in the 1870s and 1880s were German farmers, but the area quickly became home to a diverse mix of mostly other European immigrants. Census data for the High First Ward Historic District between 1900 and 1930 lists Italians, Russian Jews, Swedes, Austrians, Prussians, Germans, Englishmen, and Irishmen, as well as Mexicans and large numbers of Americans from Louisiana, Kentucky, Missouri, North and South Carolina, Tennessee, Michigan,

Ohio, and New York. The Census suggests that the area was largely Caucasian, with a small African American population concentrated mostly near the railroad lines.

First Ward was home to many storehouses and family-run grocery stores. The house at 1701 Crockett was a corner house with an attached shop space, and the current owner, who grew up at that address, recalls when her family ran a store there. The Dentler Building at 1809 Summer Street was home to the Dentler family's cookie and macaroon business, which later expanded to sell mayonnaise and other foods, most notably Dentler Maid potato chips, which many longtime Houstonians still recall. Residents also established a saloon, bakeries, and barber shops.

During the decades before World War II, some residents owned their homes, but many rented. Some homeowners took in lodgers, a common practice during those years. The district includes several residences that were built or converted to house multiple families.

Today, the High First Ward continues to attract those who want to live near their place of work. Longtime residents have been joined in recent years by an influx of artists and professionals. First Ward residents can reach downtown Houston within a matter of minutes, and although the nature of the business conducted in the center city has changed considerably, First Ward is — as it historically has been — a desirable neighborhood for those who work downtown. As a result, the neighborhood is under tremendous development pressure, which has led to large-scale demolition of historic buildings and sweeping changes to many parts of the First Ward area. This can be seen in the historic district, where several townhouse developments have replaced original single-family homes.

The High First Ward Historic District was originally proposed to consist of Crockett and Summer Streets between Johnson Street to the east and Hemphill Street to the west, plus sections of Shearn and Spring Streets to the north, and a southern spur running down Sabine Street to Winter Street. This would have contained approximately 170 properties and 95 contributing structures, most of which are either ca. 1900 vernacular Queen Anne cottages or Craftsman bungalows from the early 20th century. However, in order to meet city requirements for owner approval, the modified historic district boundary reduces the number of properties to 62, with 44 contributing and 12 non-contributing structures.

Despite its smaller size and irregular boundaries, the High First Ward Historic District retains some of the First Ward's historic character, providing a visual reminder of the neighborhood's working-class, ethnically diverse roots, and its connection to Houston's commercial history and, in particular, to the railroads.



View along Shearn Street, High First Ward Historic District (SUB)

Architectural Styles in the District

Most of the houses in the High First Ward Historic District are mostly one-story single-family residences, constructed in the styles that were popular between 1890 and 1930. The district also contains several duplexes, one four-unit shophouse/apartment building, several recent townhome developments, and a contemporary building that houses an artist's studio.

Queen Anne

The Queen Anne style was popular during the Victorian era, particularly at the end of the 19th century. These houses typically have an asymmetrical facade and a front-facing gable, often embellished with fish-scale or other elaborate shingles, and sometimes with cutaway bay windows. Queen Anne houses generally feature steeply pitched hipped or cross-gabled roofs; tall, narrow, two-over-two paned windows; large, sometimes wraparound porches; and decorative siding and ornamentation. Queen Anne houses can be several stories tall, but mostly one-story versions are found in the High First Ward Historic District.

The district contains two types of Queen Anne houses. The “spindlework” type is decorated with gingerbread trim and turned porch posts and balusters. Queen Anne cottages of this type are found at 1810 Summer, 1918 Summer, and 1706 Crockett. Larger examples of this style, featuring wraparound porches and additional side gables, can be seen at 1801 Crockett and 1802 Summer. The second type of Queen Anne house, called “free classic,” features porch columns and railings of a more classical design. This type is less common in the High First Ward historic district and can be found at 1708 Crockett and 1907 Crockett.



Spindlework Queen Anne



Spindlework Queen Anne



Free Classic Queen Anne

Craftsman

One-story Craftsman bungalows were very popular in Houston between 1905-1925. This architectural style represented a rejection of the fanciful ornamentation often found on Queen Anne houses, in favor of more utilitarian features.

The High First Ward Historic District contains three variations on the Craftsman style. All feature characteristic Craftsman details, including prominent front porches, low-pitched roofs, wide bracketed eaves, and groups (or “ribbons”) of windows. The profile of the roof at the front of the house sets these variations apart from one another.

A house with a **single front gable roof** often has a wide porch that spans the entire front elevation.

Houses with a **hipped roof and smaller single front gable** are common in the neighborhood.

A **double front gable roof** creates a smaller (but still prominent) porch.

Like these examples, most Craftsman houses were built with wood siding and originally would have had wooden porch railings with either brick columns or brick piers topped by tapered square wooden columns.



Single front gable (full width)



Hipped roof with single front gable



Double front gable

Folk Victorian and Folk National

Sometimes described as bungalows or cottages, these relatively small, modest houses often have a front gabled roof or hipped roof with an inset porch. Full-width porches are also common.

Folk National houses were constructed from the mid-1850s through the 1920s. As a result, they may include or combine architectural details typical of other styles that were popular at the time, such as Craftsman-style bracketed eaves or Queen Anne-style turned porch supports.

Where houses built in Folk National shapes are decorated with the elaborate ornamentation typical of Queen Anne houses, the resulting hybrid style is called Folk Victorian.

The High First Ward Historic District contains several examples of both Folk National and Folk Victorian cottages, including a one-room-wide “shotgun” version of the Folk Victorian style at 1709 Crockett.



Folk National or Folk Victorian house, altered



Folk National, hipped roof with inset porch (SUB PHOTO)



Shotgun house in the Folk Victorian style

Duplex and Multi-Family

The High First Ward Historic District contains several historic dwellings that were either originally constructed as multi-family housing or converted from single-family homes.

These include a four-unit apartment building at 1809 Summer that originally functioned as a combination residence/shop for the Dentler family and their bakery and food company, as well as several one-story duplexes, which may be distinguished by their front entryways. A duplex may have its own porch, or two entrances may be located side-by-side beneath a shared porch.



Four-unit apartment building



Duplex with separate entry porches



Duplex with a shared porch

Townhouses

In recent years, townhouses have been constructed within the district and it is likely that, in the future, other townhouses will be built on vacant lots in the neighborhood. Townhouses found in the district at the time of its designation had been built in the 21st Century Modern style in one of two variations: with either a unifying exterior wall cladding material or with a variety of wall materials; the latter variation is known as “découpage.” Both versions feature front-loading first floor garages with multiple floors of living space built above.



Townhouses with unifying material



Townhouses with multiple materials, called “découpage”

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2 GUIDELINES

Using the Design Guidelines

These Design Guidelines were developed to help property owners and their design professionals (architects, builders, etc.) plan projects that can be approved by the City of Houston Planning Department staff and/or the Houston Archaeological and Historical Commission (HAHC).

Planning staff and members of the HAHC are responsible for administering the City’s Historic Preservation Code, Chapter 33, Article VII. In doing so, they rely on several sources of information.

- *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* provides general guidance and best practices developed, over the past 50 years, throughout the United States. This document is used by federal and state government agencies, as well as local historic preservation commissions. Developed and updated by the National Park Service, the *Secretary’s Standards* includes four types of projects: Preservation, Rehabilitation, Restoration, and Reconstruction. The most common approach is Rehabilitation, defined as “the process of making possible a compatible use for a property through repair, changes, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” The *Secretary’s Standards* are available online at <http://www.nps.gov/tps/standards.htm>.
- City Planning staff and HAHC members apply those standards and practices within the framework of the City’s own guiding criteria, which are established by ordinance.
- These Guidelines are tailored specifically for the High First Ward Historic District. They are designed to be used in conjunction with the *Secretary’s Standards* and the City’s established criteria for historic preservation.

Complete information about the City of Houston’s design review process is available online at www.houstontx.gov/planning/HistoricPres/hist_pres.html.

