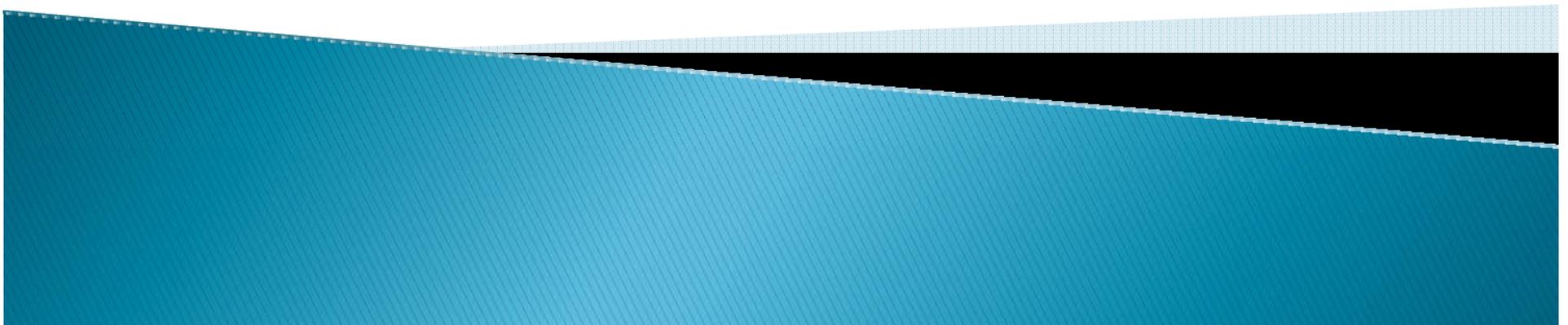


Tools to Protect the Character of Your Neighborhood

Diana DuCroz
Nathan Kraus
Thomas McWhorter
Keith Wilson



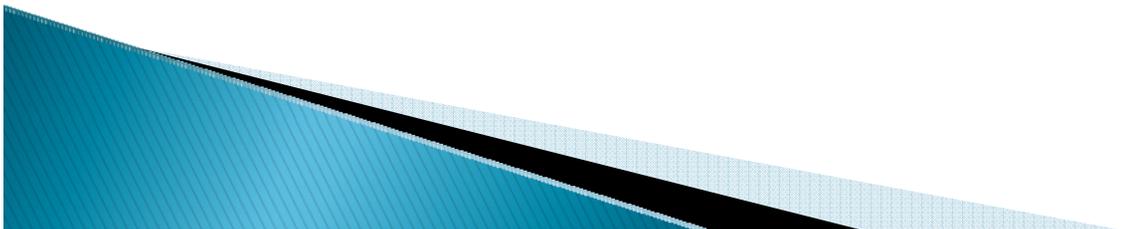


**Special Building Line Requirement Area
&
Special Minimum Lot Size Area**

Special Building Line

Chapter 42-163

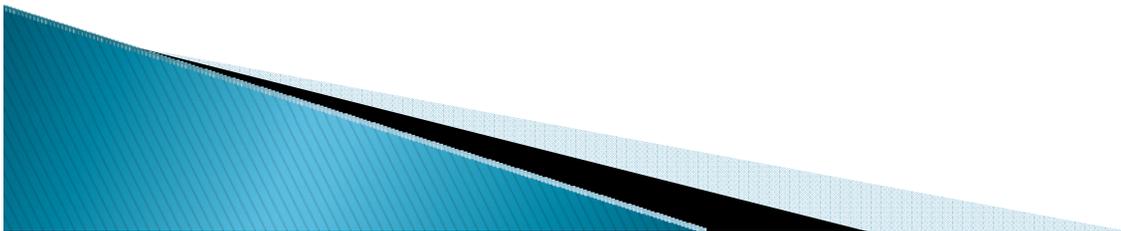
- ▶ Special Building Line was created by the Houston City Council in 1999
- ▶ Purpose: To preserve the building line character of existing blockfaces in residential neighborhoods in urban areas that do not have building lines established by deed restrictions



Special Minimum Lot Size

Chapter 42-194

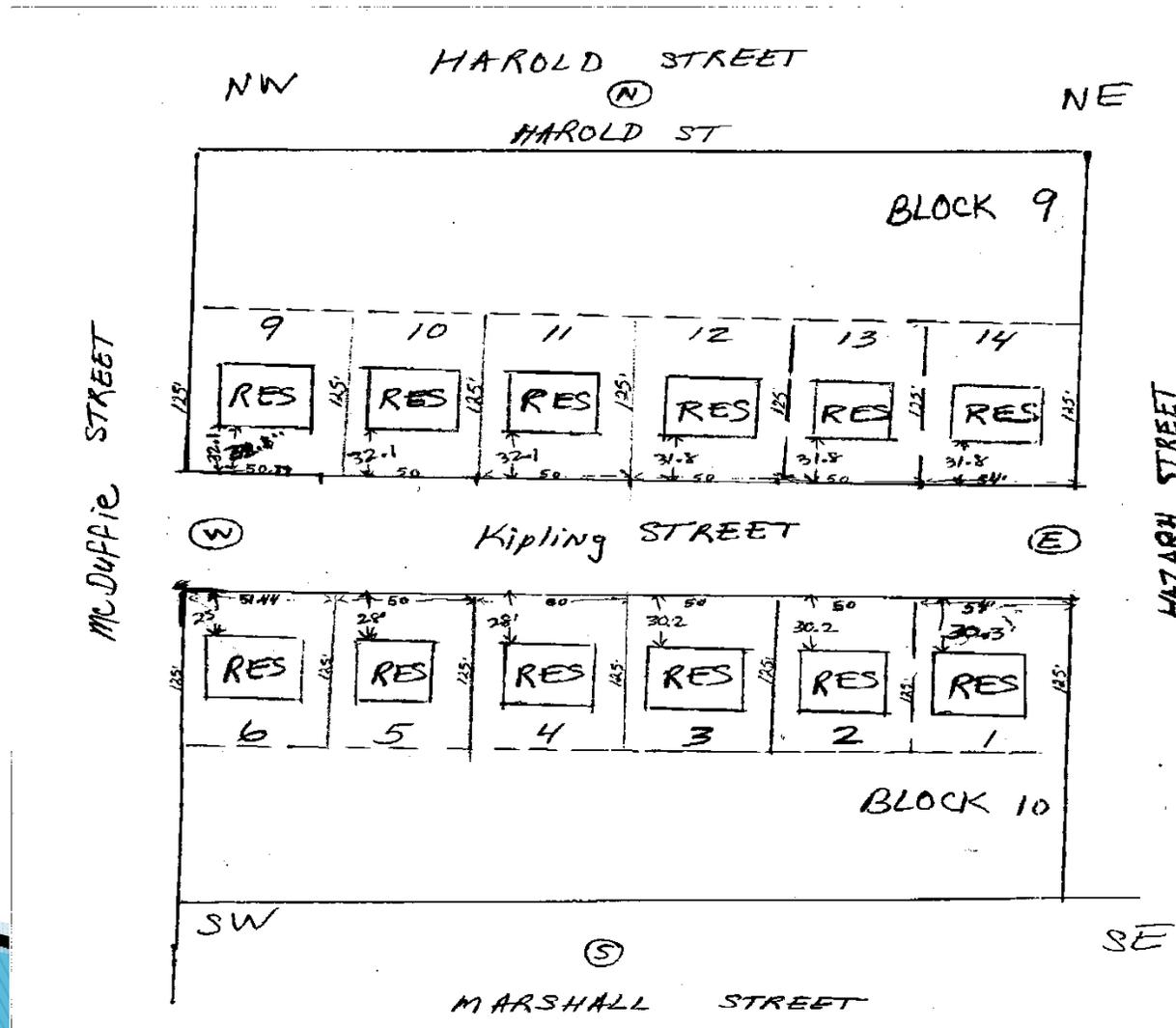
- ▶ Special Building Line was created by the Houston City Council in 2001
- ▶ Purpose: To preserve the lot size character of existing residential neighborhoods in urban areas that do not have minimum lot size established by deed restrictions



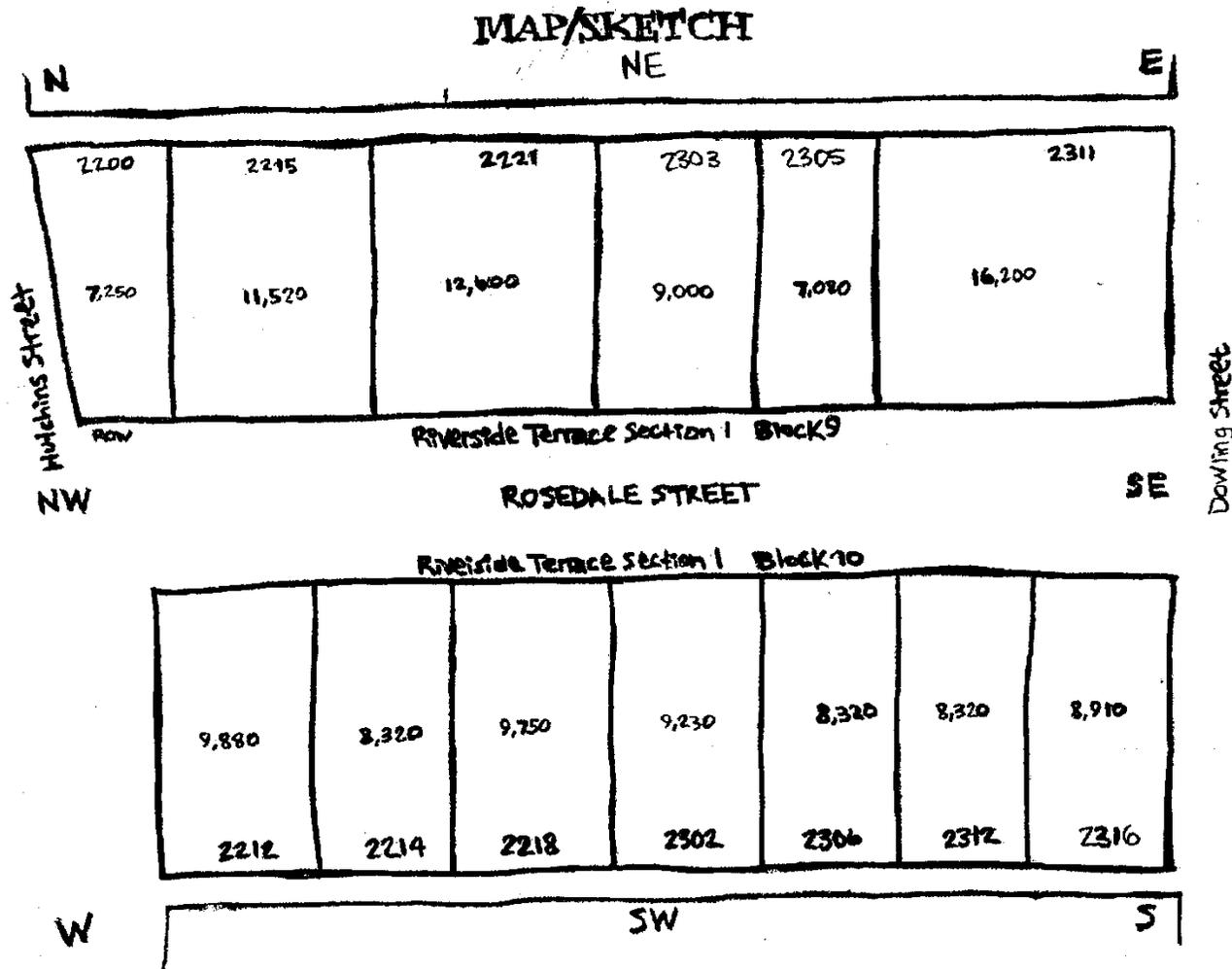
Application Requirements for Proposed Area

