



PLANNING &
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City of Houston Media Release

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MEDIA CONTACT
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Houston Heights Historic District Design Guidelines Unanimously Approved by Houston Archeological and Historical Commission

HOUSTON, TX — On Wednesday, December 13, 2017, the Houston Archeological and Historical Commission (HAHC) voted unanimously (with one abstention) to approve the Houston Heights Historic Districts Design Guidelines, as drafted in August 2017, with a number of amendments. The [draft guidelines](#) (*Project Update 8/7/17*) and detailed list of the [recommended changes](#) (*Project Update 12/14/17*) are posted on the project website at <http://www.houstontx.gov/planning/HistoricPres/Design-Guidelines-Heights.html>.

The Houston Heights Historic Districts Design Guidelines were developed over the past two years through an intensive community engagement process led by the Planning and Development Department (P&D) that is chronicled on the project website. The document was previously revised to incorporate citizen comments and suggestions; a new draft, incorporating the amendments, will be published for consideration by City Council in early 2018. Recommendations proposed at the November HAHC meeting included one substantive change: an increase in the maximum finished floor height from 30" to 32", a result of additional analysis by the Historic Preservation Office staff following Hurricane Harvey.

The HAHC requested additional information before considering the draft and recommendations. This included clarification from the City Attorney regarding whether the Building Code or the Design Guidelines would prevail, in the event of a conflict between the two; analysis of how other cities measure "existing natural grade"; and how other cities determine if a historic building component is "damaged beyond repair." This information was presented at the December meeting and after a lengthy discussion, the HAHC proposed and approved several additional amendments to the Houston Heights Historic Districts Design Guidelines.

When ultimately approved by City Council, the Houston Heights Historic Districts Design Guidelines will provide predictability for applicants wanting to alter or construct structures in the three Houston Heights Historic Districts. For more information, go to <http://www.houstontx.gov/planning/HistoricPres/Design-Guidelines-Heights.html> or contact the project manager, Steph McDougal.

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