



# Reconsideration Public Meeting on Historic District Designation

Norhill and First Montrose Commons  
Historic Districts



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Planning & Development Department  
City of Houston

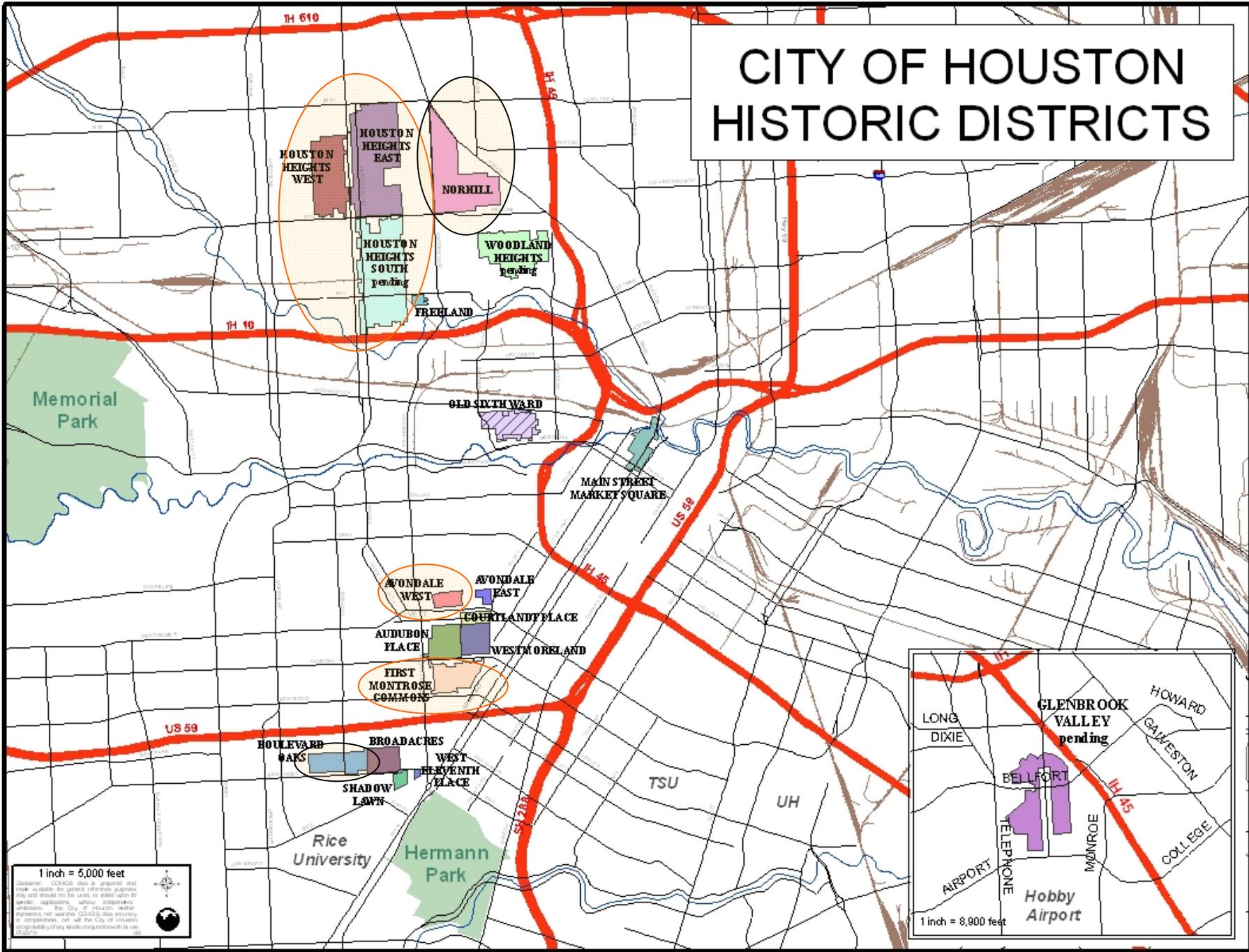
Jan 2011



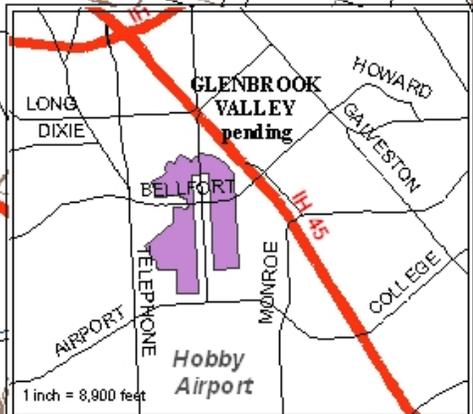
# Reconsideration

- 8 requests for reconsideration filed
- 7 districts qualified for reconsideration
  - Avondale West
  - Boulevard Oaks
  - Heights East
  - Heights West
  - Heights South
  - Norhill
  - First Montrose Commons

