

## **Design Guidelines for Old Sixth Ward**

### **VIII. Appendices**

**A. Resource Materials**

**B. A Village in the City**

**C. Listing of Documented Houses**

**D. Illustrated Glossary**

## Appendix A

### Resource Materials

There exists a considerable amount of resource material that will be helpful to anyone considering a project in Old Sixth Ward. While these materials are too numerous to list here in detail, this Appendix will serve to at least refer the user to more comprehensive sources.

Most of the pertinent information may be accessed through the Planning and Development Department's section of the City of Houston web site at:

<http://www.houstontx.gov/planning/index.html>

Key links in the menu include:

Development Regulations

Historic Preservation/Houston Archeological and Historical Commission (HAHC)

The latter link will provide access to a range of detailed information including frequently asked questions, application forms, descriptions of the Certificate of Appropriateness process, and information about the Houston Archaeological and Historical Commission. The HAHC page includes a schedule of meeting dates.

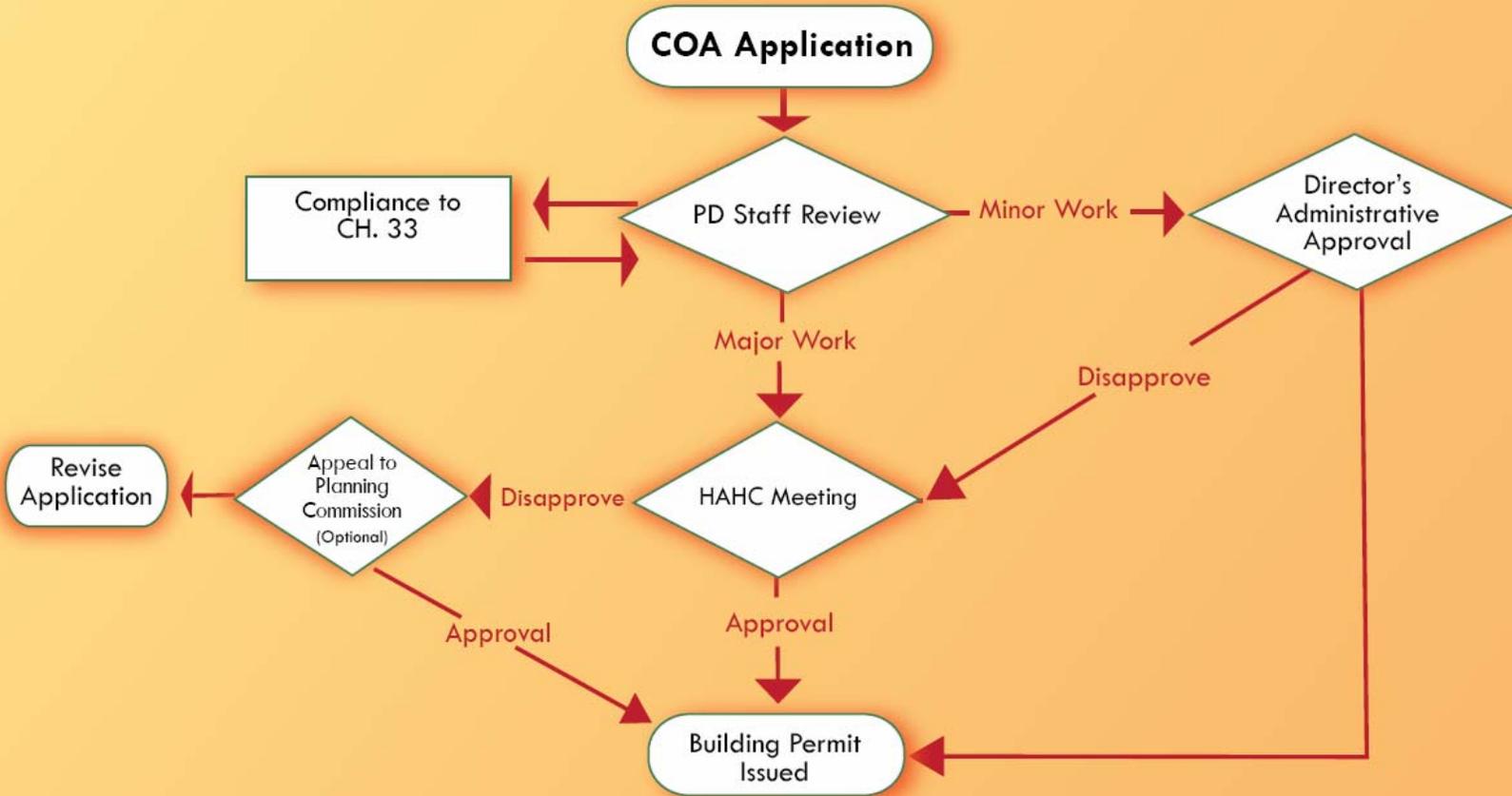
A diagram of the application process for a Certificate of Appropriateness in Old Sixth Ward is shown on the following page.