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Finding Information in the Design Guidelines

This chapter is organized into five sections: Streetscapes, Alterations, New Construction, Relocation, and Demolition. Each section is organized using a common format, as shown below.

Section Title

Each section begins with a brief explanation of the topic and a general description of desired outcomes.

Guideline

Within each section, individual Guidelines provide direction for specific project components:

- Historic elements as they exist in the district
- Compatible Changes
- Incompatible Changes

Images help clarify each Guideline by illustrating compatible and incompatible changes. They are marked for easy reference.

- Compatible Changes
- Incompatible Changes



Streetscapes

The collection of buildings along a block face create a *streetscape*. The size and shape of those buildings, along with their distance from the street and orientation, together affect the overall look and feel of the neighborhood.

For example, consider a block full of tall townhouses with front-loading garages and little or no lawn and landscaping between the buildings and the street. Contrast that with a neighborhood where one- and two-story houses are all set back from the street far enough to create a sizeable front yard, with room for plenty of flowers and shrubs, but close enough to the sidewalk so that neighbors sitting on porches can converse with passersby. The way that buildings relate to the street and each other affects the way that people relate to them, as well.

To maintain a consistent, compatible streetscape, buildings must be appropriately sized and sited on their lots. In order to determine what is appropriate for the High First Ward Historic District, the City has evaluated a number of representative historic buildings and lots in the district to determine a range of building sizes, massing, heights, orientation, and setback from the street.



Streetscape in High First Ward Historic District



Streetscape in neighborhood of high density townhouses

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Size

The High First Ward Historic District contains one- and two-story houses and three- and four-story townhouses. No houses in this neighborhood span more than one lot.

Both single-family houses and duplexes are one or two rooms wide. Some homes have been expanded with rear additions. Although lot sizes in in the High First Ward Historic District vary, they typically range between approximately 2,500 square feet and 5,000 square feet.

Compatible Changes

Additions should not overwhelm the original house. For one-story houses, rear additions shall be no more than one story taller than the original house. Additions to two-story houses should not exceed the height of the existing house.

Infill construction must be similar in size, scale, and massing to Contributing homes in the neighborhood. Additional requirements apply to new townhome construction in the district.

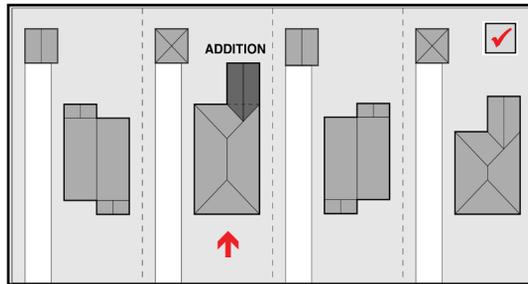
Incompatible Changes

New construction that is taller or wider than original Contributing homes in the neighborhood is not allowed. (See **Height** on page 14.)

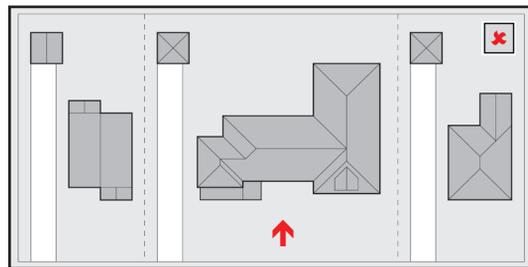
Additions to the front of the house are not allowed.

Additions to the side of the house may not be taller than the original house and should be located toward the rear of the house.

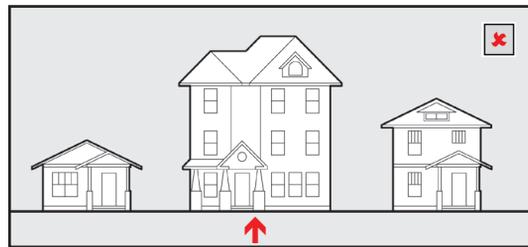
Additions in any location may not visually dominate the original house.



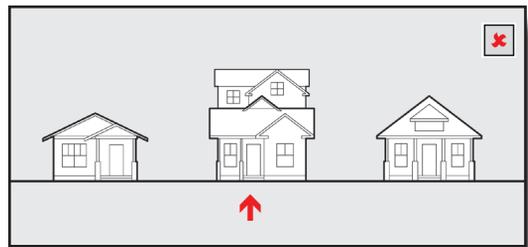
Compatible addition to original building



Incompatible new construction; out of scale for district



Incompatible new construction; out of scale for district



Incompatible addition; visually dominates original building

Massing

Massing, or architectural form, is the overall shape and volume of a building. The proportion of *solid* surfaces (walls, roof) to *voids* (windows, doors, porches) also affects the perception of form and volume.

Most of the houses in High First Ward Historic District are relatively small, with simple rectangular shapes. Subordinate building elements are mostly rectangular. These generally project from the main house in the form of front porches or rear additions.

Where additions increase both the size and complexity of these buildings, they are located far enough from the street to be visually subordinate to the traditional forms of the original houses.

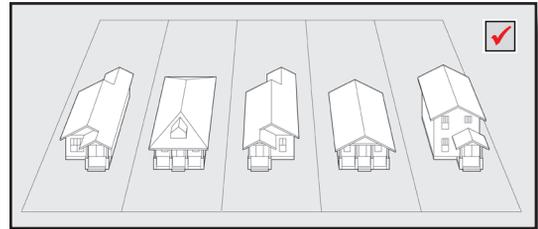
Compatible Changes

Maintain traditional building forms.

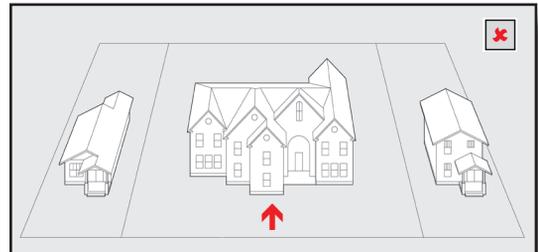
Maintain traditional proportions of solid walls to voids (windows, doors, porches).

Incompatible Changes

Houses with disproportionate solid-to-void proportions are not allowed.



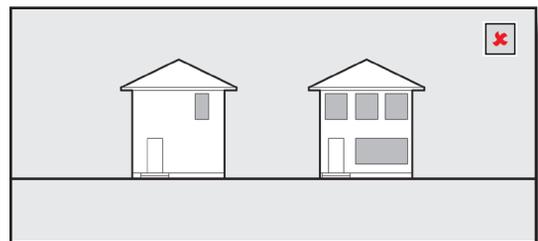
Compatible massing is generally small and rectangular



Incompatible complex, non-linear massing



Appropriate solid-void proportion



Too few windows; too many windows

Height

The height of additions and new construction should be compatible with the height of historic buildings. Important height measurements to be considered include:

- **Eave height:** measured at the bottom edge of the eave, front corner of the main roof.
- **Porch eave height:** measured at the bottom edge of the eave, front corner of the porch roof.
- **Peak height:** measured at the highest point of the roof.
- **Foundation height:** measured from the surface of the ground to the bottom of the sill plate on which the building is constructed.
- **Plate height:** the distance between the subfloor and the top of the framed wall; in other words, the height of each story.
- **Roof pitch:** the slope of a roof surface expressed in inches of vertical rise per 12 inches of horizontal distance. Since the height of the roof is a function of pitch and width, even a shallow-pitched roof can be relatively tall if the building is very wide.

For new construction, the City's historic preservation ordinance regulates eave height. The foundation height, plate height, and roof pitch (in conjunction with the width of the building) all combine to determine the eave height. If all of these measurements are at the top end of the typical range, the eave height is likely to be higher than allowed. Adjusting some of these measurements down will help to achieve the maximum allowable eave height.

Typical building dimensions in the High First Ward Historic District are shown below.