# CITY OF HOUSTON HISTORIC DISTRICTS



1 inch = 5,000 feet  
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# Purpose of Meeting

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- Ordinance
- Reconsideration Process



# Terms

- Contributing Structure
- Noncontributing Structure



# Certificates of Appropriateness (COA)



# Certificates of Appropriateness

A COA is not required:

- Ordinary repair and maintenance
- Exterior paint, landscaping, HVAC units, light fixtures, porch ceiling fans, fences, re-roofing, mailboxes
- Changes to the interior of the house
- To rebuild your home back as it was if it is destroyed by fire or natural disaster
- To demolish a noncontributing (non-historic) structure





# Certificates of Appropriateness

A COA is required for:

- New construction in historic districts.
- Additions or exterior alterations to existing structures
- To relocate or demolish a contributing structure





# New Construction

- Must be compatible with the existing contributing structures within the historic district in setback, proportions, roofline, and height.
- No particular architectural style is required.

# Appropriate New Construction



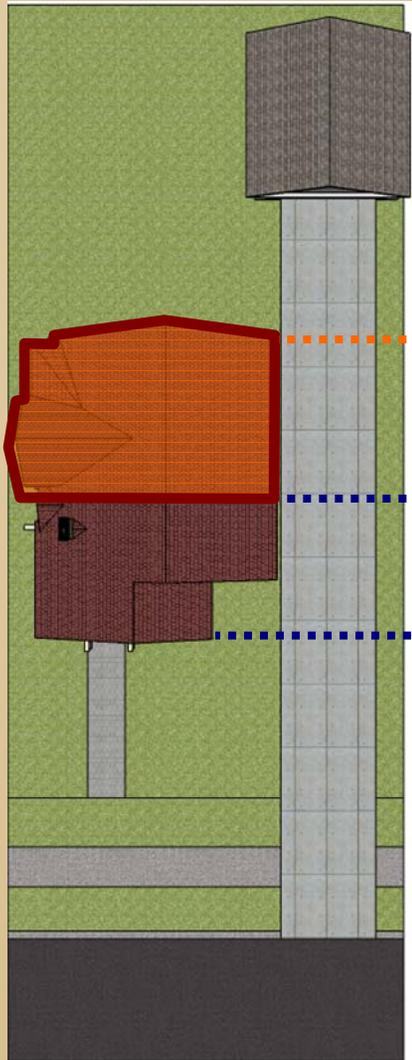


# Additions

- 11 Core criteria that all COA's are reviewed for compliance
- Incentives for additions to contributing structures that HAHC must approve
  - Second story camelback
  - Side addition
  - Rear addition