The City of Houston Code of Ordinances may also be accessed through the Online Library of the Municipal Code Corporation at:

<http://www.municode.com/Resources/OnlineLibrary.asp>

On this website, select the appropriate state and city and an index to the entire code of ordinances will appear. The Historic Preservation Ordinance is included in Chapter 33.

## Process for Protected Old Sixth Ward Historic District



## Appendix B

### A Village in the City

Home to approximately 2,000 Houstonians, the area now called the Old Sixth Ward was originally part of a two-league Mexican land grant made in 1824 to John Austin. On July 6, 1838, two years after John K., Augustus C., and Charlotte B. Allen founded the town of Houston, S.P. Hollingsworth filed a survey of the area in which he divided the land into large, narrow tracts that ran northward from Buffalo Bayou. By January 1839, portions of the Hollingsworth survey located in the future Old Sixth Ward had been conveyed to several prominent Houstonians, including W. R. Baker, James S. Holman, Nathan Kempton, and Henry Allen. By 1858, W. R. Baker and his friends owned or held mortgages on most of the land in this area. Baker engaged the County Surveyor, Samuel West, to restructure his holdings by converting the whole area into a lot and block system. The new survey was laid out to true north, varying from downtown, which was platted at a 45-degree angle to true north. The first sale after the re-platting took place on January 31, 1859, when Baker transferred several blocks to W. W. Leeland. Subsequent lot and block sales followed Baker's plat, which remains in use today.

For many years, W. R. Baker served as President of the Houston and Texas Central Railroad. Its route approached Houston from the northwest, and the railroad's success greatly influenced the growth of the neighborhood, which attracted immigrants seeking employment. Long noted for its ethnic and economic diversity, the neighborhood has at various times been home to Swedish, German, English, Irish, French, Swiss, Italian, Polish, Eastern European, Jewish, African, Chinese, Vietnamese, Mexican, Latin American, and Scottish immigrants. The 1870 census indicates that everyone

who lived in this area worked either for the railroad or in a related enterprise, such as construction or retail services.

In 1871, Glenwood Cemetery opened at the western edge of the area. It provided a natural, protective boundary that continues in force today. In 1872, Washington Avenue was graded and the number of businesses located there increased. By 1878, the Houston Street Railway (trolley) extended to Washington Avenue, where the business district was known as "Uptown," in contrast to the Market Square area, which was known as "Downtown." A bird's-eye view of the area drawn in the early 1890s shows the neighborhood to have been fully developed with a structure on almost every lot. By the early 1900s, the Sixth Ward was a fully developed community complete with a fire station, a public school, stores, saloons, churches, and industrial establishments.

The *Houston Chronicle* newspaper lauded "Fourth Ward North," as Sixth Ward was originally called, as one of the finest and "healthful" places to live in Houston. The area enjoyed the highest elevation in Houston as well as abundant artesian water, fed by the Beauchamp Springs. Its residents enjoyed proximity to downtown and other attractions such as the popular Highland Park resort at the corner of Houston Avenue and White Oak Drive, which had excellent swimming and boating facilities. Fourth Ward North was so popular that the *Chronicle* ran a weekly section on it for several years.

The majority of the houses standing today were built in the 1870s, 1880s, and 1890s as modest, one-story frame cottages occupied by single families. During the 1880s, the majority of the families living in the neighborhood were of German descent. Many of those families

lived on farms in the country in northwest Houston where the Spring Branch, Rosslyn, Timbergrove, and Oak Forest subdivisions now stand. In keeping with German tradition, they built houses in Sixth Ward as “town homes.” They would use these houses while selling their farm produce at the city market downtown, doing their annual shopping, socializing, or attending theatres or opera houses downtown. They used timber from their farms to build these houses.