Requirements	Building Line	Lot Size
No less than one blockface, nor more than two opposing blockfaces	X	X
Map or sketch showing the address and land use for all lots	X	X
Data for each lot showing the distance from the front property line to each building on the lot. A survey of one lot per blockface showing the building line setback	X	
Data for each lot showing the actual size of each lot		X
Petition signed by at least one owner of property in the proposed area	X	X
Evidence of support from the property owners	X	X

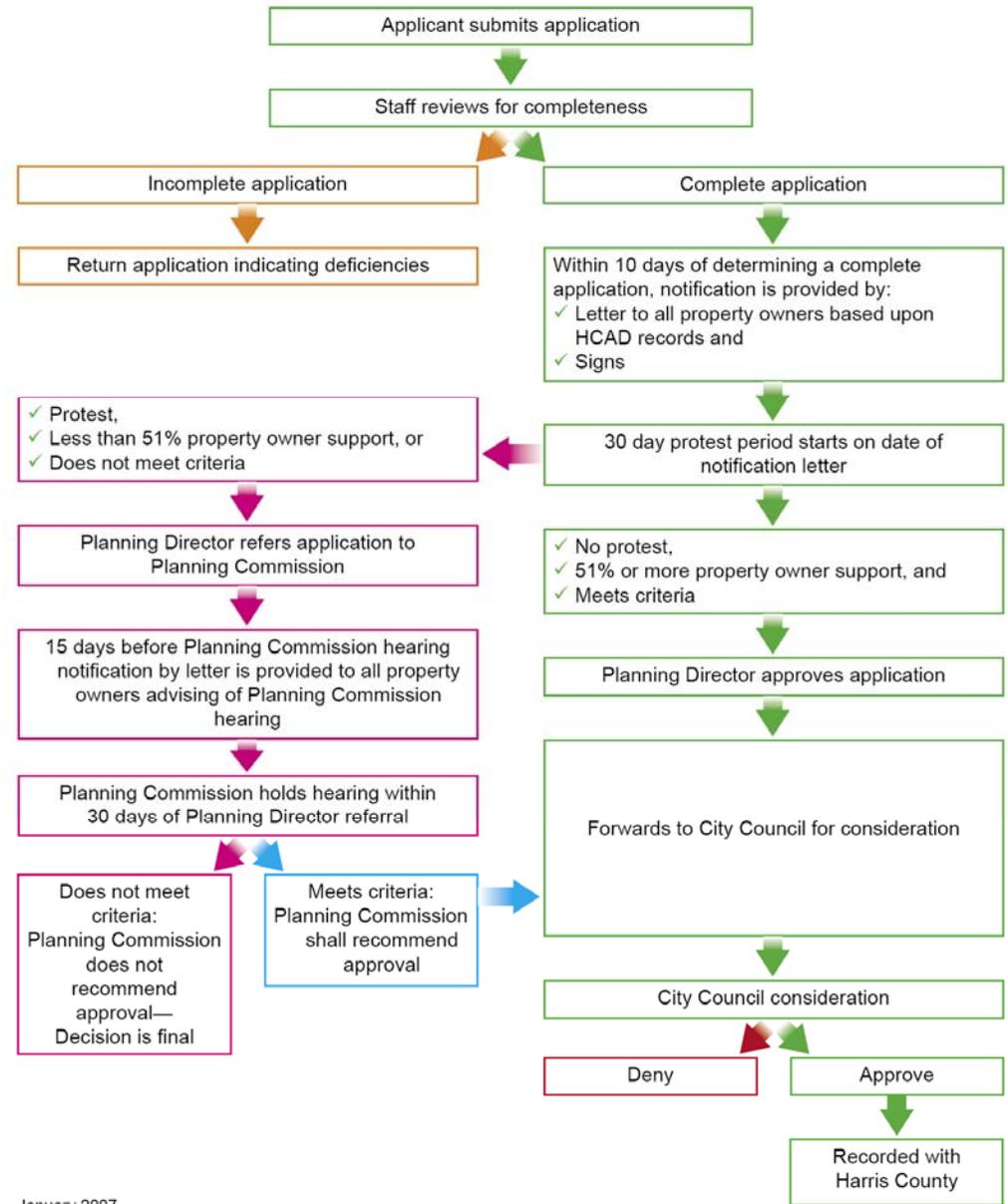
Building Line Map Sketch Example



Lot Size Map Sketch Example



Building Line & Lot Size Application Process



Five Criteria for Establishment

Special Minimum Building Line & Lot Size Area

- 1) Proposed area shall include all properties within at least one blockface and no more than two opposing blockfaces

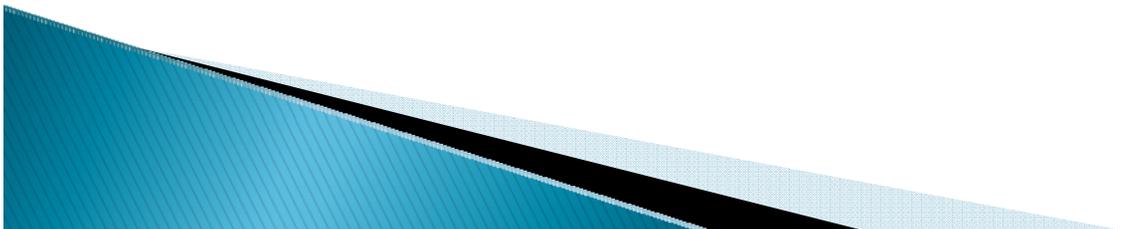


Five Criteria for Establishment

Special Minimum Building Line & Lot Size Area

2) More than **60 %** of the area proposed is developed with single family residential units

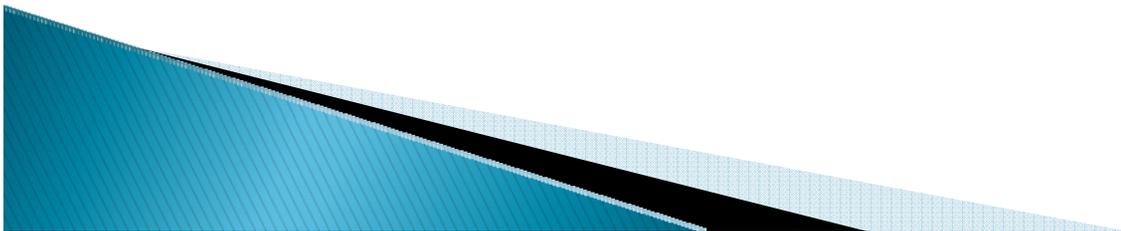
- Excludes:
 - Parks
 - Library
 - Place of religious assembly
 - Public or private elementary, middle, junior high or high school



Five Criteria for Establishment

Special Minimum Building Line & Lot Size Area

- 3) Application must demonstrate sufficient support
- 4) Establishment of the proposed area will further the goal of preserving the building line character or lot size character of the area

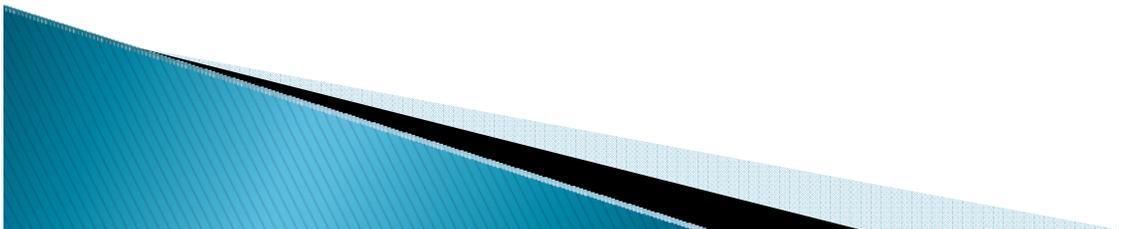


Five Criteria for Establishment

Special Minimum Building Line & Lot Size Area

5) The proposed area should have a building line character or a lot size character that can be preserved taking into account:

- Age of the neighborhood
- Age of structures in the neighborhood
- Architectural features of structures in the neighborhood (applies to building line character only)
- Existing evidence of a common plan and scheme of development
- And such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area