Measurement	Range (feet)
Main roof eave height (one story)	X-X
Main roof eave height (two story)	X-X
Porch roof eave height	X-X
Roof peak height (one story)	X-X
Roof peak height (two story)	X-X
Foundation height	X-X
Plate height (first story)	X-X
Plate height (second story)	X-X
Roof pitch	X-X
Width of front elevation	X-X

Compatible Changes

Maintain building eave, porch eave, and peak heights within the typical range for the neighborhood.

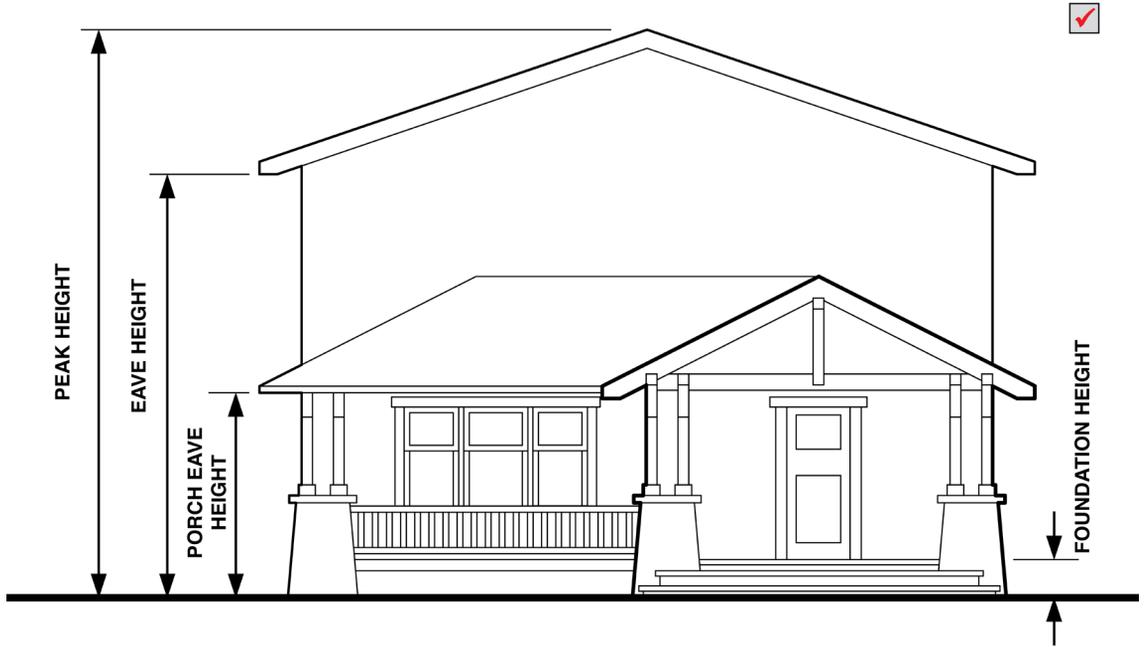
The roof pitch of an addition should not be higher than the existing building.

The plate height of an addition should not exceed the plate height of the existing building. Second level plate height is typically equal to or less than that of the first level.

Incompatible Changes

Building eave, porch eave, and peak heights may not be less than or greater than the range for Contributing houses in the district.

(continued on next page)



Orientation

All houses in the High First Ward Historic District face the street.

In most cases — including both single-family and multi-family homes — front doors also face the street.

A handful of houses with inset porches have side-facing doors that open onto the porch.

Compatible Changes

Maintain front-facing primary facades and primary entry doors.

Maintain primary entry doors that were originally side-facing and opened to the porch.

Incompatible Changes

New construction with a primary facade or primary entry that faces a side property line is not allowed.



Front-facing door



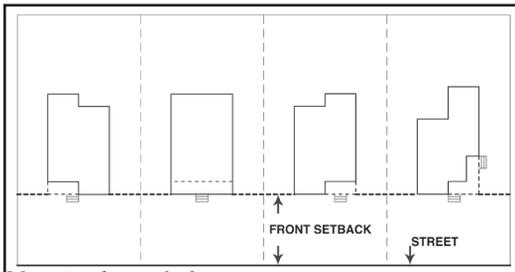
Side-facing door

Setback

Front setback is measured from the front property line to the closest point carrying a structural load, such as the foundation of the house or the base of a column that supports a porch roof.

The amount of setback at the front of the house determines the size of the front yard and affects how the building relates to the street.

If deed restrictions or minimum building line requirements apply, the most restrictive standard shall be used.



Measuring front setback

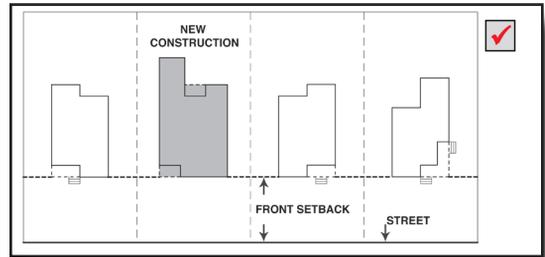
Compatible Changes

Where all of the houses on a blockface have approximately the same front setback, make new construction consistent with that.

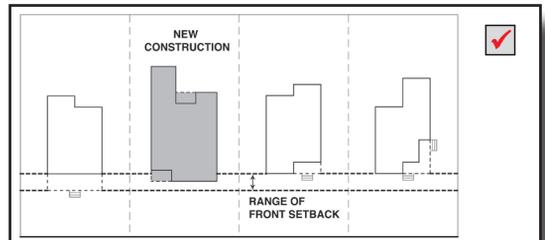
Where front setbacks vary across a block face, place new construction within the existing range.

Incompatible Changes

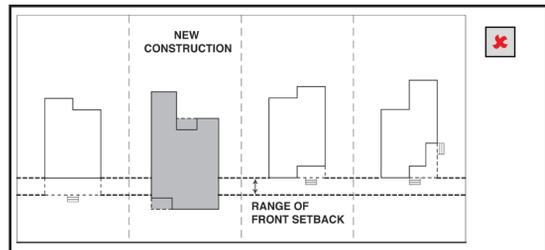
Front setbacks that are inconsistent with existing setbacks along the containing block face are not allowed.



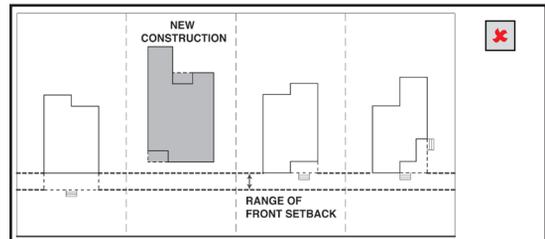
New construction matches existing consistent front setback



New construction within existing range of front setback distances



New construction too close to street



New construction too far away from street

Alterations

Most changes to the exterior of buildings or structures in the High First Ward Historic District, other than ordinary maintenance and repair, require a Certificate of Appropriateness (COA). Some COA applications can be approved by the Planning staff; others must be reviewed by the Houston Archaeological and Historical Commission. For more information about the level of review required for your project, visit www.houstontx.gov/HistoricPreservationManual.

In general, historic building materials should be maintained and repaired, rather than replaced. When replacement is necessary, use the same or visually compatible materials to preserve the historic character of the building.

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Porches

Many houses in the High First Ward Historic District have a prominent front porch. Some porches wrap around one side of the house.

In some cases, original porch materials have been replaced. Property owners who wish to restore their porches should consult historic photographs of the property and City Planning staff for guidance.

Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance. Columns and posts should be an appropriate type for the style of house. For example, slender turned wood columns are typical for Queen Anne houses, while thicker square tapered columns are typical on Craftsman-style houses.



An example of Queen Anne spindlework

Compatible Changes

Maintain historic porch elements. Keep wooden members painted and repair damage as needed, to avoid replacement. Maintain wooden porch decks.

If a porch element must be replaced and the same design is not available from contemporary sources, have that element (or a matching one) duplicated.

Porch columns/bases may be constructed using brick, but not concrete blocks, stone, or products that give the appearance of stone.



A porch with original Craftsman features

Porches, continued

Incompatible Changes

Replacing porch elements of one architectural style with elements from another architectural style is not allowed.