During the late 19th century, more than half of the houses were owner-occupied. The vernacular character of these dwellings was enhanced by decorative millwork, usually applied to the front porches. As the 20th century progressed, new housing reflected changes in architectural styles. Bungalows were built among the cottages, but the essential character of the neighborhood did not change. During World War II, many of the original owners had passed on and their houses were converted from single to multi-family tenant dwellings, often owned by absentee landlords. Since achieving recognition as both a nationally and a locally designated historic district, the Old Sixth Ward has witnessed the restoration of many homes to single-family occupancy.

Today’s Old Sixth Ward is often described by visiting historians as a small village in the shadow of downtown Houston. The Old Sixth Ward is a complete community with historic churches, corner stores, and even a school and cemetery. It is with the intent to preserve this valuable cultural resource that the design guidelines and historic district were created.

## **Appendix C**

### **Listing of Documented Structures**

The most current list of contributing, potentially contributing, and non-contributing buildings in the District can be found on the City of Houston Planning Department website:

[http://www.houstontx.gov/planning/historic\\_pres/Sixth\\_Ward/OSWMap.pdf](http://www.houstontx.gov/planning/historic_pres/Sixth_Ward/OSWMap.pdf)

## Appendix D

### Illustrated Glossary

*Alteration:* any change to the exterior of a building, structure, object or site. Alteration shall include, but is not limited to, changing to a different kind, type or size of roofing or siding materials; changing, eliminating, or adding exterior doors, door frames, windows, window frames, shutters, fences, railings, columns, beams, walls, porches, steps, porte-cocheres, balconies, or ornamentation; or the dismantling, moving or removing of any exterior feature. Alteration does not include ordinary maintenance and repair.

*Archaeological:* relating to the study of past human behavior through use of material remains of historic and prehistoric origin.

*Archaeological site:* a property or location designated by the city council on which there exists material remains of past life or past life activities that occurred on the property or at the location.

*Balustrade:* a railing or low wall consisting of a handrail on balusters (small supporting posts) and a base rail.

*Base:* the lowest part of a building or column.

*Bead Board:* a traditional paneling comprised of individual tongue-and-groove boards with a half round bead along one edge, frequently used as a finish material for ceilings, porch soffit, and wainscoting.

*Block:* one or more lots, tracts, or parcels of land bounded by streets, easements, rights-of-way, or other physical features or a combination thereof.

*Blockface:* the portion of a block that abuts a street.

*Building:* any structure used or intended for supporting or sheltering any use or occupancy.

*Building permit:* an official document or certificate issued by the building official authorizing performance of a specified activity, including the alteration, restoration, rehabilitation, construction, relocation or demolition of a building, structure, or object.

*Capital:* the top decorative portion of a column or pilaster.

*Certificate of Appropriateness:* a current and valid permit issued by the HAHC or the planning official, as applicable, authorizing the issuance of a building permit for construction, alteration, rehabilitation, restoration, relocation or demolition required by this article.

*Compatible:* the condition in which two or more structures or objects demonstrate a harmonious and consistent relation distinguished by scale, material, compositional treatment, and other features that add to the character of the scene.



*The residence located at 803 Sawyer is compatible.*

*Conservation plan:* an inventory and analysis of historic resources within a geographic area of the city that has been designated or proposed for designation as an historic district pursuant to the provisions of this article, which contains standards for alteration, rehabilitation, restoration, construction, relocation and demolition of buildings, structures, objects or sites in an historic district.

*Construction:* the act of expanding an existing building, structure or object or the erection of a new building, structure or object on a lot, site, or other property.

*Context:* the surrounding environment of a building or site, including other structures, site features, landscape, and streets.

*Contributing:* a building, structure, object, or site that reinforces the cultural, architectural, or historical significance of the historic district in which it is located.

*Contributing structure:* a building, structure, object, or site that is identified as contributing to the designation of the historic district in which it is located.