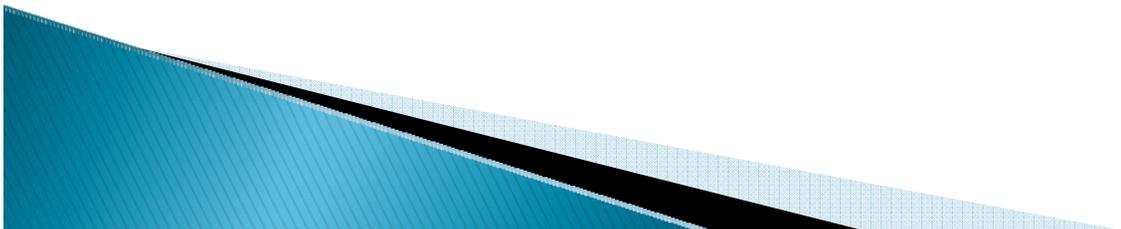


Ch. 42-194 Subsection 5(k) Amendment Special Minimum Lot Size Area

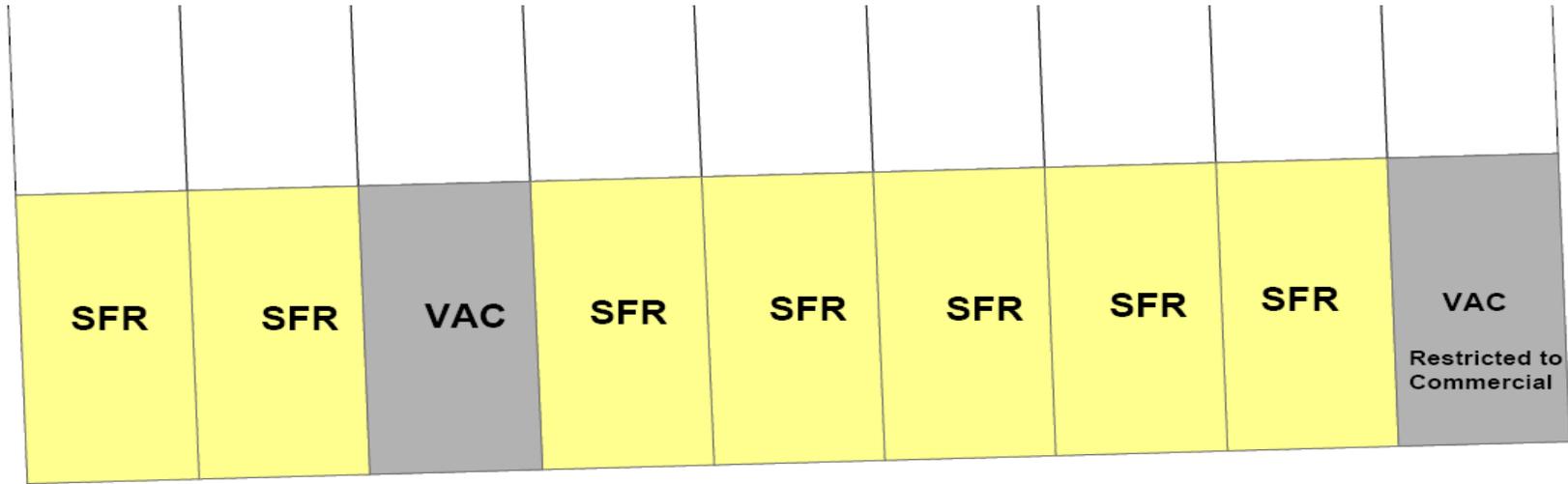
City Council amended the Special Minimum Lot Size Area by adding a new subsection in 2007:

For any established area with an established Special Minimum Lot Size:

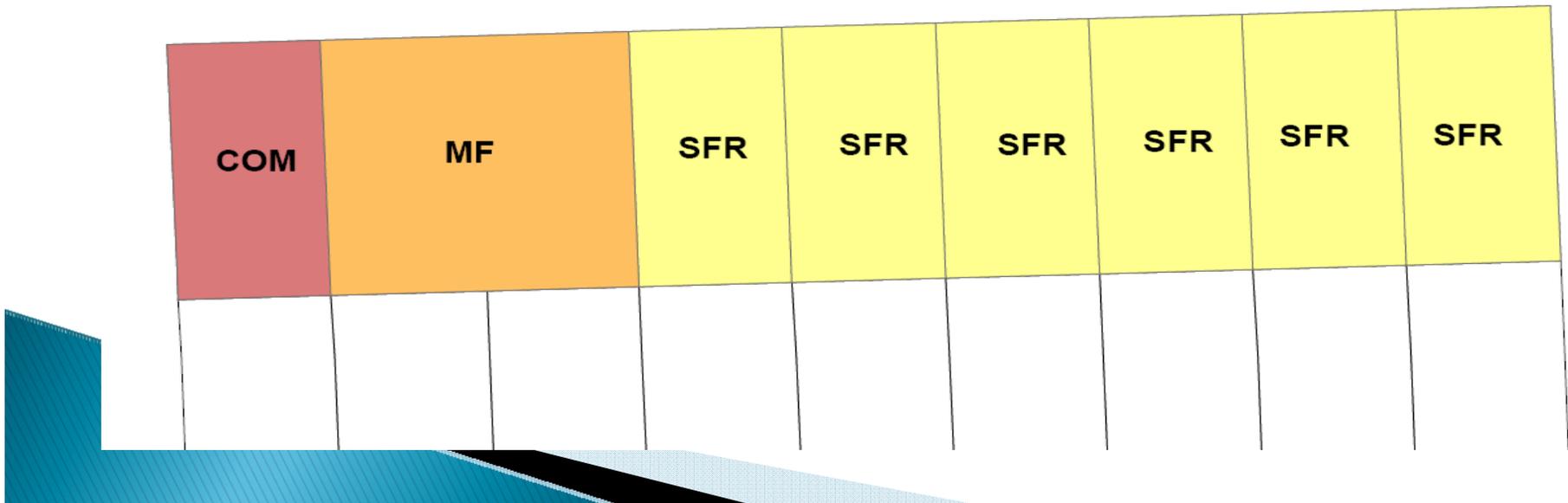
- Lots or tracts with a vacant or single family landuse designation will be restricted to not more than one primary dwelling unit and one secondary dwelling unit.
- This does not apply to vacant properties that are restricted by deed restrictions to any use other than single-family residential.



Landuse Map

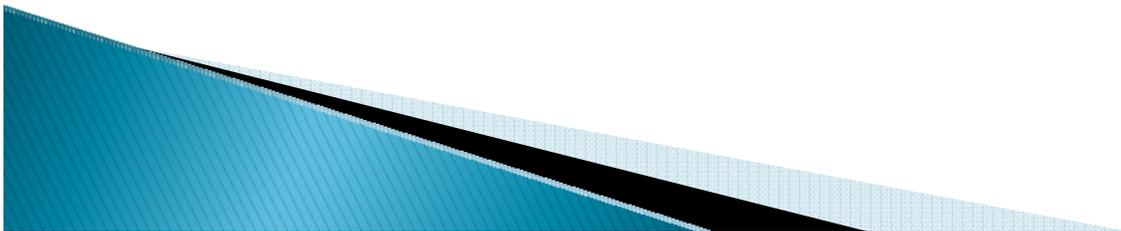


Hollywood Avenue



Chapter 42 Amendments

- ▶ Extend Urban Area
- ▶ Includes revisions to Prevailing Lot Size and Prevailing Building Line
 - Areas within proposed expanded urban area may apply
 - No limit on the number of blockfaces
 - Each block face must meet the “five criteria for establishment”
 - The Planning Commission may recommend removing blockfaces from the protested application area
- ▶ Ordinance will be online at www.houstonplanning.com

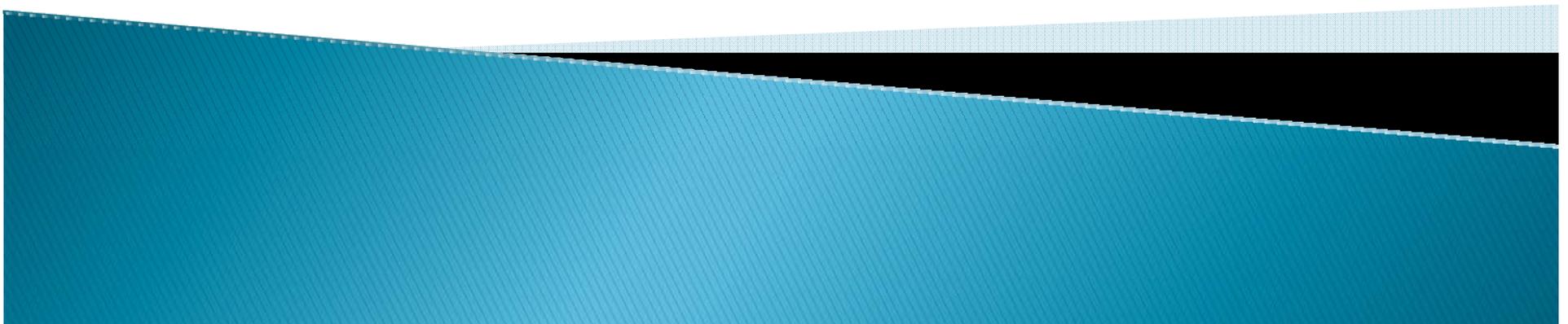


Chapter 42 Amendments



Prohibited Yard Parking Program

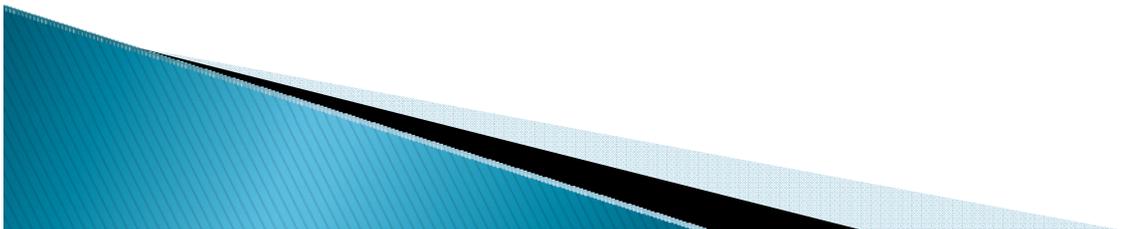
Nathan Kraus
nathan.kraus@houstontx.gov
713.837.7931