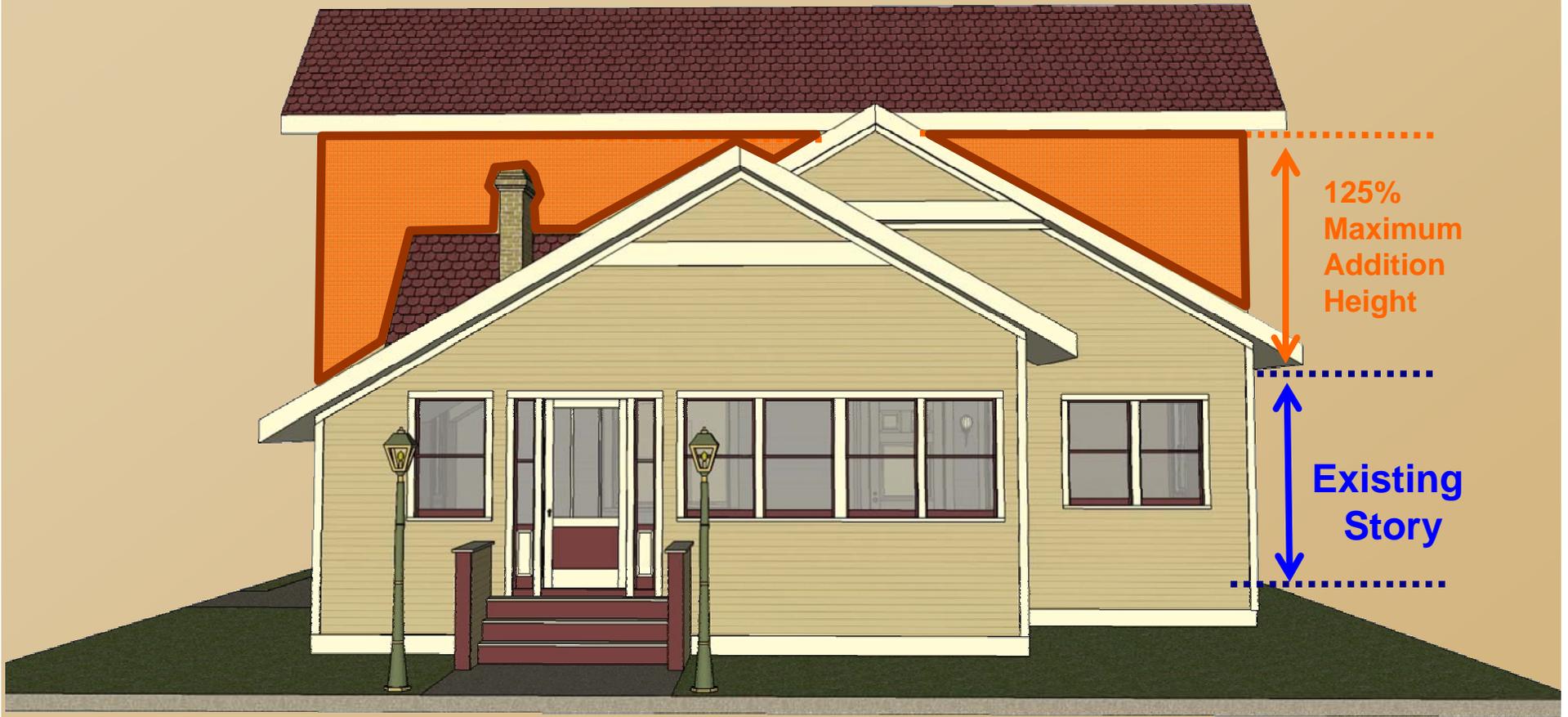
# Camel Back – Min 50% Back from Front



Camel Back Construction Permitted

Minimum 50%

# Added Story Height: Max 125% of Existing Story



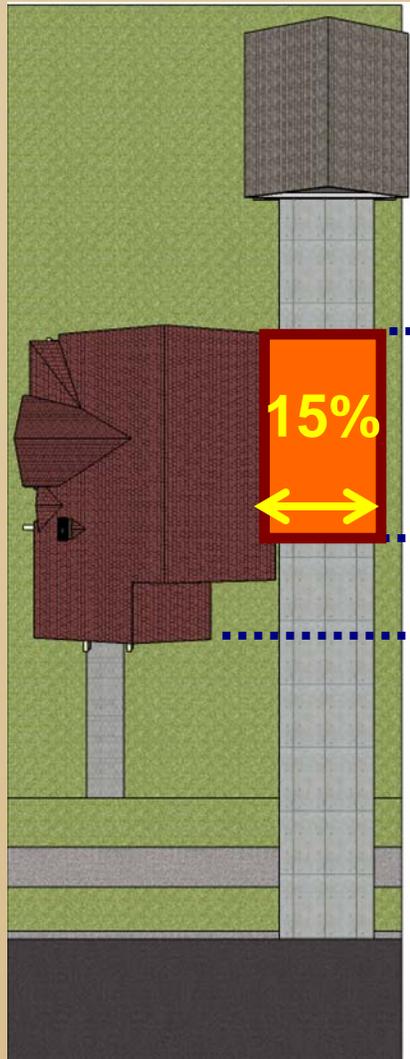
Public Street

## Camel Back – Taller than Existing Roof Ridge





# Side Addition: Min. 30% Back from Front, Max 15% Out



15%

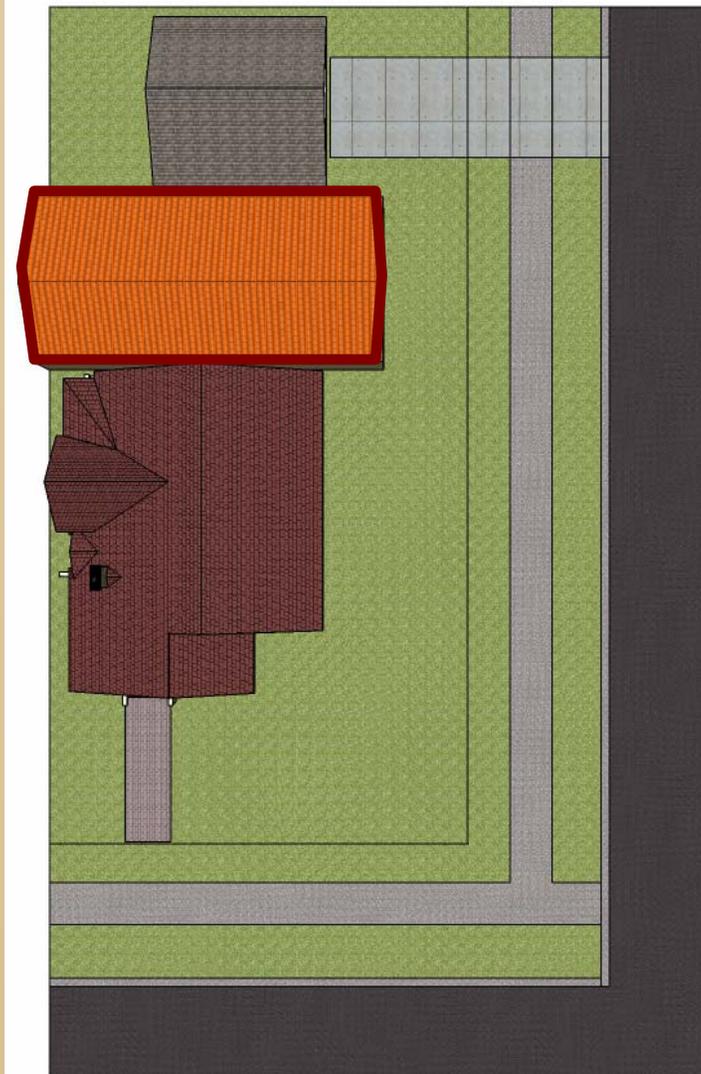
Minimum 30%

# Appropriate Side Addition





# Rear Addition





# Rear Addition



Public Street



# Appropriate Rear Addition





# Examples of Appropriate Additions





## Additions to Noncontributing Structures

- The proposed activity must recognize the building, structure, object, or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
- The setback of the addition is no closer to public right of way than typical setbacks of existing contributing structures in the historic district
- For residential additions, the eave height shall not be taller than existing eave heights found on other contributing residential buildings located in the historic district
- For commercial buildings, new additions shall not be taller than existing building



## Administrative Approvals not requiring COA

- Removal of an inappropriate door or window element that was not original and replacement with one that is appropriate and that does not change the size, shape, or location
- Removal of synthetic exterior siding that was not original to the structure
- Installation of original details which have been lost or removed, but whose existence has been substantiated through remaining physical or pictorial evidence
- Reconstruction of any structure that was completely or partially destroyed by a fire, natural disaster, or other non intentional destruction if the reconstruction is built in the same footprint and with the same exterior features as the building which was destroyed