Replacing porch elements with mismatched modern parts is not allowed.

Replacing wooden porch decks with concrete is not allowed.

Ornamental metal porch columns and railings are not allowed.

Enclosing porches to create additional living space is not allowed.



Incompatible metal replacement posts on a Craftsman house



Incompatible screened-in porch



Incompatible brick railing and metal posts on a Queen Anne house

Exterior Wall Cladding

Buildings in the High First Ward Historic District typically are clad with wood siding or (less commonly) standard modular brick masonry. In some cases, wood siding has been covered or replaced with synthetic (aluminum, vinyl, or cementitious fiber) siding.

When repairing or replacing wood siding, the size and profile (shape of the cut end) should be matched. Using the same species of wood is not required.

Wood siding should be regularly maintained and painted to prevent deterioration.

Brick masonry should not be painted.

Brick walls are held together with mortar. If repointing is required, mortar of the same composition and color should be used.

Compatible Changes

Maintain and repair historic wood siding. Replace with in-kind materials. If existing synthetic siding is to be replaced, consider restoring the wood siding underneath.

Maintain brick masonry walls. Repoint, when necessary, with matching mortar (composition and color).

Incompatible Changes

Replacing or covering undamaged wood siding with vinyl, aluminum, or cementitious siding (such as HardiePlank®) is not allowed.

Painting brick masonry is not allowed.

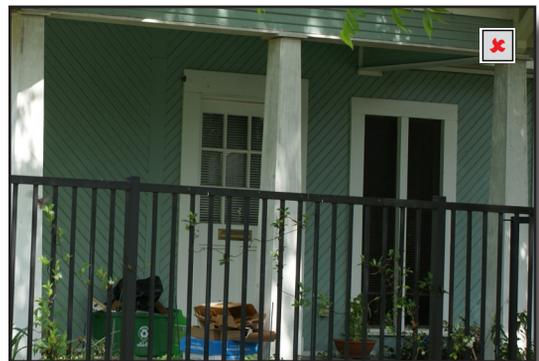
Repointing brick masonry with dissimilar mortar is not allowed.



Wood siding



Brick masonry



Siding applied in an incompatible herringbone pattern

Exterior Wall Cladding, continued

One of the character-defining features of Queen Anne and Folk Victorian houses is the use of **decorative shingles** to create a textured wall surface, particularly (but not always) in front gables. These shingles were cut in a variety of shapes, which could be combined and painted to create different designs.

Many homes in the High First Ward Historic District have decorative gable shingles. Shingle shapes found in the district include fishscale, dogear, sawtooth, diamond, square, and rectangular. Some shapes are mixed together; for example, the dogear and sawtooth shapes are applied in alternating bands with square shapes. Fishscale, diamond, and rectangular shingles (the latter in a staggered overlap pattern) are not mixed with other shapes but may be painted in contrasting colors.

Compatible Changes

Maintain and repair wooden shingles used as wall treatments.

If replacement is necessary due to damage or rot, replace the smallest number of shingles possible with new copies that match the size, shape, and thickness of the originals. Use an original shingle as a pattern or example when purchasing or creating new shingles.

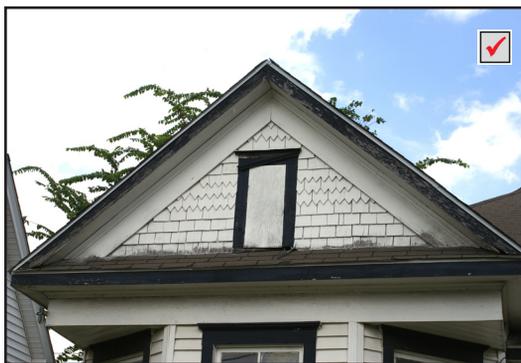
If siding has been placed over decorative shingles in the past, remove it carefully and restore the original materials rather than re-covering.

Incompatible Changes

Avoid covering decorative shingles with other siding or materials.



Example of decorative shingles, diamond shape



Example of decorative shingles, sawtooth and square shapes



Example of decorative shingles, fishscale shape

Windows

Windows and shutters are visually important, character-defining features of historic homes. In the High First Ward Historic District, most windows are double-hung, with wooden sashes. The upper and lower sashes may be divided into smaller panes, or *lites*.

Storm windows and translucent window screens, with wood frames, are prevalent in the district.

Historically, exterior shutters were operable and used to provide privacy and to protect windows during storms. Today many shutters are simply attached to exterior walls as decoration. Neither functional nor decorative exterior shutters are common in the High First Ward Historic District.

Small, sometimes decorative windows and/or vents are commonly found in the front gables of homes in this district.

Compatible Changes

Maintain and repair, rather than replace, historic wood windows, exterior storm windows, and screens. Solar screens are allowed.

Maintain wood trim around windows.

Replacement window glass should be clear and non-reflective. Low-E glass is permitted.

If historic windows are damaged beyond repair, replacement windows (regardless of material used) must maintain the appearance of the original windows.

Maintain gable windows or vents.



Typical front-gable window



Typical front-gable vent with dogear and square shingles

Windows, continued

Incompatible Changes

When replacing windows that are damaged beyond repair, replacement windows that change the size or shape of the original opening are not allowed.

Replacement windows that have a different appearance than the original windows (for example, replacing one-over-one windows with six-over-six windows) are not allowed.

Do not replace, cover, or paint over gable windows; do not fill in or cover gable vents. These are both functional building components and character-defining features of these houses.



Incompatible oversized gable window



Incompatible replacement gable window



Incompatible gable window or vent covered with siding

Doors

Historic doors were constructed of wood. In this neighborhood, houses have single front doors. Many original front doors have been replaced. Those remaining are sometimes inset with one or more panes of glass.

Transom windows above the door are common in the High First Ward Historic District. Sidelights on either side of the door not typically found here.

Screen doors are present on many front entry doors. Where historic screen doors remain, they should be preserved, rather than replaced.

Compatible Changes

Maintain historic wood doors and screen doors.

When replacing a damaged front door, choose one that matches the original in size, material, composition, and design. The new door should fit within the original opening.

When replacing a front door that is not original, consider moving an original door from another side of the house, or choose a new door that complements the style of the house and is similar to other historic doors in the neighborhood.

When adding a screen door or replacing a non-historic screen door, choose one with a wooden frame that is similar in design to others in the neighborhood (i.e., relatively simple).

Incompatible Changes

Full-glass doors, those with stained/leaded glass, and front entry doors with a modern design are not allowed.



Typical front door with transom window



Incompatible replacement front door

Roofs

Historic roofs are typically gabled or hipped. Some hipped roofs have a front gable. All of these shapes are found in the High First Ward Historic District.

Roofs are typically covered with composition shingles. Where present, standing seam metal roofs are appropriately sized for residential buildings.

Eaves may be open, with exposed rafter tails, or boxed with soffits.

Houses in this neighborhood generally were built without gutters. Some houses have added gutters and downspouts.

Compatible Changes

Maintain the size, shape, and pitch of the historic roof (and dormers, where present).

Maintain openings in dormers.

When replacing a roof, use similar materials. Windstorm-certified shingles are permitted.

Place solar panels on a rear slope of the roof.

Incompatible Changes

Commercial-scale standing seam metal roofs and clay tile roofs are not allowed.

Skylights are not allowed on front-facing roof slopes.



Queen Anne house with hipped roof, front gable, wraparound porch



Typical cross-gabled roof



Incompatibly scaled metal roof

Foundations

Foundations in the High First Ward Historic District are generally pier and beam or post and beam. Piers may be constructed of brick or concrete.

The space beneath the house is called a *crawl space*. Many houses use some form of skirting or screening to limit access to the crawl space. Appropriate skirting found in the district includes:

- Lattice panels
- Horizontal siding

Horizontal siding skirting is typically painted to match the porch or house trim, rather than the siding on the body of the house.

Because it comes in contact with the ground, maintenance is essential. Screening or skirting may need to be repaired or replaced at regular intervals.