*This residence on Sabine Street is a contributing structure*

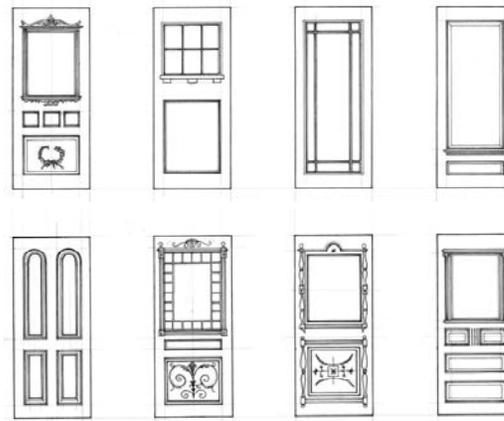
*Corbel:* a bracket of stone, wood, or metal projecting from the side of a wall and serving to support a cornice, the spring of an arch, a balustrade, or other element.

*Cornice:* a projecting ornamental molding along the top of a building.

*Demolition:* an act or process that destroys in whole or in part any building, structure, object, or site.

*Designation:* the formal recognition by the city council of a building, structure, object, site, or district as historically, architecturally, culturally, or archaeologically significant to the city, state, nation, or region.

#### *Door*



*Doors in the District display a range of designs with recessed panels; some of these may contain glass lights.*

*Dormer:* a window set upright in a sloping roof; the roofed projection in which this window is set.

*Economic return:* a profit or capital appreciation from use or ownership of a building, structure, object, or site that accrues from investment or labor.

*Elevation:* a “head-on” drawing of a building façade or object, without any allowance for perspective. An elevation drawing will be in a fixed proportion to the measurement on the actual building.

*Excavation:* to expose, uncover, or remove by digging, cutting, or hollowing out.

*Exterior feature:* an element of the architectural character and general arrangement of the external portion of a building, structure, or object (including building material), which is visible from a public right-of-way.

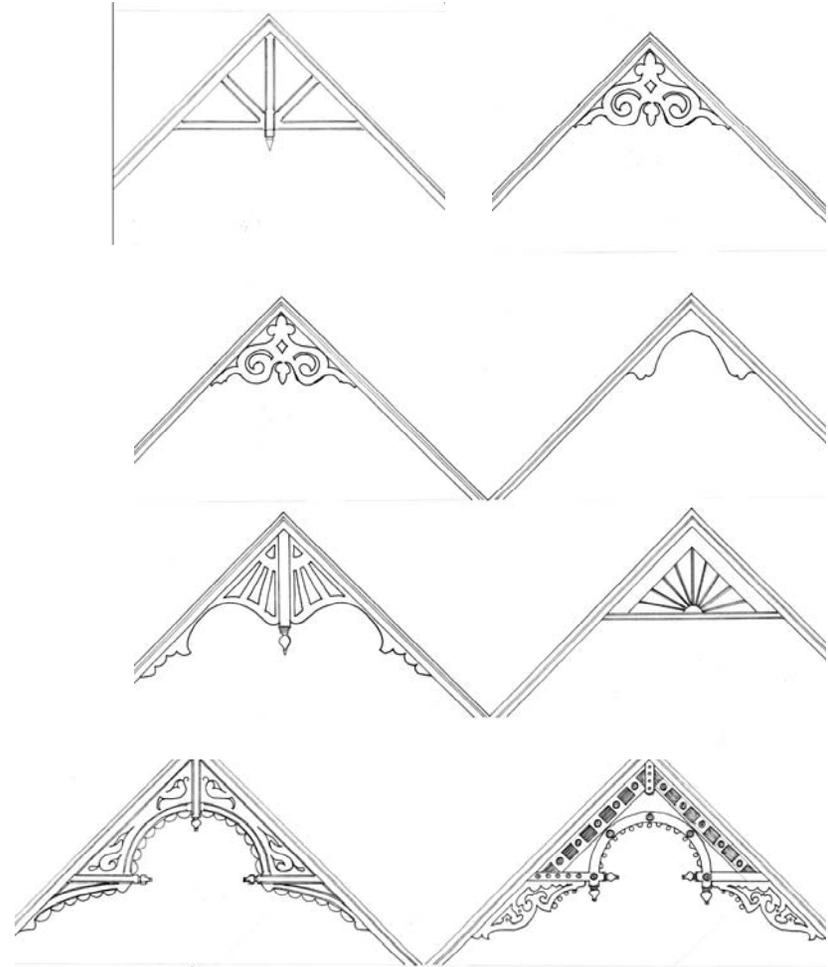
*Façade:* a face of a building, usually referring to the main entry side of the structure.