# Building Materials

- New materials (visible from the public right of way excluding alleys) must be visually compatible, but not necessarily the same as, the materials being replaced in form, scale, texture, and design for alteration, rehabilitation, restoration, or additions to historic structures



# Design Guidelines



# Design Guidelines

**Houston's Historic Districts**  
**A Design Guide**  
*for Westmoreland, Avondale East, Avondale West & Audubon Place in Montrose*

City of Houston  
 Department of Planning & Development

### Height

- The height of any addition should not be greater than the highest point of ridge of the main building of an original historic structure (a turret or tower would be an exception and these should not be higher than any existing turret or tower on the block face where the new addition is being built). Rear additions to a single story bungalow or cottage would be an exception to this limitation and a second story could be added providing it is set far enough back from the street facade of the original structure to be clearly seen as a subsidiary structure to the original building and makes a minimal impact on the view of the original structure as seen from the street. If an addition is placed on or overlaps an existing pitched roof on a single story bungalow, the height of such an addition should be less than the height from ground level to ridge level of the existing building. The height of any new construction should have the same limits as those suggested above.

**PHYSICAL/SPATIAL ATTRIBUTES**

### Height

- The height from ground level on the front or side street facade to the highest point at the roof ridge of the addition or new construction should not be more than 35 feet or no higher than the height of the roof ridge of an existing main building of any other historic structure in the particular block face. An exception to this might be the height of a tower or turret addition to an existing building or a new construction and this should not be higher than any historic turret or tower currently existing in the district.