Prohibited Yard Parking

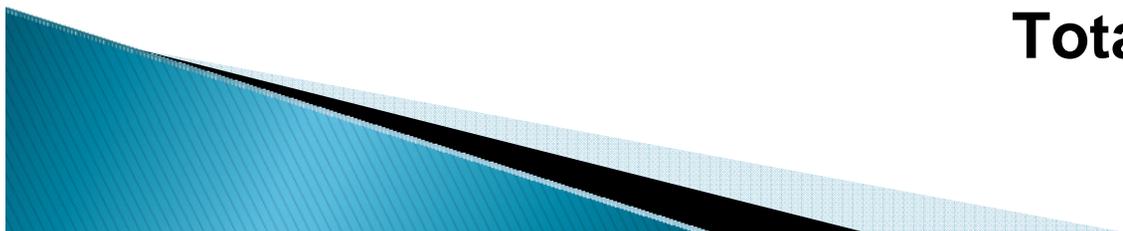
Chapter 28-303

- ▶ The Parking of Vehicles on Residential Property Ordinance was created by the Houston City Council in 2009
- ▶ Purpose: To regulate the parking of vehicles or equipment on any surface that is not an improved surface in the front or side yard areas of an improved single-family residential lot
- ▶ First application accepted on April 1, 2009



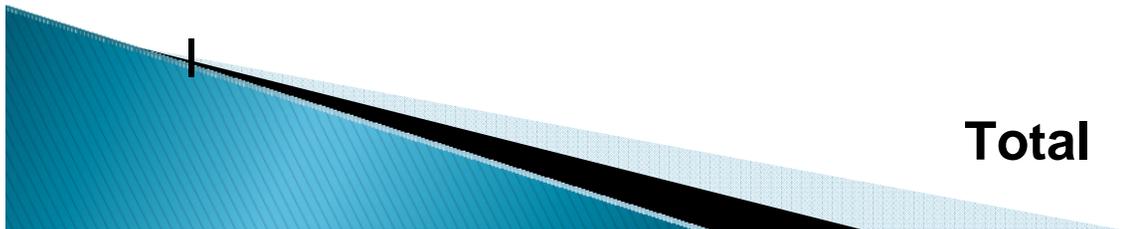
Prohibited Yard Parking Applications

Application Status	Number	Percent
Withdrawn	1	0.7%
Returned	3	2.0%
Processing	7	4.7%
Hearing Official Denied	5	3.3%
Legal Review	2	1.3%
Council Approved	132	88%
Total	150	100.0%



Prohibited Yard Parking PYP Areas by Council District

Council District	Number	Percent
A	47	35.6%
B	6	4.5%
C	15	11.4%
D	13	9.8%
E	12	9.1%
F	12	9.1%
G	11	8.3%
H	2	1.5%
I	14	10.6%
Total	132	100%



Prohibited Yard Parking Application Requirements

- ▶ Homeowner's Associations and Civic Clubs
 - Application
 - Maps
 - Copy of meeting minutes denoting the Board resolution authorizing the filing of the application
 - Copy of the HOA or civic club bylaws
 - Letter of support signed by the president

- ▶ Homeowner Petition
 - Application
 - Maps
 - Petition of support from 60% of single-family residential property owners within the PYP boundary area

http://www.houstontx.gov/planning/Neighborhood/yardparking_prog.html



Prohibited Yard Parking Application Example

BOUNDARY	
Subdivision(s) Section(s) Lot (s)	City Acres Subdivision, Sections 1 - 3, & 5
	City Acres North Subdivision, Sections 1, 2 and Section 1 R/P
	City Oaks Subdivision, Section 1, Lots 1 – 8 and 11 – 18

Applications must include at least five contiguous blockfaces.

CONTACT INFORMATION	
Applicant	John Doe
Mailing Address	3752 Red Oak Lane
City, State, Zip	Houston, TX 77000
E-mail Address	j.doe@htx.com
Contact Number	713-810-0000
Applicant Signature	X

HOA or Civic Club Name	Oak Acres Civic Club
Mailing Address	3200 Oak Hallow Road
City, State, Zip	Houston, TX 77000
E-mail Address	admin@oacchouston.org
Contact Number	713-830-0000
President Signature	X

Contact information must be provided for both the applicant and the sponsoring homeowner's association or civic club. The application page must be signed by both the applicant and sponsoring organization's president.

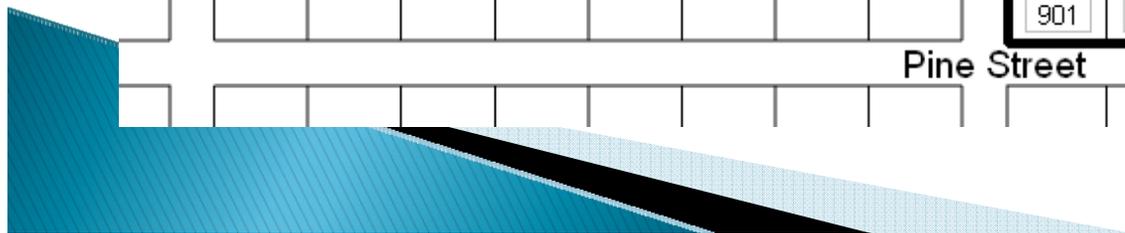
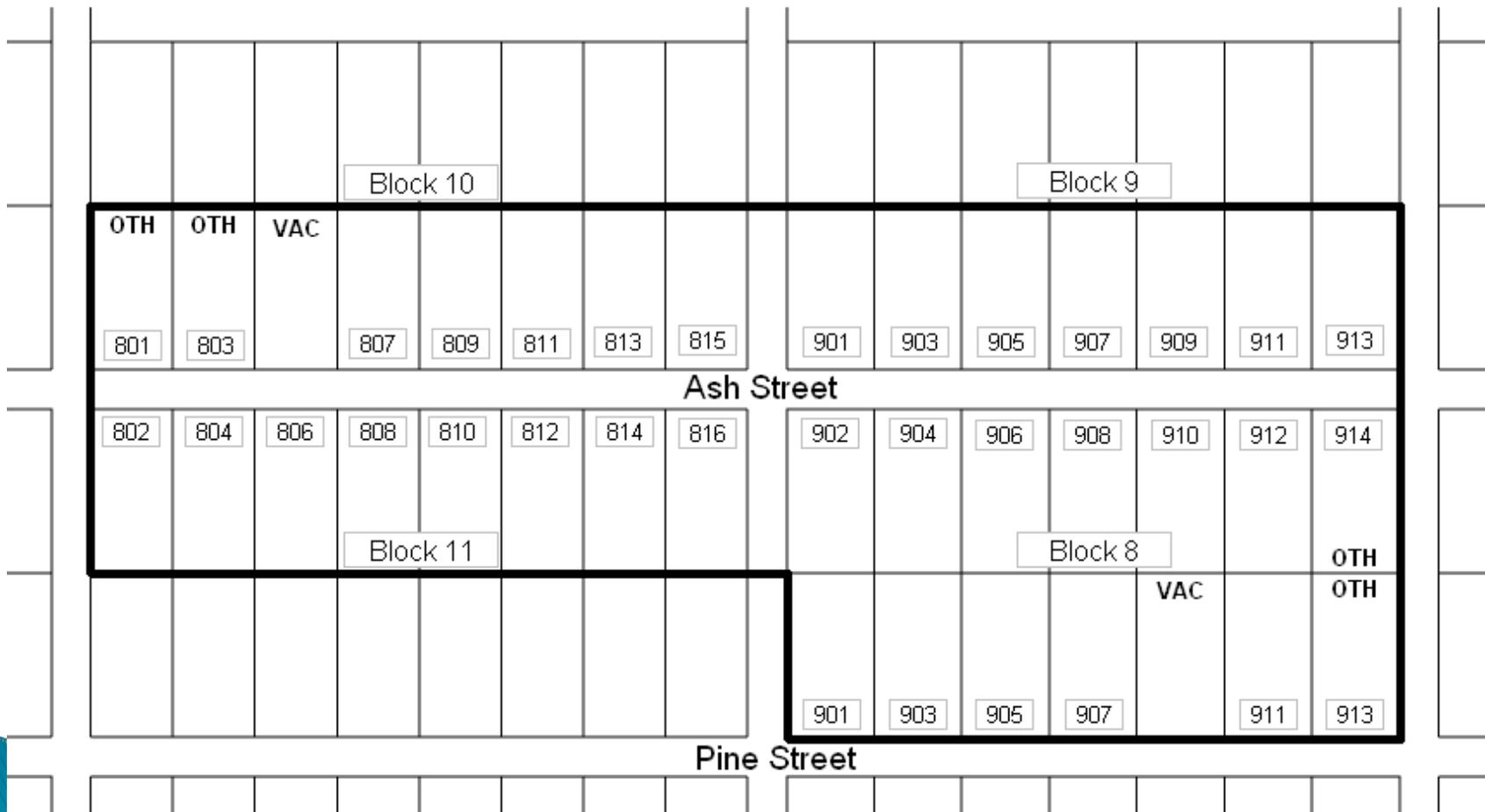
PUBLIC NOTIFICATION METHOD	
<input type="checkbox"/>	Electronic Message
<input type="checkbox"/>	Neighborhood Newsletter or Other Publication
<input checked="" type="checkbox"/>	Other Written Notification

Please see page 8 for further details on public notification.