*Fascia:* a horizontal band of vertical face trim located under the bottom roof line.

*Free-standing sign:* a detached sign that is supported by one or more columns, uprights, or braces extended from the ground or from an object on the ground; or, a detached sign that is erected on the ground.

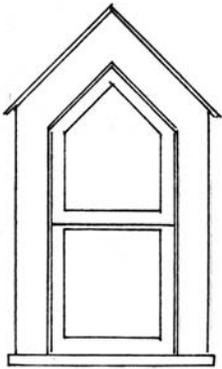
*Gable:* the triangular wall enclosed by the sloping ends of a ridged roof.

*Gable ornament:* a decorative trim added at the apex of a (usually front facing) gable on structures built in the later part of the 19<sup>th</sup> century.



*Examples of gable ornaments found within the District.*

*Gable window:* a decorative window located within the gables of a structure.



*This example of a gable window has an upper detail to coordinate with the gable.*

*HAHC:* the Houston Archaeological and Historical Commission.

*Historic district:* a geographical area designated by the city council that possesses a significant concentration, linkage, or continuity of buildings, structures, objects, or sites united by historical, cultural, architectural, or archaeological significance to the city, state, nation, or region.

*Historic property:* a building, structure, object, or site significant in American history, architecture, engineering, archaeology, or culture at the national, state, or local level.

*Historic resource:* generally, a historic property; includes architectural, historical, and archaeological properties as well as landscape features.

*Hood molding:* a projecting molding or trim around the top of a doorway or window to throw off the rain.

*Incompatible:* a non-harmonious and inconsistent relation between two or more structures or objects, distinguished by scale, material, compositional treatment, and other features that do not add to the character of the scene.



*The Residence at 1904 Decatur is an incompatible construction.*

*Integrity:* the authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

*Inventory:* a list of historic resources that have been identified and evaluated as meeting specified criteria of significance.

*Landmark:* any individual building, structure, object, or site designated by the city council for its historical, cultural, architectural, or archaeological significance in the city, state, nation, or region.

*Lattice:* an openwork screen or grill made of interlocking or overlapping strips.

*Mandatory repair:* a repair of a building or structure that is necessary in order to comply with Article IX of Chapter 10 of the City Code as evidenced by an order of the hearing official or the building and standards commission or by a citation.

*Mimic:* to copy or imitate closely.

*Molding:* a shaped strip of wood, metal, brick, or other material that is used in an ornamental or functional way.

*Muntin:* a strip of wood or metal used to separate and hold panes of glass in a window.

*Non-contributing:* a building, structure, object, or site that does not reinforce the cultural, architectural, or historical significance of the historic district in which it is located.

*Non-contributing structure:* a building, structure, object, or site that is identified as non-contributing to the designation of the historic district in which it is located.