Compatible Changes

Maintain historic lattice panels.

Lattice panels should be fit into the spaces between the bottom sill, the piers, and the ground. Panels should not be placed against the facade so that they cover part of the bottom of the wall.

Skirting made from horizontal siding is often visually differentiated from wall siding by a change in width or paint color.

Incompatible Changes

Faux stone or brick panels are not allowed.

Unpainted concrete masonry units (CMU, or concrete blocks) placed as infill, are not allowed.



Lattice panel, framed between piers



Incompatible lattice panel placement



Incompatible faux stone foundation skirting

Awnings and Canopies

No houses in the High First Ward Historic District have awnings or canopies. In general, awnings and canopies are not appropriate for houses of this period. Fabric or metal awnings over windows or doorways are not appropriate for the High First Ward Historic District.

Adding a shingled pediment or pent roof over a front door, stoop, or steps may or may not be appropriate for a particular house, depending on the designs of both the house and the proposed cover. Consult with Planning staff.

Compatible Changes

If an awning or canopy is necessary, choose a style that has a minimal visual impact on the front of the house and does not detract from or conflict with other architectural features.

Maintain awnings and canopies and paint regularly to prevent rust and deterioration.

Incompatible Changes

Fabric or metal awnings over windows are not allowed.



Incompatible awning over window



Incompatible fabric awnings over window and porch

Chimneys

Chimneys in the district are generally made of brick and located toward the rear of the house. While visible from the street, due to their height extending above the roofline, they are not otherwise visually prominent.

A program of regularly scheduled maintenance will help the property owner to identify and repair issues in a timely manner.

Compatible Changes

Maintain historic chimneys.

New chimneys should be constructed of like materials, shapes, and sizes to complement other chimneys in the neighborhood.

Chimneys should be clad with brick.

Incompatible Changes

Covering brick chimneys with stucco or stone is not allowed.

Plain metal chimney pipes are not allowed.

Chimneys clad with wood or synthetic siding are not allowed.



Accessibility Concerns

Ramps may be necessary for people in wheelchairs or with mobility issues. Ramps may be placed to access the front entry or a secondary door from the sidewalk, street, or driveway.

Compatible Changes

Ramps should be at least 36" wide and include railings on either side to ensure that no one falls off the ramp.

To enable a person in a wheelchair room to turn around, landings at the top or bottom of a ramp, or where a ramp changes direction, should measure 5' x 5'.

Ramps should be built with a solid, stable, non-slip surface.

Doors should have a 32" opening to accommodate a wheelchair. Traditional door hinges may be replaced with off-set hinges to increase the size of the door opening.

Thresholds should be no more than ½" high. Beveled edges can be added to thresholds higher than ½" to permit easier travel over them.

Levered door handles are easier to grip than door knobs.

Incompatible Changes

Doorways on the front elevation of the house should not be widened.



Wooden ramp to side porch



Wooden ramp to side porch

Garages and Accessory Structures

In the High First Ward Historic District, garages (where present) are located in the rear half of lots, accessed via driveways next to the house.

Sheds and other accessory structures are usually located along rear and/or side property lines, in order to maximize available back yard space.

Compatible Changes

When possible, preserve and repair historic garages and accessory structures.

New garages, carports, and accessory structures may be attached or detached, as long as they are located at the rear half of the lot.

If possible, a carport should not be visible from the public right-of-way.

Garages should be constructed in a style and with materials that complement the house.

Second-story additions for garage apartments may be constructed but should maintain the features and footprint of the existing garage.

Incompatible Changes

Garages and carports may not be located in the front half of the property.

Garages that are significantly different from the house in style and construction are not allowed.

Front-loading garages are not allowed.



New Construction

New construction should be appropriately sized to be compatible with the existing neighborhood. New construction may incorporate traditional materials and features found on historic homes in the neighborhood, but it should clearly be of its own time. Infill construction on vacant lots is encouraged.

Compatible Changes

New construction should be no more than two stories tall.

New construction should be in scale with Contributing buildings in this historic district. (See Streetscapes sections earlier in this chapter and the index of appropriate building sizes on page 13.)

Multi-family housing should be similar in size and scale to historic examples.

New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. Compatibility is more important than differentiation.

New construction may incorporate architectural features that have been described as Compatible with the historic district in these Guidelines. New construction does not need to look “historic.”

New construction may be made distinct from historic buildings through the use of different materials and construction methods. Appropriate materials include wood siding, cementitious fiberboard siding (e.g., Hardieplank), metal siding, and brick veneer. All siding should be sized similar to traditional materials found in the district.



Photo courtesy of the Indianapolis Historic Preservation Commission



Photo courtesy of the Indianapolis Historic Preservation Commission



Photo courtesy of Arkansas Capitol Zoning District Commission

Incompatible Changes

New construction that is incompatible with the neighborhood is not allowed.

New construction that is over- or under-scaled in comparison to typical width and/or height of Contributing houses in the district is not allowed. (See the index on page 13.)

Buildings taller than two stories are not allowed.

Foundation heights that are out of proportion with the existing buildings in the district are not allowed.

Raising the elevation of a lot above surrounding lots creates drainage and stormwater management issues for other property owners and is not allowed.

Design elements with proportions that are not typical of Contributing houses are not allowed.

Stone veneer, which is not existing in the district, is not allowed.

Non-traditional materials, such as stucco, vinyl siding, synthetic coating materials (e.g., DryVit), manufactured stone, etc., are not allowed.

Paneling (e.g., T-111 or faux brick/stone) and similar wall cladding products are not allowed.

Commercial building systems, such as tilt-up concrete panels, are not appropriate for residential construction and are not allowed.



Incompatible infill (size, style) between historic houses



Incompatible infill (size, scale, style, material)

Relocation

Together, all of the properties in an historic district establish the character of the neighborhood. The removal of a Contributing house or building is particularly damaging to the neighborhood overall.

Relocation of a building within the High First Ward Historic District is generally discouraged.

Relocation of historic buildings from other, similar areas of the City into the High First Ward Historic District is an acceptable strategy for infill.

Buildings being relocated into the district should be appropriately sized to be compatible with the existing neighborhood.

Infill construction on vacant lots is encouraged.

Compatible Changes

Relocated buildings being moved into this historic district should be similar in scale, style, and materials with Contributing buildings in the district. The same criteria used to evaluate new construction will be applied to these buildings.

It is good practice to indicate the previous location of a relocated building by installing a small sign or placard that indicates the previous address, date of construction, and date of relocation, as well as any historic name by which the building is known. Photographic documentation of the building before the move, as well as the move itself, is encouraged.

Incompatible Changes

Relocating houses out of the High First Ward Historic District to other locations is not allowed, except as an alternative to demolition.



Photo courtesy of Cherry House Moving



House being prepared to move

Demolition

Demolition should be a measure of last resort. An historic district is created in order to protect an area that has historic and architectural significance. Designating an historic district in the City of Houston requires the support of 67% of property owners.

All of the properties in an historic district, together, establish the character of the neighborhood. The removal of a Contributing house or building is particularly damaging to the neighborhood overall.

Demolition should be avoided. It is permitted in an historic district in only two instances: when the applicant can establish either unreasonable economic hardship or an unusual and compelling circumstance. Substantial documentation and evidence is required to establish either claim.

Demolition of secondary, non-designated structures does not require a Certificate of Appropriateness. However, historic garages that are visible from the public right-of-way should be maintained and preserved when possible.

Compatible Changes

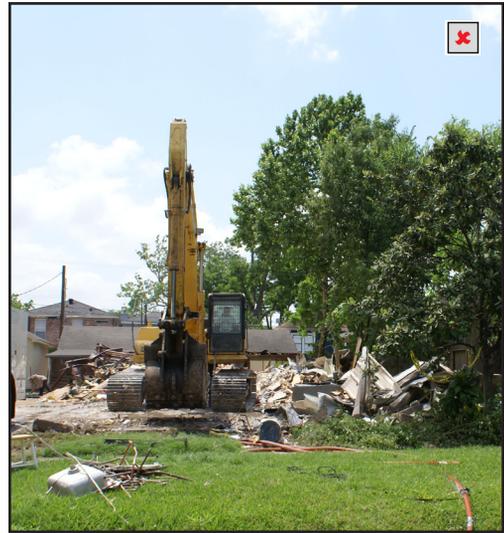
Avoid removal of the house.