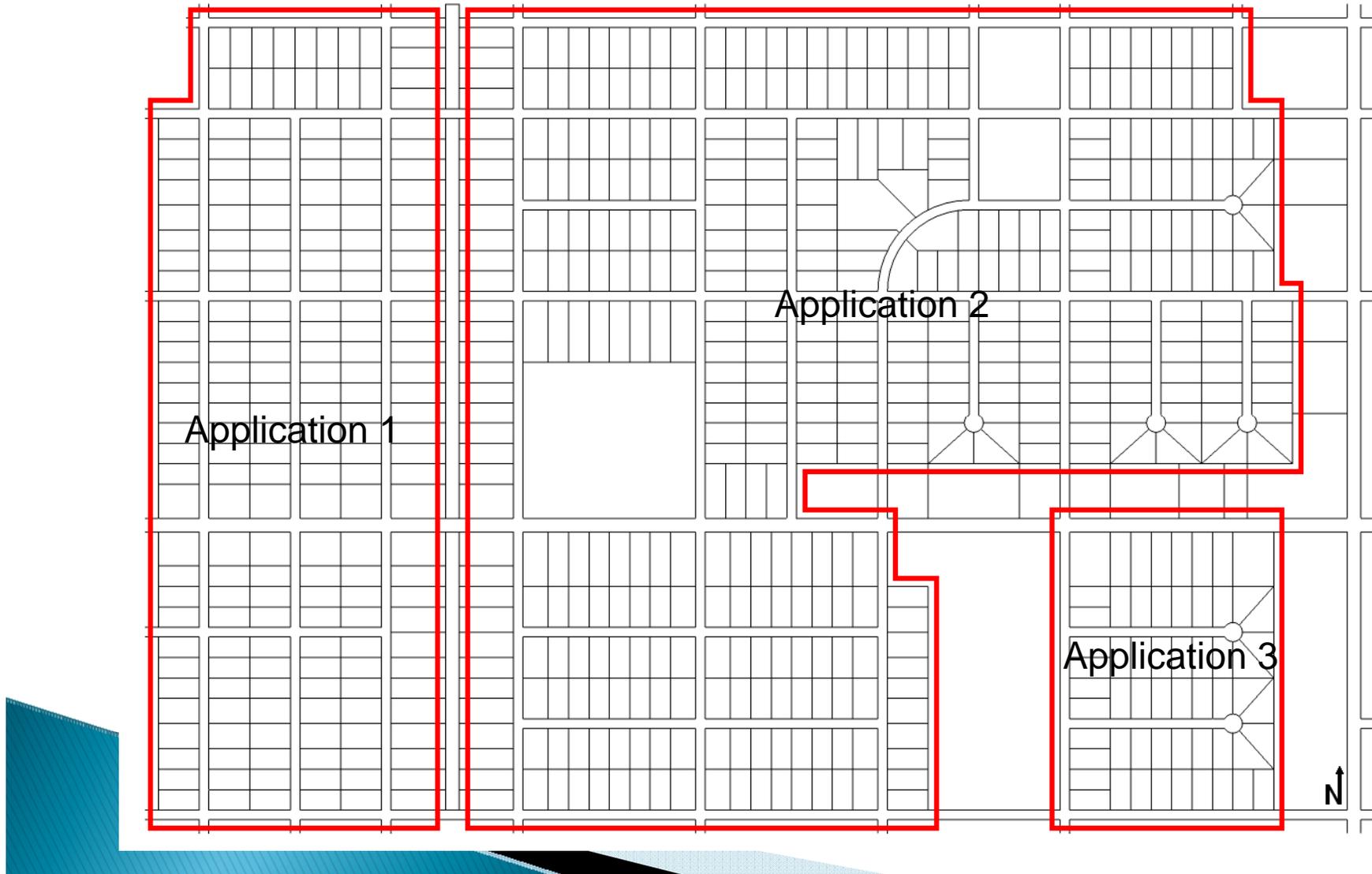
PROPOSED LOCATIONS FOR NOTIFICATION SIGNS	
1	Oak Hallow Road at Green Acres Boulevard
2	Oak Crest Lane at Green Acres Boulevard
3	Red Oak Lane at Oakcrest Street
4	Oakcrest Street at Greenlawn Street

Prohibited Yard Parking Map Example

City Acres Subdivision

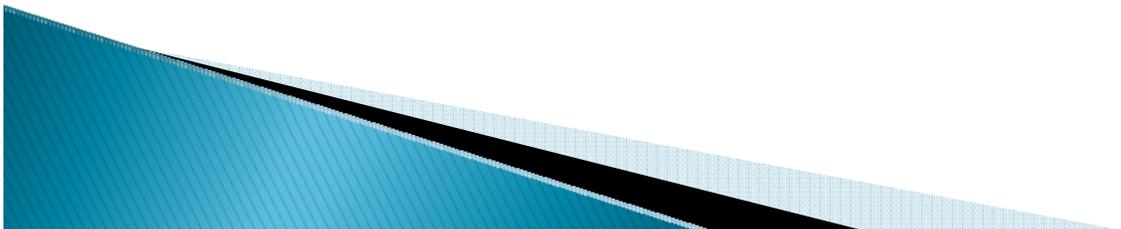


Prohibited Yard Parking Contiguous Parcels



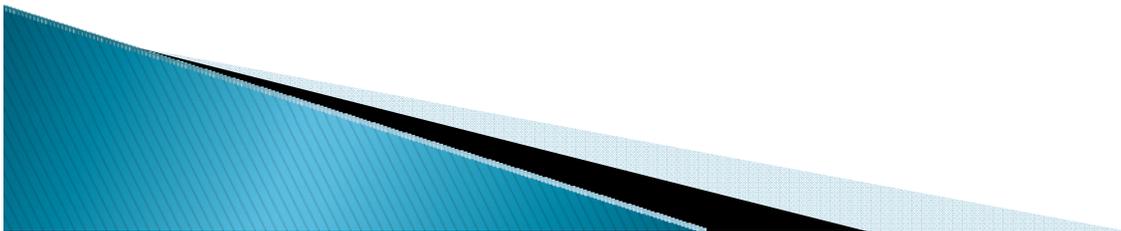
Prohibited Yard Parking Application Process – No Protest

- ▶ Application submitted on the first two business days of each month
- ▶ Application processed by Planning staff
 - PD sends notification to all property owners within the proposed PYP boundary area
 - Applicant places signs and distributes public notification
- ▶ Twenty day protest period – no protest
- ▶ RCA is submitted
- ▶ Council consideration
- ▶ MyCity map is updated to reflect new PYP area
- ▶ Enforcement



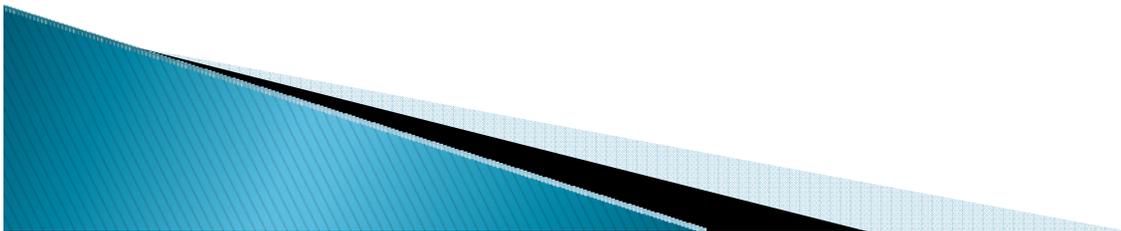
Prohibited Yard Parking Application Process – Protest

- ▶ Application submitted on the first two business days of each month
- ▶ Application processed by Planning staff
 - PD sends notification to all property owners within the proposed PYP boundary area
 - Applicant places signs and distributes public notification
- ▶ Twenty day protest period – protest
- ▶ Hearing packet prepared
- ▶ Public Hearing – application recommended by Hearing Officer
- ▶ RCA is submitted
- ▶ Council consideration
- ▶ MyCity map is updated to reflect new PYP area
- ▶ Enforcement



Prohibited Yard Parking Enforcement Facts

- ▶ Violations should be reported to 311
- ▶ Ordinance allows enforcement to be undertaken by any law enforcement officer, neighborhood protection official or parking official
- ▶ Violations are a misdemeanor punishable by a fine not to exceed \$150.00



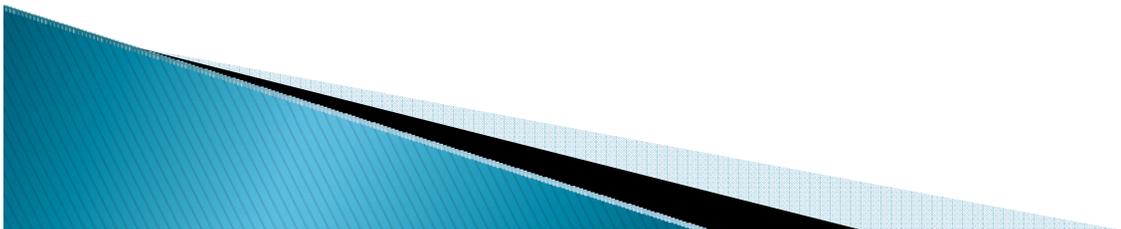
Prohibited Yard Parking

Improved Surface

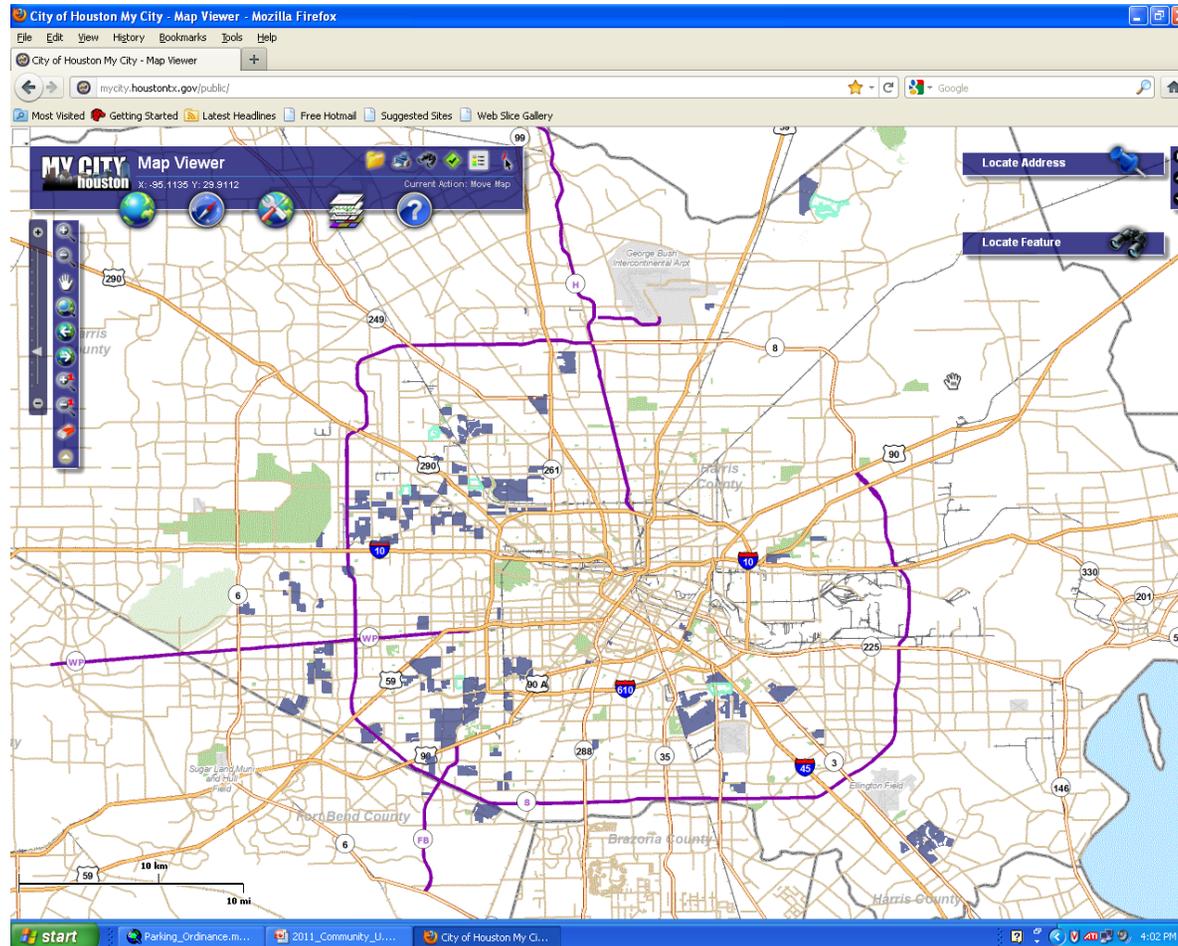
An improved surface is an area, excluding a driveway, the surface of which is comprised of selected materials constructed to a depth sufficient to distribute the weight of a vehicle or equipment over such area to preclude deterioration and deflection of the area due to vehicle or equipment load, adverse weather, or other conditions. Materials with which an improved surface might be constructed include asphalt, concrete and permeable pavement. Permeable pavement can include permeable asphalt, permeable concrete or permeable pavers. Crushed rock, granite, limestone, concrete, oyster shells, etc. are not permeable pavement and do not meet the requirements.