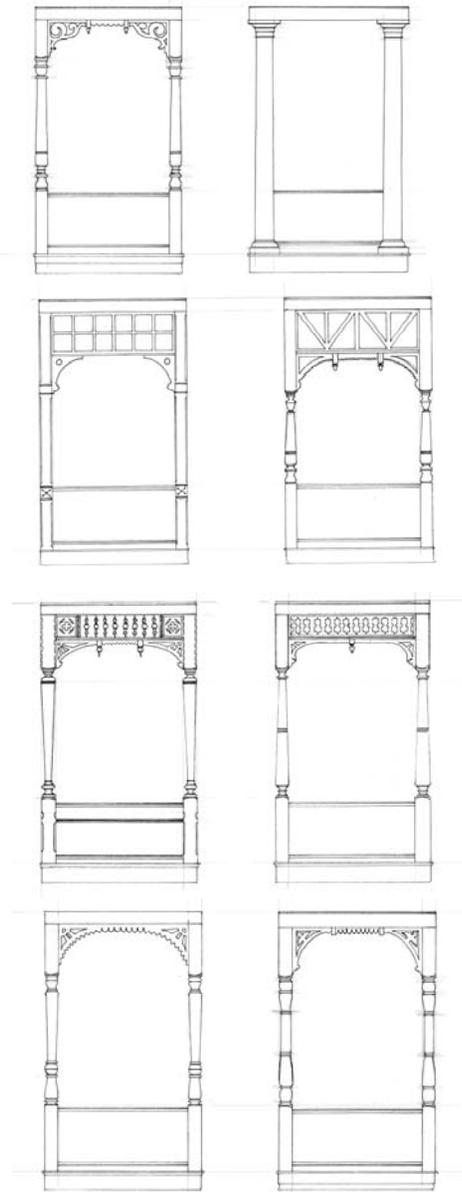


*Example: A non-contributing structure.*

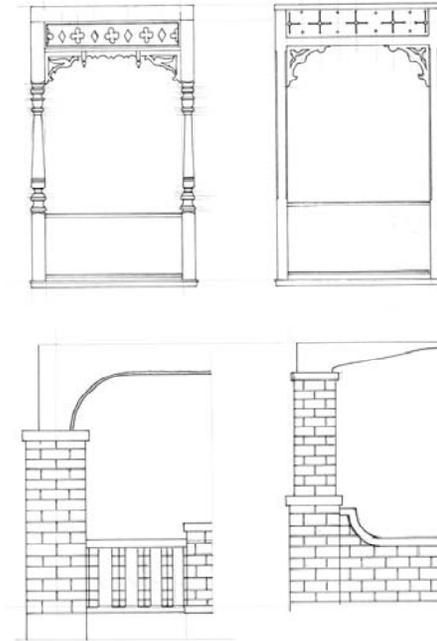
*Object:* a material thing of a functional, aesthetic, cultural, historical, or scientific value that may be moveable by nature or design, yet is related to a specific setting or environment.

*Ordinary maintenance and repair:* any work to correct or prevent deterioration, decay, or damage to a building, structure, object, or site (or any part thereof), provided that the work does not change the design, character, texture, or material of any exterior feature and does not constitute an "alteration" as defined above.

*Porch*



*Porch posts*



*Potentially contributing:* a building, structure, object or site with incompatible alterations or deteriorating conditions that, if reversed, would reinforce the cultural, architectural, or historical significance of the historic district in which it is located.

*Potentially contributing structure:* a building, structure, object, or site with incompatible alterations or deteriorating conditions, that if reversed, would reinforce the significance of the historic district in which it is located.



*The residence at 1904 Kane is a potentially contributing structure.*

*Preserve:* to keep in a perfect or unaltered condition.

*Preservation:* the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure and the existing form and vegetation cover of a site. It may include initial

stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

*Public right-of-way:* an area, at grade level, dedicated to the public for the passage of people or goods.

*Qualified curatorial association:* an organized and permanent non-profit institution, essentially educational or aesthetic in purpose, with professional staff, that owns and utilizes tangible objects, cares for them, and exhibits them to the public on some regular schedule, provided that the institution meets the requirements of the Council of Texas Archaeologists' Guidelines (Curation Standards and Procedures), 1992 edition, as may be amended or updated from time to time.

*Real property records:* the applicable records of a county in which conveyances of real property are recorded.

*Reconstruct:* to create again. A building, room or detail may be reproduced in its exact detail and appearance as it once existed. Accurate reconstruction, such as in the case of a porch, requires good evidence of the original design.

*Rehabilitation:* the act or process of returning a building, structure, object, or site to a state of utility that makes possible an efficient contemporary use while preserving those portions or exterior features that are historically, architecturally and culturally significant.

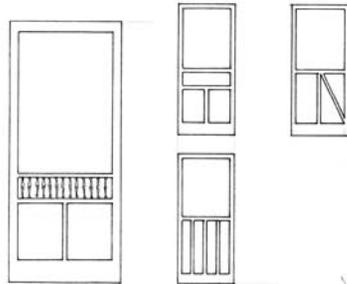
*Relocation:* any change in the location of a building, structure, or object.

*Remodel:* to remake or make over. In a remodeling, the appearance is changed by adding or removing elements from the structure. Often these changes are not reversible.

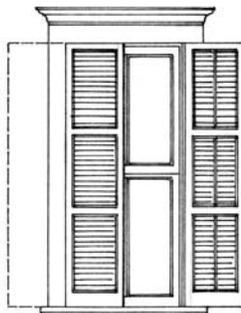
*Restore:* to bring back to a previous condition.

*Restoration:* the act or process of accurately recovering the form and details of a building, structure, object or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work or both.