If removal cannot be avoided, try to relocate the house within the High First Ward Historic District or to another similar historic area, rather than demolish it.

If the house cannot be relocated and demolition is the only option, make arrangements to salvage usable architectural materials, elements, and fixtures for future use.

Incompatible Changes

Demolition without an approved Certificate of Appropriateness is not allowed.



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3 GOOD PRACTICES

Other Design Elements

In addition to the architectural features described in Chapter 2, other design elements contribute to a neighborhood's overall visual appeal. These include fences and walls, walkways, driveways and parking areas, exterior lighting, building systems equipment, and paint colors.

Changes to these design elements do not require a Certificate of Appropriateness.

The Good Practices contained in this chapter are intended to provide useful information while planning projects that include these design elements.



IN THIS CHAPTER:

- ▼ FENCES
page 40
- ▼ SIDEWALKS AND WALKWAYS
page 41
- ▼ DRIVEWAYS AND PARKING AREAS
page 42
- ▼ EXTERIOR LIGHTING
page 43
- ▼ SATELLITE DISHES; BUILDING
SYSTEMS EQUIPMENT
page 44
- ▼ PAINTING AND EXTERIOR COLORS
page 45

Fences and Walls

Fences and walls should not create a visual barrier between an historic house and the street.

Fences in the High First Ward Historic District are generally powder-coated cast metal with decorative finials. These fences have slender posts and balusters. They are commonly finished in a matte black or dark gray color and stand between 36"–42" high.

Some chain-link fences are present. These should be regularly maintained and painted.

Solid wooden fences or masonry walls may be used along side and rear property lines to provide privacy for the back yard.

Good Practices

Install metal fences consistent with those present in the neighborhood.

Avoid installing new chain link fences.

Avoid installing fences that block the view of the house from the public right-of-way.

Use wooden privacy fences and masonry walls to screen the back yard, rather than in front of the house.

Avoid using brick columns in place of fence posts.



Compatible metal fence



Chain link fence - not recommended



Wood fence obscuring entire front of house — not recommended

Sidewalks and Walkways

High First Ward is a walkable neighborhood with public sidewalks along many streets. Paths or walkways connect front entrances to sidewalks and driveways. These walkways are generally made of poured concrete.

Good Practices

Maintain historic sidewalks and walkways.

Preserve any names and numbers that may be stamped into the sidewalk or walkway.

When constructing new sidewalks or walkways, follow City Code requirements; obtain building permits.

Use traditional materials, such as poured concrete, masonry pavers, or flagstone.

Avoid creating loose gravel or dirt paths.

Avoid asphalt paving.



Poured concrete sidewalk



Walkway constructed of brick pavers

Driveways and Parking Areas

Driveways in the High First Ward Historic District, where present, are usually located next to the house. Parking areas other than the driveway are located behind the house.

Driveways and parking areas are generally paved with poured concrete. In some cases, driveways are only paved in two strips to create wheel tracks, with grass growing between the paving. A few properties have unpaved driveways and/or parking areas.

Good Practices

Maintain paved and unpaved driveways beside the house.

Maintain paved and unpaved parking areas behind the house.

Unpaved driveways or parking areas may be paved with poured concrete.

Avoid creating parking pads in front of the house.

Avoid asphalt driveways and parking areas.



Poured concrete driveway



Poured concrete driveway (strips)



Gravel driveway — not recommended

Exterior Lighting

Lights are generally located above and/or next to entry doors. These should be appropriately sized and compatible with the overall style of the house.

Additional security lights are often located on garages, accessory buildings, and rear entrances. Lights should be appropriately sized for their purpose.

Lights in all locations may be motion-activated.

Good Practices

Where possible, maintain historic light fixtures.

New or replacement wall sconces may be mounted on either or both sides of the front door.

Flush-mounted or pendant-style lights may be installed over porches or stoops.

Utility lights may be installed over or next to rear entry doors or garage doors, or on accessory buildings, but should not be visible from the right-of-way.

Avoid industrial or commercial light fixtures of a size, design, or strength that is inconsistent with residential use.



Craftsman-style light fixtures of appropriate size



Utility light placed on front of house — not recommended

Satellite Dishes

To maintain a home's historic appearance, satellite dishes should be installed toward the rear of the house. Ideally, they will not be visible from the street; however, this is not always possible.

Good Practices

Install satellite dishes on a slope of the roof that faces a side or rear property line, rather than the street.

If possible, install the dish so that is not visible from the street.



Satellite dishes visible from street — not recommended

Building Systems Equipment

Air conditioning units, rain barrels, water heaters, and similar equipment may be installed outside the house in Houston. If so, they should be placed toward the rear of the house or in a location where they will not be visible from the public right-of-way.

Fences, hedges, and other landscaping features may be used to screen these items from view.



Air conditioning unit visible from street — not recommended

Painting and Exterior Colors

When choosing a paint color for the exterior of the historic home, a traditional color palette is appropriate. Look for colors that are harmonious with the rest of the neighborhood. In the High First Ward, neutral, pastel, and muted colors are most common.

Be aware that paints or sealers advertised as water-repellent or waterproof can damage historic houses by trapping moisture inside the walls. These products should not be applied to historic building materials.

Good Practices

Maintain painted surfaces; scrape or sand loose paint before recoating.

Test for lead paint before scraping or sanding.

When repainting, choose a paint color that is harmonious with the rest of the neighborhood.

Painting unpainted brick is not recommended, as doing so can cause damage by trapping moisture inside the brick.



Muted paint colors are harmonious with rest of neighborhood



A bright paint scheme is not recommended

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4

RESOURCES

For More Information

A wide variety of resources are available to assist property owners and design professionals as they plan building projects in historic districts.

City of Houston

Complete information about the City of Houston's Design Review process is available online at www.houstontx.gov/planning/HistoricPres/hist_pres.html.

Texas Historical Commission

Texas-specific information about the National Register of Historic Places and state preservation programs is available at www.thc.state.tx.us.

National Park Service

Publications from the National Park Service provide technical information about the repair and maintenance of historic building materials and systems. Hard copies are available to order; electronic versions can be accessed online at www.nps.gov/tps/index.htm.

NPS also publishes *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, summarized in this section and available online at www.nps.gov/tps/standards.htm.

IN THIS CHAPTER:



GLOSSARY

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DISTRICT INVENTORY

page 54

Glossary

Awning	An overhang or covering placed on the exterior of a building, often above the upper edge of an opening or window, that often functions to provide shade, filter light, or provide shelter from weather.
Baluster	A vertical shaft or post, the form of which may be square, lathe-turned, or molded; often used to support the handrail of a porch or staircase. Also known as a <i>spindle</i> .
Beam	A horizontal structural element that transfers the load of a building or structure to a foundation or to posts/piers set into the ground.
Bracket	A building element (often a piece of wood or stone) used to support or strengthen an overhanging element, such as the eave of a roof; also, a decorative element that appears to be, but does not function as, a structurally supporting member.
Capital	The uppermost component of a column or pilaster, sometimes based on ancient Greek or Roman examples; design may be intricate or plain.
Casing	The decorative molding around an opening such as a window or door.
Chimney	A vertical structure used to draw air into a combustion chamber such as a fireplace, stove, or furnace and then ventilate the resulting smoke and gases to the outside atmosphere; made up of a shaft (single flue) or a stack (multiple flues).
Cladding	The lightweight material used to cover the exterior surface of a load-bearing structure for aesthetic reasons or as a shield from the weather.
Clapboard	A narrow, horizontally laid board with one edge thinner than the other, attached to an exterior surface so that the wide edge of each board overlaps the thin edge of the board just below it. Traditionally made of wood, clapboard siding more recently has begun to be created using vinyl, aluminum, and cementitious fiber-board.