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### Front Setback

- Setbacks from the front of any existing or new building to the property boundary or public right of way should be the same as an average setback of all other historic buildings in that block face. Entry stairs may be built protruding up to 10 feet into that setback. This would also apply to any new structure introduced into a block face of historic houses. (In the case where limitations on setbacks on a particular block face have already been decreed, the official setback would be maintained).

**PHYSICAL/SPATIAL ATTRIBUTES**

### Side Setback

- Side setbacks for additions or new construction should, at a minimum, be sufficient to facilitate pedestrian access, the planting of shade trees or shrubs and the movement of air between buildings. The minimum side set back should be 7 feet. If access to the rear of the site is required for garage access or parking the minimum side set back for a driveway should be 10 feet.

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### APPROPRIATE ADDITIONS

Existing      Additions

#### Classical & Colonial Revival

Elevation	Isometric	Plan
Elevation	Isometric	Plan
Elevation	Isometric	Plan

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# Design Guidelines

- Contain standards for alteration, restoration, new construction, relocation and demolition of structures in the district
- Already in place for Old Sixth Ward, Houston Heights, Avondale East and West, Courtlandt Place, Westmoreland and Audubon Place
- Will be created for all other existing and future historic districts and approved by City Council

# Demolition Requests

A COA for demolition of a contributing structure may be granted if the owner can show:

- Unreasonable economic hardship
- Unusual and compelling circumstances





# 90-day Waiver

- 90-day waiver eliminated for historic districts
- 90-day waiver retained for landmarks outside of historic districts
- If COA is denied by HAHC, the owner may appeal to Planning Commission and to City Council



# Demolition by Neglect

- Owners of contributing buildings should not let their buildings fall into a serious state of disrepair
- Repairs to contributing buildings may be required if the building is structurally unsound and creates a safety hazard





# Fines

- Violators of the ordinance may be fined \$50-\$500 for each violation
- Having a building with an existing addition or alteration that doesn't meet current COA guidelines **does not** constitute a violation of the ordinance



# Sample Ballot



[Name of District]

## Property Owner(s) Survey for Historic District Repeal

I, the undersigned, declare that I (we) am (are) the legal owner(s) of the property located in [Name] Historic District and have indicated my support for repeal of the [Name] Historic District.

**Please print legibly and in black ink your name(s), property address and legal description of your property in the historic district, HCAD account number, mailing address, phone numbers, and sign your name (s) as it (they) appear on your deed.**

\_\_\_ I (we) want City Council to repeal the district designation for [Name] Historic District

SIGNATURE(S)  
OF OWNER (S): (X) \_\_\_\_\_ (required)  
(SIGN ONLY IF YOU WISH TO REPEAL THE HISTORIC DESIGNATION)

Owner (Print Name Here) \_\_\_\_\_ (required)

Owner (Print Name Here) \_\_\_\_\_

Property Address: \_\_\_\_\_ (required)

Lot \_\_\_\_\_ (not required) Block \_\_\_\_\_ (required)

Subdivision \_\_\_\_\_ (required)

HCAD Account Number \_\_\_\_\_ (required)

Mailing Address: \_\_\_\_\_ (required)

Phone Number: Evening \_\_\_\_\_ (optional)  
Day \_\_\_\_\_ (optional)

This survey must be postmarked or delivered to the Planning Director no later than December 22, 2010. Please mail to City of Houston Planning and Development, PO Box 1562, Houston, TX. 77251-1562, or deliver to Planning and Development, 611 Walker, 6<sup>th</sup> Floor.

The Historic Preservation Ordinance is available at [http://www.houstontx.gov/planning/HistoricPres/hist\\_pres.html](http://www.houstontx.gov/planning/HistoricPres/hist_pres.html). For more information, please call the Planning and Development Dept at 713-837-7796 or email [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov).



# Replacement Ballots

Property owner must contact the Planning Department directly:

- [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)
- 713-837-7701



# Meeting Date

<u>District Name</u>	<u>Date</u>	<u>Return Ballot Date</u>
Norhill	1/8/11	1/24/11
First Montrose Commons	1/18/11	2/2/11



# Reconsideration Recommendations

## Norhill and First Montrose Commons

- ✓ Maintain existing boundaries
- ✓ Modify district boundaries, or
- ✓ Repeal the district
- 51% or more of property owners
  - ✓ Modify district boundaries, or
  - ✓ Repeal the district



# Contact Us

- [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)
- City of Houston, Planning & Development  
PO Box 1562, Houston, TX 77251-1562
- 713-837-7701



# Amended Historic Preservation Ordinance

Q&A



Marlene L. Gafrick, Director  
Planning & Development Department  
City of Houston