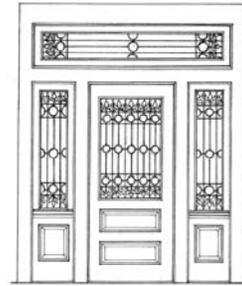
*Screen door*



*Shutter*

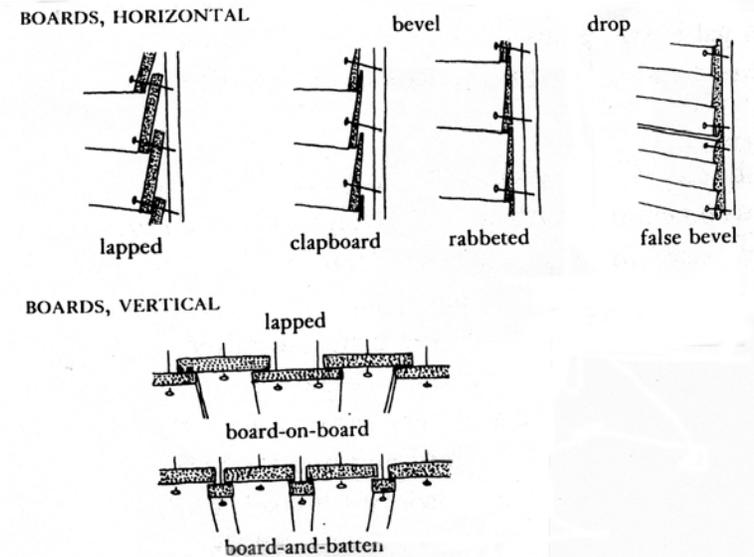


*Sidelight:* a vertical window on one or two sides of a central door.



*This door has a sidelight on each side of the door.*

*Siding*



*A Field Guide to American Houses, Virginia & Lee McAlester, 1984, p. 39*

*Sill:* the horizontal bottom member of a window or door frame.

*Site:* property upon which a significant event occurred, including but not limited to any land, building, or natural resource where prehistoric or historic occupations or activities occurred; or the location of buildings and structures, whether standing, ruined, demolished, or relocated, where the location retains historical, architectural, or archaeological value and integrity.

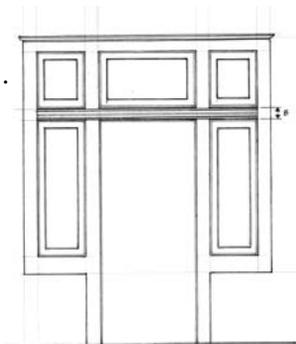
*Stabilize:* to make resistant to change in condition. A building is usually stabilized to retard deterioration until it can be repaired. A weather resistant closure and a safe structural system are minimum stabilization efforts.

*Structure:* that which is built or constructed; an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

*Tract:* a contiguous parcel of land under common ownership.

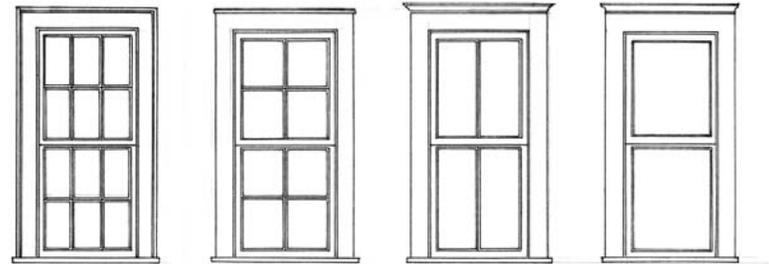
*Transom:* a horizontal cross-bar in a window, over a door, or between a door and the window above it. It may also refer to a window above a door or other window.

*Transom*



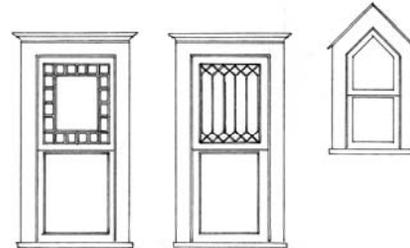
*This door has an unusual triple transom.*

*Window*



*Windows are frequently described by the number of divided lights (panes of glass) in each sash. Shown here from left to right are a 6-over-6, 4-over-4, 2-over-2, and a 1-over-1.*

*A more decorative upper sash is also fairly common.*



*Window screen*