Glossary, continued

Column	A building element made up of a load-bearing base which supports a vertical shaft, topped with a capital. Columns are generally cylindrical or rectangular; they may be fluted, tapered, or otherwise shaped in a decorative manner. Bases and capitals are usually wider than the shaft in order to effectively distribute load. A column may be freestanding, but it is more often used to structurally support a horizontal beam.
Cornice	The molded projection placed at the edge of the top of wall, entablature, or roof, thereby finishing or crowning the structure.
Cross gable	A roof shape that features two sets of gables, one set facing the front and back of the house and the other facing the sides, which cross to form a right angle.
Dormer	A building element that projects from a sloping roof surface, often inset with a window or vent to provide light and ventilation to a room or attic space.
Double-hung sash window	A window having two panels (<i>sashes</i>), each of which is framed to hold one or more panes of glass, and both of which can be moved up and down.
Eave	The overhanging lower edge of a roof.
Elevation	One vertical side of a building or structure.
Exterior feature	An architectural element located on the outside of a building and, for the purposes of this document, visible from the public right-of-way.
Fascia	A band of molding that runs horizontally along the uppermost edge of a wall, just below the eave.
Foundation	The ground beneath a building; or, the base supporting structure beneath a building or structure, which transfers loads to the ground.
Fretwork	A decorative design cut out of a solid piece of material or carved in low relief on a solid background; may be a geometric, grid, lattice, or intertwined pattern.

Glossary, continued

Gable-on-hip	A roof structure in which a steeply sloped gable roof rests upon and extends from the top central surface of a hipped roof.
Gable	The generally triangular portion of a wall between the two sloped edges of a roof.
Glazing	A transparent pane, made of glass or plastic, which is set into a window sash or a door; often set into a groove within the frame and secured with triangular glazing points, putty, or a molding.
Handrail	A rail attached firmly to a surface or supporting structure, designed to be grasped for added stability.
Header	A brick laid within a wall so that the short end is exposed and the wide side is parallel to the ground.
Hip-on-gable	A roof structure in which the peak of a gable roof, instead of rising to a point, is clipped short and appears to turn downward. Also known as a <i>clipped gable</i> or <i>jerkinhead</i> .
Hipped roof	A roof structure in which all sides slope down from a central peak or ridge and the sides also meet at ridges.
Jamb	A vertical piece or surface that forms the side of an opening, such as a window, door, or vault.
Joist	A structural member laid horizontally in a series from wall to wall or beam to beam, to supports the weight of a floor, ceiling, or roof. Joists may be made of wood, metal, or concrete.
Latticework	A decorative panel made of thin strips of material in a criss-crossed pattern.
Lite (or light)	A piece or section of glass, set within a frame in a window or door. A single window unit may have multiple lites, which may be individual panes of glass or a single piece of glass visually divided by false muntins.
Lintel	A horizontal beam that carries the load above an opening, such as a window or door.

Glossary, continued

Louvers	Horizontal slats or fins, sometimes movable, which are set into an opening at a slant to admit light and air but keep out rain.
Molding	A decorative strip of material placed atop a surface for ornamental or finishing purposes.
Mullion	A vertical bar of metal, wood, or stone that separates adjacent window units in a row of windows.
Muntin	A thin vertical strip of wood or metal used to separate and hold in place the panes of glass within a window sash.
Ornament	A building element that is decorative rather than structural; may be used to conceal structural elements, indicate the function of a part of the building, or express a particular style or type of design.
Panel	A flat or raised surface, usually set into a frame.
Pent roof	A roof structure composed of a single slope.
Pier	A post constructed of masonry units. See <i>post</i> .
Pier-and-beam	See <i>post-and-beam</i> .
Pilaster	A shallow, often rectangular decorative element applied to the vertical surface of a wall, in order to create the look of a column without providing structural support.
Plate glass	A flat sheet of glass, such as may be inserted into a window or door.
Porch	A raised, usually unenclosed platform attached to one or more sides of a building and used primarily as a sitting area, outdoor living space, or covered access to a doorway.
Porte-cochère	A covered structure attached to a building, through which a vehicle can pass, which allows passengers to exit vehicles and enter the building under cover and out of the weather.

Glossary, continued

Post	A vertical structural element that supports a horizontal structural element (<i>beam</i>) laid across its upper ends.
Post-and-beam	A simple type of construction system, composed of vertical structural members that support a horizontal structural member.
Pyramidal roof	A type of hipped roof with a square base and four sides that meet at a central peak.
Quoins	Masonry or stone blocks at the corner of a wall; may be structural or simply decorative; often laid so that they appear to wrap around the corner with alternating short and long sides.
Rafter	A structural member that rests on the top of a wall or other supporting surface and rises at a slope to the ridge or peak of the roof; a series of rafters supports the roof deck and eaves.
Rafter tail	The exposed end of a rafter, which may extend to or beyond the edge of the roof eave.
Ridge board	The horizontal beam at the central apex of a roof, to which the upper end of the rafters are attached.
Shingle	A standardized, wedge-shaped piece of wood or asbestos/cement material used in overlapping courses to provide a weatherproof covering on a roof or wall structure; may be cut into shapes (e.g., square, fish-scale, octagon, staggered, diamond, cove) to form patterns.
Sill	The horizontal structural member at the base of a wall or a window or door opening, to which vertical members (such as studs or posts) are attached.
Slab	A flat concrete plate, often reinforced with steel rebar, that forms the floor of a building.
Soffit	The underside of a construction element, such as a roof eave.

Glossary, continued

Step	Part of a stairway, consisting of a tread (the horizontal piece upon which one steps) and a riser (the vertical piece between steps).
Stoop	A small staircase leading to the entrance of a building.
Stucco	A decorative exterior wall coating usually made of lime, Portland cement, sand, water, and other materials that add strength and flexibility; frequently applied over a metal or plastic mesh that helps the stucco bond to the wall material.
Transom	The horizontal crossbar over a door or window (also known as a <i>lintel</i>); also, a window above a door or other window, which rests upon and may be hinged to the transom.
Trim	Material used to decorate or frame a building façade or an opening, such as a door or window.
Truss	A structural system made of straight wooden or metal members arranged into triangular units; typically used in bridge building or to support a roof, because a truss can carry heavier loads and span greater distances than a simple beam.
Veneer	A thin slice of wood or a relatively thin single width of brick, stone, or masonry, used to cover a surface.
Veranda	A porch that lines the exterior of a building on one or more sides, often partially enclosed by a railing and a series of columns or posts.
Verge board	An ornamental board attached to the projecting edge of a gable roof; also known as a <i>barge board</i> .
Weep hole	An opening built into an exterior masonry wall, which allows water to pass from inside a wall system to the outside.