Sequence of Enforcement



My City Map with PYP Layer



<http://mycity.houstontx.gov/public/>



City of Houston Historic Preservation Ordinance

Thomas McWhorter

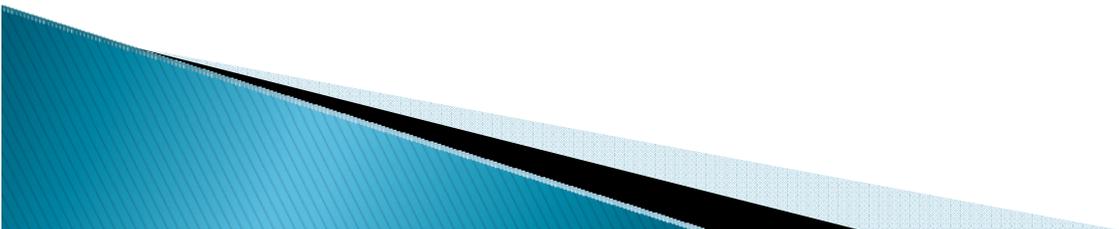
Diana DuCroz

City of Houston Planning &
Development/ Historic Preservation
Office



Historic Preservation

1. Historic Preservation Office – Planning Dept
2. Historic Districts and Landmarks
3. Certificates of Appropriateness
4. Benefits of Designation
5. Online Resources



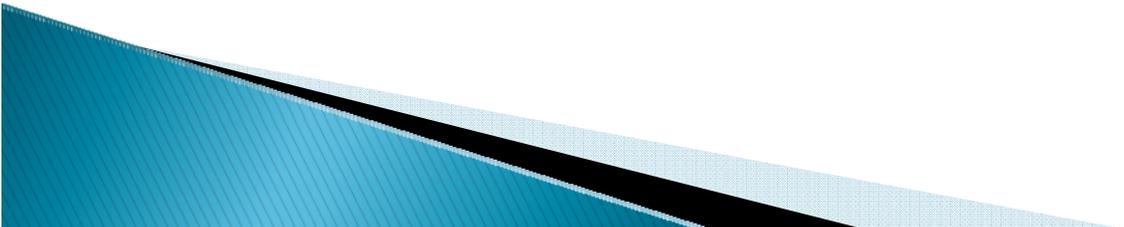
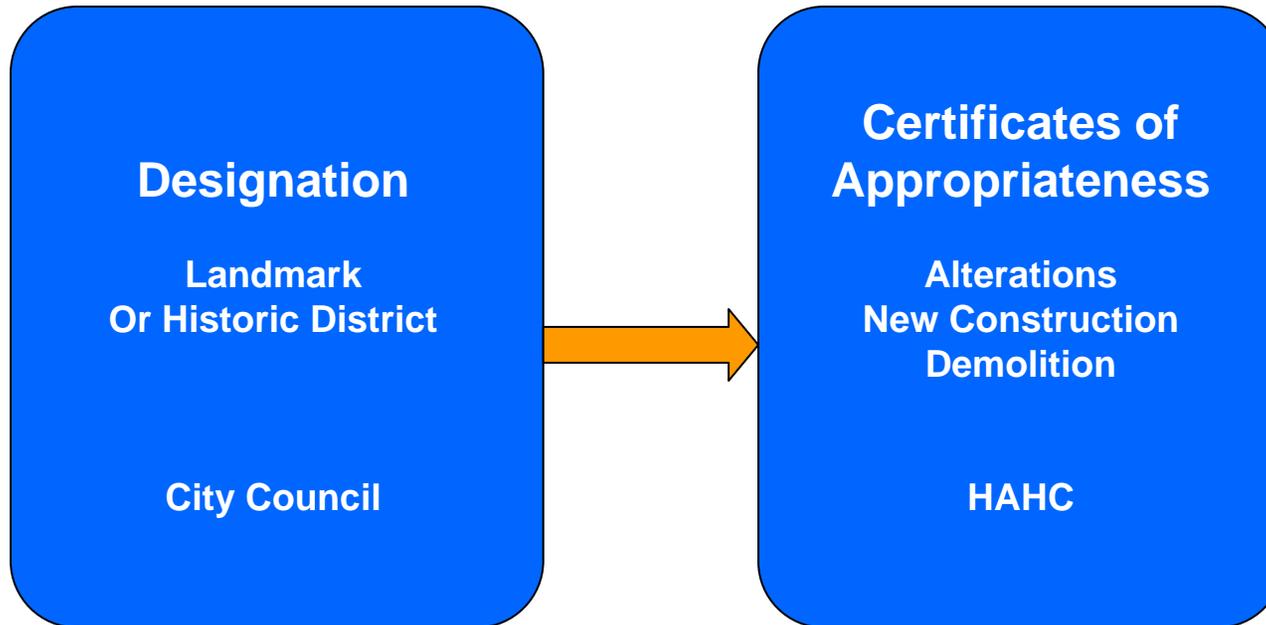


Historic Preservation

- City's Historic Preservation program started in **1995**.
- City can designate both **Landmarks** and **Historic Districts**.
- **Houston Archaeological and Historical Commission** meets monthly to review applications and issue **Certificates of Appropriateness**.

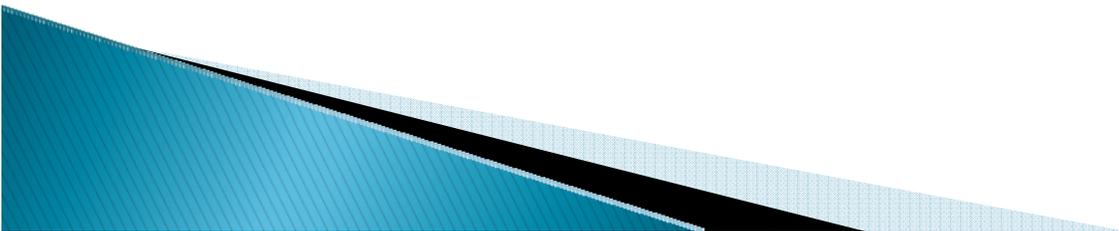


Historic Preservation





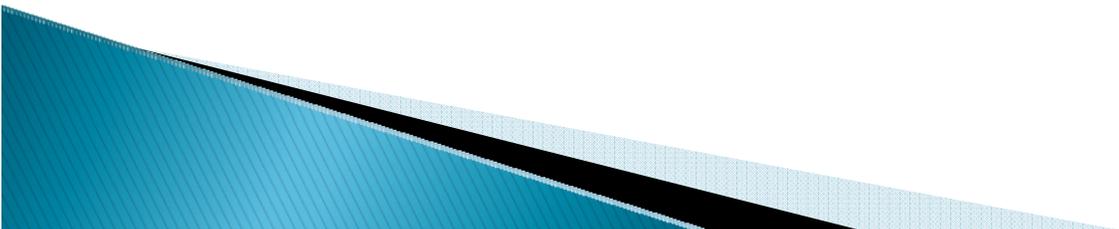
Landmarks and Historic Districts





Landmarks

- Approximately 300 currently
- Range from structures built in 1800s to mid-century moderns.
- Building generally must be at least 50 years old to be a landmark, unless exceptionally significant - 'youngest' was built in 1968.
- Must have historical, cultural, or architectural significance.





Dr. John Hoskins Foster House (1912)

320 Branard Street





Stuart Building (1880)

304 Main Street



Before Restoration



After Restoration



Last Concert Café Complex (c. 1850, 1949) 1403 Nance Street



LOOKING NORTHEAST AT 803 WILLIAM HOUSE FROM WILLIAM STREET (LEFT) AND NANCE STREET (RIGHT) CORNER



1403 NANCE - LAST CONCERT CAFE
LOOKING NORTH AT ENTRANCE

1 1:39 PM



PATIO - LOOKING WEST AT HOUSE REAR PORCH
RIGHT IS OUTBUILDING AND RESTROOMS AND LEFT IS CAFE REAR
NOTE CONCRETE PAINTED FLOOR



LOOKING SOUTHEAST ACROSS SAND PATIO AND STAGE TO NANCE STREET - STAGE TO LEFT
SAND PATIO EAST OF CAFE COMPLEX

1 2:53 PM



Scientific Barbershop (1949)

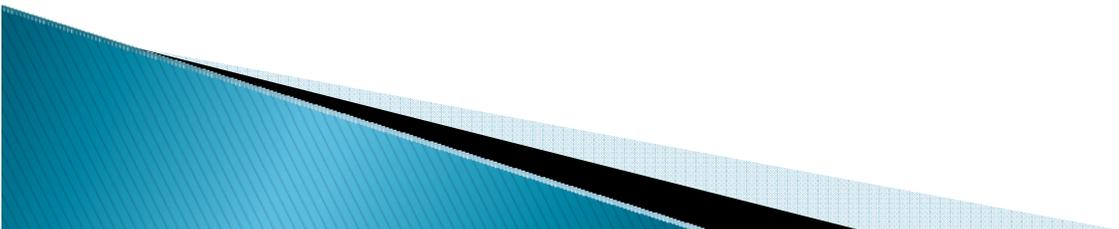
4610 Market Street





Landmark Designation

- Owners may nominate their property, or in rare cases, HAHC may do it.
- Two types of Landmark
 - ‘Regular’
 - Protected
- Application will go first to HAHC for a recommendation, then to City Council for a decision.

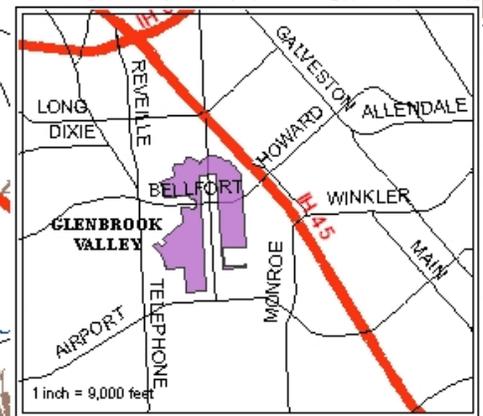
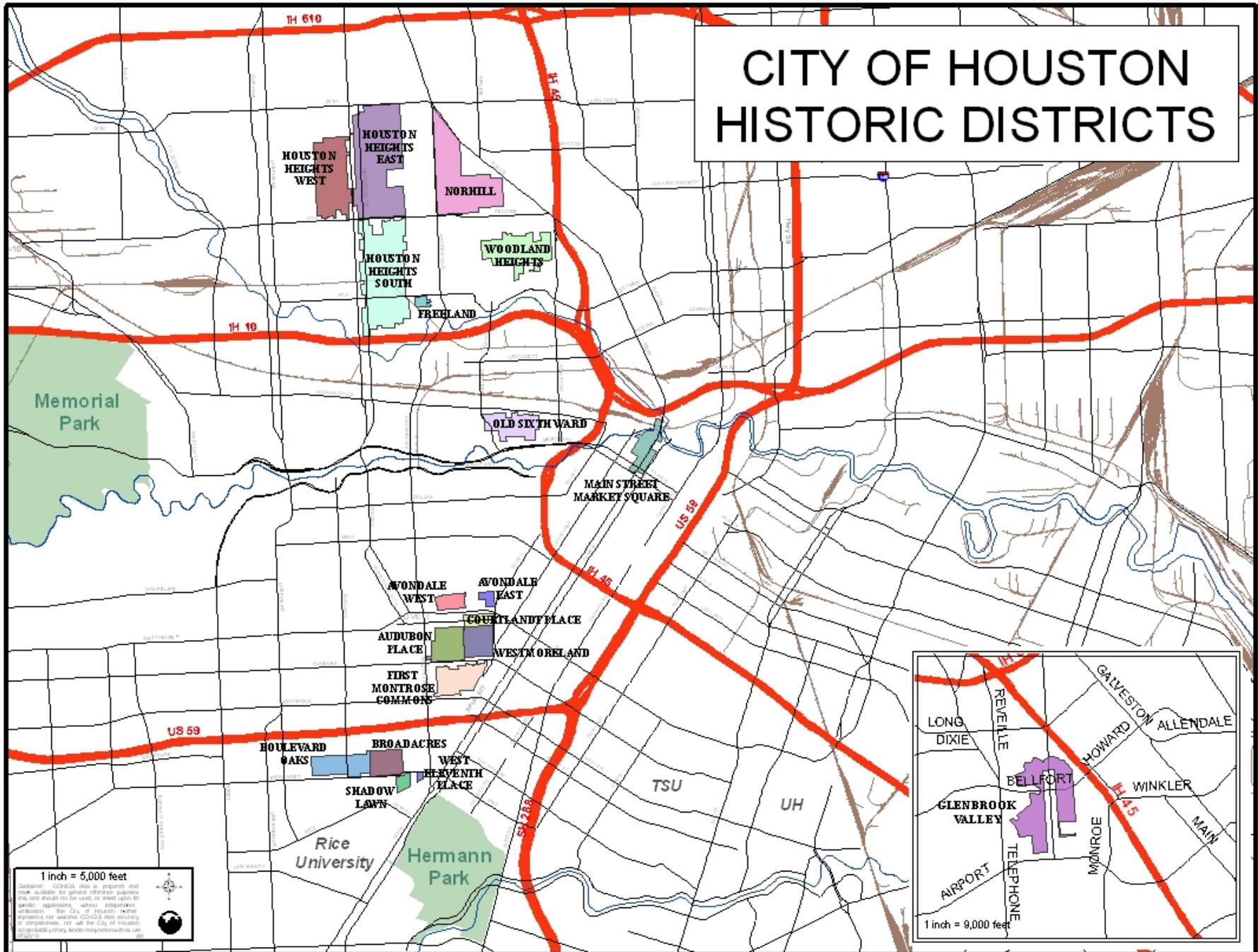




Historic Districts

- 19 city districts
- Contain over 6000 properties
- Covers only 2.5 sq mi of 656 sq mi in Houston.
- Largest is Glenbrook Valley (1255 houses), smallest is West Eleventh Place (8 houses).
- Most historic districts are clustered in Heights area (6), Montrose (6), and Museum District (4).
- Glenbrook Valley is first post-WWII district and first district outside the loop.

CITY OF HOUSTON HISTORIC DISTRICTS



1 inch = 6,000 feet

Disclaimer: COAGIS data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications without appropriate verification. The City of Houston neither warrants nor represents the accuracy or completeness of any data contained within or derived from this map. The City of Houston accepts no liability for any errors or omissions in this map.



Boulevard Oaks



1802 North Blvd (1927)



1611 North Blvd (1928)
Russell Brown Company

1617 South Blvd (1927)
J. W. Northrop Jr.



1659 North Blvd (1935)
Hiram Salisbury



1707 South Blvd (1927)
J.W. Northrop Jr.





Woodland Heights



521 Byrne



501 Byrne



719 Bayland



506 Euclid



416 Euclid



Glenbrook Valley

8015 Glen Forest Ct.



7834 Santa Elena



7911 Santa Elena



7959 Rockhill



8610 Glen Aire



8210 Colgate





Historic District Designation

Process begins:

- Application can be initiated with the support of **10%** of the owners in the proposed district.
- HAHC may also initiate district designation.

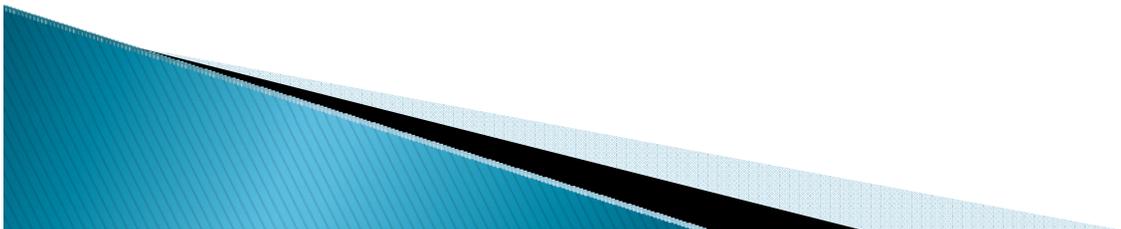
HISTORIC DISTRICT DESIGNATION APPLICATION	
<input type="checkbox"/> Complete all information. Incomplete applications may cause delays in processing. <input type="checkbox"/> If you have questions or need help, please call the Planning & Development Department at 837-7796.	
To Be Completed by Planning Staff	
Date accepted as complete: ___/___/___	HPO File Number: _____
Accepted By: _____	
APPLICANT INFORMATION	
Owners' Representative's Name (Please print)	Agent's Name (if applicable) (Please print)
Address	Address
City	City
State	State
Zip Code	Zip Code
Day Phone	Day Phone
Fax Phone	Fax Phone
Email	Email
Signature	Signature
Date	Date
PROPOSED DESIGNATION	
<input type="checkbox"/> Historic District - Proposed Name _____	
SITE INFORMATION	
<i>NOTE: Historic District site information is required for each property located within the proposed district and must accompany the application.</i>	
Site Address	Tax account number
General description	Subdivision
	Lot
	District



Historic District Designation

Valid application includes:

- **Petitions** signed by 10% of the owners of tracts within the proposed district
- **Map** reflecting the proposed boundary – district limited to 400 properties
- **Inventory** – contributing & noncontributing
- **Photos** of all properties.





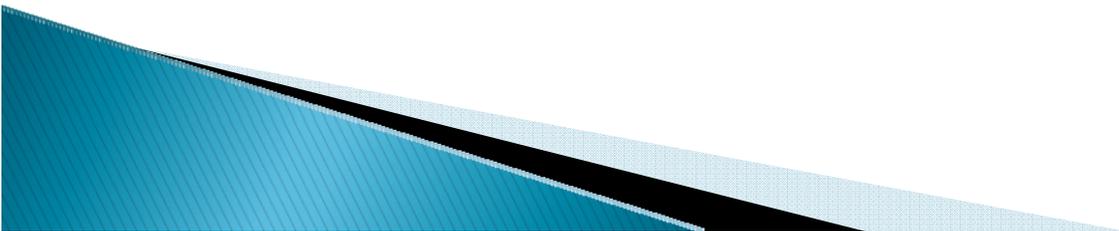
Historic District Designation

Review Process:

- P&D holds **public meeting** in community.
- P&D mails a '**ballot**' to all owners.
- **67%** of owners must vote 'yes' within 30 days.
- **Public hearing** held at HAHC.
- **HAHC** makes recommendation.
- **City Council** makes final decision.