High First Ward Historic District Inventory

(As of designation date — May 28, 2014)

Building Status Legend

C = Contributing Structure

NC = Noncontributing structure

V = Vacant

PROPERTY ADDRESS	SUBDIVISION	LOT & BLOCK	CIRCA YEAR BUILT	BLDG STATUS	ARCHITECTURAL STYLE
1610 CROCKETT ST	BAKER NSBB	LT 3 BLK 288	1900	C	FOLK NATIONAL
1612 CROCKETT ST	BAKER NSBB	LT 2 BLK 288	1925	C	CRAFTSMAN
1619 CROCKETT ST	BAKER NSBB	LT 12 BLK 289	N/A	V	N/A
1620 CROCKETT ST	BAKER NSBB	LT 1 BLK 288	1930	C	NO STYLE
1701 CROCKETT ST	BAKER NSBB	LT 7 BLK 298	1900	C	QUEEN ANNE (HEAVILY ALTERED)
1705 CROCKETT ST	BAKER NSBB	LT 8 BLK 298	N/A	V	N/A
1706 CROCKETT ST	BAKER NSBB	LT 5 BLK 299	1900	C	QUEEN ANNE
1707 CROCKETT ST	BAKER NSBB	LT 9 BLK 298	N/A	V	N/A
1708 CROCKETT ST	BAKER NSBB	LT 4 BLK 299	1900	C	QUEEN ANNE
1709 CROCKETT ST	BAKER NSBB	LT 10 BLK 298?	1900	C	FOLK VICTORIAN (SHOTGUN)
1710 CROCKETT ST	BAKER NSBB	LT 3 BLK 299	1900	C	QUEEN ANNE
1711 CROCKETT ST	BAKER NSBB	LT 10 BLK 298	1900	C	QUEEN ANNE
1715 CROCKETT ST	BAKER NSBB	TR 11 BLK 298	1920	C	CRAFTSMAN
1719 CROCKETT ST	BAKER NSBB	LT 12 & TR 11A BLK 298	1900	C	QUEEN ANNE (ALTERED)
1801 CROCKETT ST	SHEARN	LT 7 BLK 305	1900	C	QUEEN ANNE
1802 CROCKETT ST	SHEARN	LTS 4 5 & 6 BLK 304	1920	C	COMMERCIAL
1803 CROCKETT ST	SHEARN	LT 8 BLK 305	N/A	V	N/A
1807 CROCKETT ST	SHEARN	LT 9 BLK 305	N/A	V	N/A
1813 CROCKETT ST	SHEARN	LT 10 BLK 305	2008	NC	21ST CENTURY MODERN/SLIGHTLY ASKEW
1818 CROCKETT ST	SHEARN	LT 1, 2, 3 BLK 304	1970	NC	COMMERCIAL

PROPERTY ADDRESS	SUBDIVISION	LOT & BLOCK	CIRCA YEAR BUILT	BLDG STATUS	ARCHITECTURAL STYLE
1903 CROCKETT ST	SAWYER SKYLINE	LT 5 BLK 1	2013	NC	21ST CENTURY MODERN/ DÉCOUPAGE
1905 CROCKETT ST	SAWYER SKYLINE	LT 6 BLK 1	2013	NC	21ST CENTURY MODERN/ DÉCOUPAGE
1907 CROCKETT ST	BARCLAY ESTATES (AKA LT 10 BLK 314 SHEARN)	LTS 1 2 & 3 BLK 1	1900	C	QUEEN ANNE (FREE CLASSIC)
1911 CROCKETT ST	BARCLAY ESTATES	LT 4 BLK 1	N/A	V	N/A
1913 CROCKETT ST	SHEARN	TR 11A BLK 314	N/A	V	N/A
1917 CROCKETT ST	SHEARN		N/A	V	N/A
2001 CROCKETT ST	SHEARN	LT 7 & TR 8A BLK 321	1900	C	FOLK VICTORIAN
2006 CROCKETT ST	SHEARN	LT 5 BLK 320	1905	C	QUEEN ANNE WITH CRAFTSMAN DETAIL
2008 CROCKETT ST	SHEARN	LT 4 BLK 320	1900	C	FOLK VICTORIAN
1815 SABINE ST	SHEARN	TRS 7A & 8A BLK 304	1910	C	QUEEN ANNE
1819 SABINE ST	SHEARN	TRS 7 & 8 BLK 304	1900	C	QUEEN ANNE
1701 SHEARN ST	BAKER NSBB	LT 7 BLK 299	1925	C	CRAFTSMAN
1704 SHEARN ST	BAKER NSBB	LT 5 BLK 300	1900	C	QUEEN ANNE
1705 SHEARN ST	BAKER NSBB	LT 8 BLK 299	1900	C	QUEEN ANNE (DUPLEX, ALTERED)
1708 SHEARN ST	BAKER NSBB	LT 8 BLK 299	N/A	V	N/A
1711 SHEARN ST	BAKER NSBB	LT 9 BLK 299	1920	C	CRAFTSMAN
1712 SHEARN ST	BAKER NSBB	LT 3 BLK 300	1925	C	CRAFTSMAN
1811 SHEARN ST	SHEARN	TR 9 BLK 304	1900	C	FOLK NATIONAL
2003 SHEARN ST	SHEARN	LT 7 BLK 320	1900	C	QUEEN ANNE
2004 SHEARN ST	SHEARN	LT 6 BLK 319	1900	C	FOLK NATIONAL
2005 SHEARN ST	SHEARN	LT 8 BLK 320	1915	C	CRAFTSMAN
2007 SHEARN ST	SHEARN	LT 9 BLK 320	1900	C	FOLK VICTORIAN
1703 SILVER ST	TWO SEASON T/H	LT 3 BLK 1	2012	NC	21ST CENTURY MODERN/ DÉCOUPAGE

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PROPERTY ADDRESS	SUBDIVISION	LOT & BLOCK	CIRCA YEAR BUILT	BLDG STATUS	ARCHITECTURAL STYLE
1707 SILVER ST	TWO SEASON T/H	LT 2 BLK 1	2012	NC	21ST CENTURY MODERN/ DÉCOUPAGE
1711 SILVER ST	TWO SEASON T/H	LT 1 BLK 1	2012	NC	21ST CENTURY MODERN/ DÉCOUPAGE
1712 SILVER ST	CROCKETT ESTATES	LT 3 BLK 1	2012	NC	21ST CENTURY MODERN/ UNIFYING MATERIAL
1715 SILVER ST	SAWYER SKYLINE	LT 4 BLK 1	2012	NC	21ST CENTURY MODERN/ DÉCOUPAGE
1717 SILVER ST	SAWYER SKYLINE	LT 3 BLK 1	2012	NC	21ST CENTURY MODERN/ DÉCOUPAGE
1721 SILVER ST	SAWYER SKYLINE	LT 1 BLK 1	2012	NC	21ST CENTURY MODERN/ DÉCOUPAGE
2003 SPRING ST	SHEARN	TR 8 BLK 319	1920	NC	FOLK NATIONAL
2005 SPRING ST	SHEARN	TRS 8A & 9A BLK 319	1920	C	FOLK NATIONAL
2007 SPRING ST	SHEARN	TR 9 BLK 319	1920	C	FOLK NATIONAL
2011 SPRING ST	SHEARN	LT 10 BLK 319	1920	C	CRAFTSMAN
1702 SUMMER ST	BAKER NSBB	LT 6 BLK 298	1920	C	CRAFTSMAN
1802 SUMMER ST	SHEARN	LTS 5 & 6 BLK 305	1900	C	QUEEN ANNE
1804 SUMMER ST	SHEARN	LT 5 BLK 305	1925	C	CRAFTSMAN (DUPLEX)
1806 SUMMER ST	SHEARN (AKA SAWYER HEIGHTS OAKS)	LT 4 BLK 305	N/A	V	N/A
1809 SUMMER ST	SHEARN	LT 10 BLK 305	1920	C	COMMERCIAL/ FOUR-PLEX
1810 SUMMER ST	SHEARN	LT 3 BLK 305	1900	C	QUEEN ANNE
1816 SUMMER ST	SHEARN	LT 2 BLK 305	1925	C	FOLK NATIONAL
1914 SUMMER ST	SHEARN	LT 2 BLK 314	1900	C	FOLK NATIONAL
1918 SUMMER ST	SHEARN	LT 1 BLK 314	1900	C	QUEEN ANNE

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PROPERTY ADDRESS	SUBDIVISION	LOT & BLOCK	CIRCA YEAR BUILT	BLDG STATUS	ARCHITECTURAL STYLE
1706 WHITE ST	SHEARN	LT 1 BLK 314	1900	C	FOLK NATIONAL
1720 WHITE ST	SHEARN	TRS 11 & 12 BLK 314	1910	C	QUEEN ANNE (ALTERED)
1917 WHITE ST	SHEARN	LT 7 BLK 319	1910	C	FOLK NATIONAL
1923 WHITE ST	SHEARN	LT 7 BLK 319	1910	C	QUEEN ANNE

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