Certificates of Appropriateness (COA)

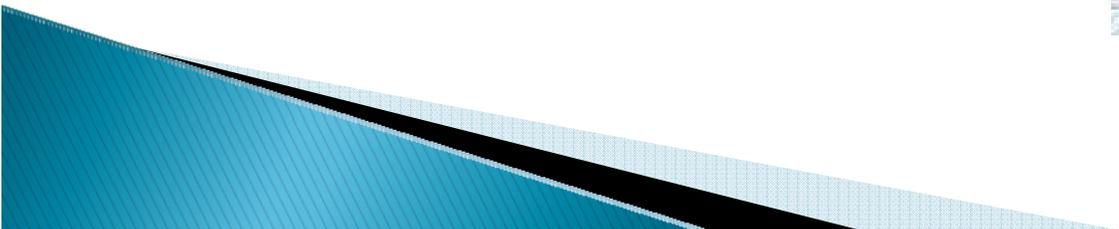
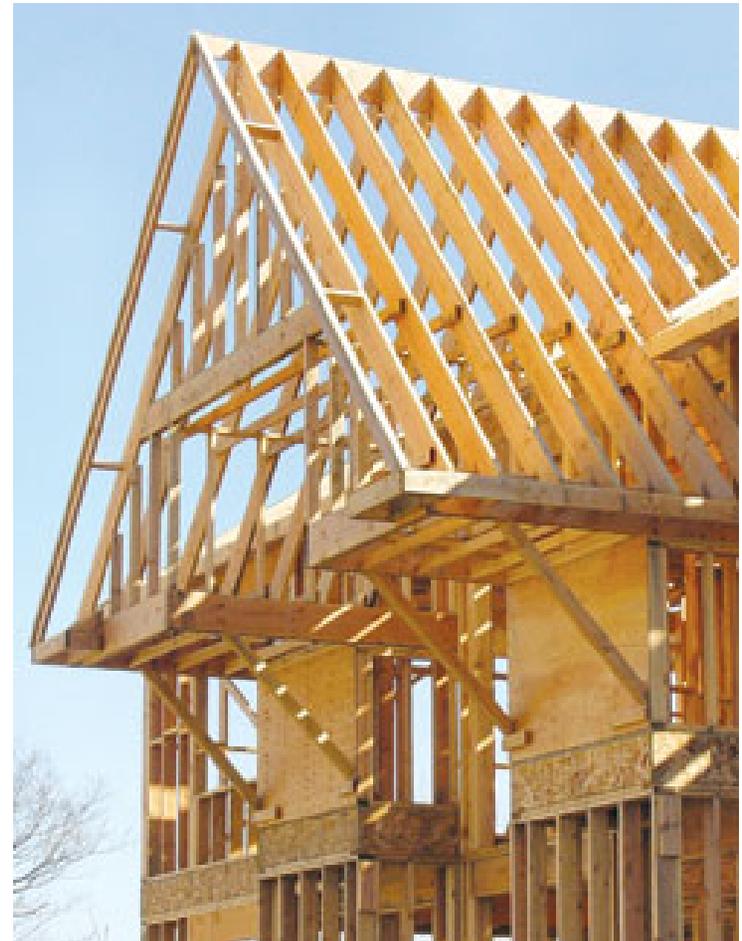




Certificates of Appropriateness

A **COA** is required for:

- **New construction** in historic districts
- **Additions** or **exterior alterations** to existing structures
- **Relocation** or **demolition** of contributing structure





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
- Demolition of a noncontributing (non-historic) structure





Additions

- Eleven criteria that additions must meet (ex. whether addition retains the historic character of the property, does not destroy historic materials, compatible with setbacks, etc.)
- Incentives for certain additions that HAHC *must* approve: the ‘shall approves’
 - Second-story camelback
 - Side addition
 - Rear addition

Appropriate Addition



Appropriate Addition





Appropriate Addition





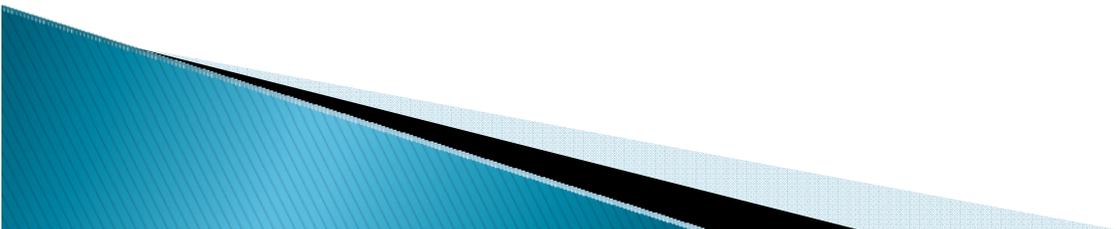
Appropriate Addition





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



Demolition Requests

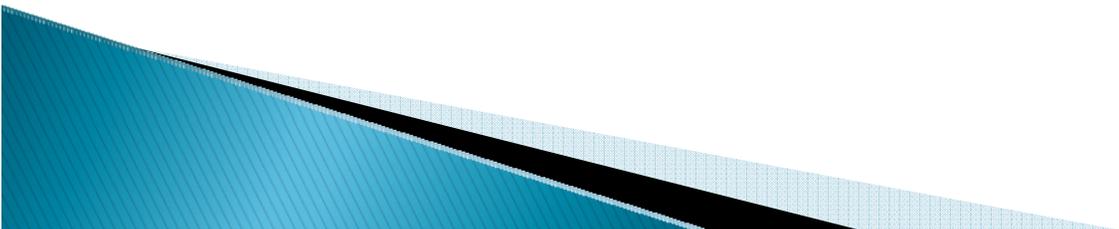
A COA for demolition of a contributing structure may be granted if the owner can show:

- Unreasonable economic hardship *or*
- Unusual and compelling circumstances





Benefits of Historic Designation





Benefits of Historic Designation

- City tax exemptions are available for rehab.
- 50% discount on building permit fees.
- Energy code requirements may be waived to preserve historic materials.
- Stabilizes neighborhood and property values.
- Ensures that new construction and additions are compatible with neighborhood character.
- County, state and federal tax benefits may also be available.



Economic Incentives

Historic Site Tax Exemption

- Landmarks and contributing buildings may qualify if restoration expenses equal at least 50% of assessed improvement value prior to starting work
- City will ‘look-back’ for expenses incurred up to five years prior to designation.
- Exemption for up to 15 years.



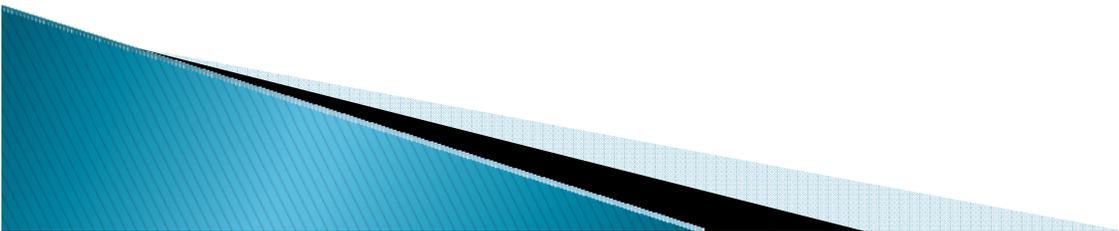
Economic Incentives

Significant Historic Building Tax Exemption

- Protected Landmarks only
- Must be identified as ‘Significant’
- Single-family residences not eligible
- HAHC and Council must approve
- Exemption of up to \$30,000/yr in perpetuity.



Online Resources



www.HoustonPlanning.com

The City of Houston
Official Site for Houston, Texas

Website By Website... SEARCH By Zip Code... SEARCH

Home | I Want To... | Government | Residents | Business | Departments | Visitors | En Espanol

www.houston.gov > Planning > HistoricPres > Historic Preservation Share

Planning and Development

Department Links

- P&D Home
- About Planning
- Annexation
- Calendar of Events
- Commissions
 - HAHC
 - Planning Commission
 - Tower Commission
- Community Sustainability
- Demographics
- Development Regulations
 - Development Regulations
 - Mobility
 - Plat Submittal
- Forms
- General Plan
- Geographic Information Systems
- Historic Preservation
- Publications
- Super Neighborhoods

Historic Preservation

Current News

- Amendments to the Historic Preservation Ordinance
- WWW.HOUSTONPRESERVATION.ORG - New Educational Website About Historic Preservation in Houston
- Houston History Association's website - For guidance on researching your building's history visit the Houston History Association's website and read their "Guide to Researching Your Neighborhood History"
- HAHC Agenda Decisions
- Historic Properties Pending Designation

Established in 1836 by Augustus C. Allen and John J. Allen, the City of Houston has grown from a small town of 2,000 citizens to a diverse and vibrant city with a population of over 2 million.

Since its inception, Houston has encountered various transformations and undergone many changes, all of which can be recognized today through our remaining historic structures. In 1995, City Council adopted Houston's Historic Preservation Ordinance, in an effort to preserve these important reminders of our past.

Through this ordinance, the City of Houston offers several types of ways to help maintain Houston's architectural history. Landmark and Protected Landmark designations allow for both recognition and protection of individual historic structures; while Historic District designations help neighborhoods by classifying a specific area of a community as historically and significantly important.

Historic Preservation

- Houston Archaeological and Historical Commission (HAHC)
- Historic Preservation Ordinance
- 1995 Historic Preservation Ordinance Preamble
- FAQs About the Historic Preservation Ordinance
- Historic Preservation Forms/Applications
- Economic Incentives for Historic Properties
- Historic Districts
- Historic Landmarks
- Certificate of Appropriateness
- Contact Us

Related Links

- Landmark Medallion Application
- For Sale Historic District Homes
- Historic Houston
- Greater Houston Preservation Alliance
- Museum of Houston
- Texas Historical Commission



HoustonPreservation.org

Connecting Our Future To Our Past

A Community Resource of the Houston Archaeological and Historical Commission (HAHC).

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The Value of Historic Wood Windows

Perhaps the most vulnerable architectural elements of any historic buildings are the windows. But one must keep in mind that windows play a very pivotal role in the overall design and appearance of historic structures.

[Read more...](#)

ofHouston



Video Tours of Historic Houston

October 27, 2010

Building of the Month

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Oct, 2010
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Historic Preservation Ordinance Amendments

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