

SECTION 5: ADDITIONS TO CONTRIBUTING STRUCTURES

Historic buildings change over time, sometimes with the addition of an extra room or rooms to add space or functionality. An addition to a contributing structure must be compatible with that structure and with other contributing buildings in the context area. It also must preserve the integrity of the existing structure. An earlier addition may be considered historic and, therefore, worthy of preservation, if it was constructed during the period of significance and retains its historical and architectural integrity.

This section covers new *additions* to contributing structures, with qualitative design guidelines and quantitative (measurable) design standards. For alterations to previous additions, see Section 4; for additions to noncontributing structures, see Section 6.

Some additions that meet very specific criteria are required to be approved by the Planning Director; those are sometimes referred to as “shall approve” criteria. They are included at the end of this section.

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NOTE:

The recommended design standards are in draft form for discussion purposes only. This material has not been reviewed by the City's legal counsel and is not final until after council consideration.

RULES FOR ADDITIONS TO CONTRIBUTING STRUCTURES

The City of Houston's historic preservation ordinance establishes clear requirements for additions to contributing structures. These rules seek to differentiate old from new, while ensuring that all buildings within the district are compatible (or *harmonious*) with one another.

All additions to a contributing structure require a Certificate of Appropriateness and must meet the criteria for exterior alterations as established in the Historic Preservation Ordinance (Sec. 33-241):

1. The proposed activity must retain and preserve the historical character of the property;
2. The proposed activity must contribute to the continued availability of the property for a contemporary use;
3. 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;
4. The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
5. The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
6. New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
7. The proposed replacement of exterior features, if any, should be based on accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
8. Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
9. The proposed design for any exterior alteration or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors, and porch elements;

10. The proposed alteration or addition must be compatible with the massing, size, scale, material and character of the property and the context area; and
11. The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

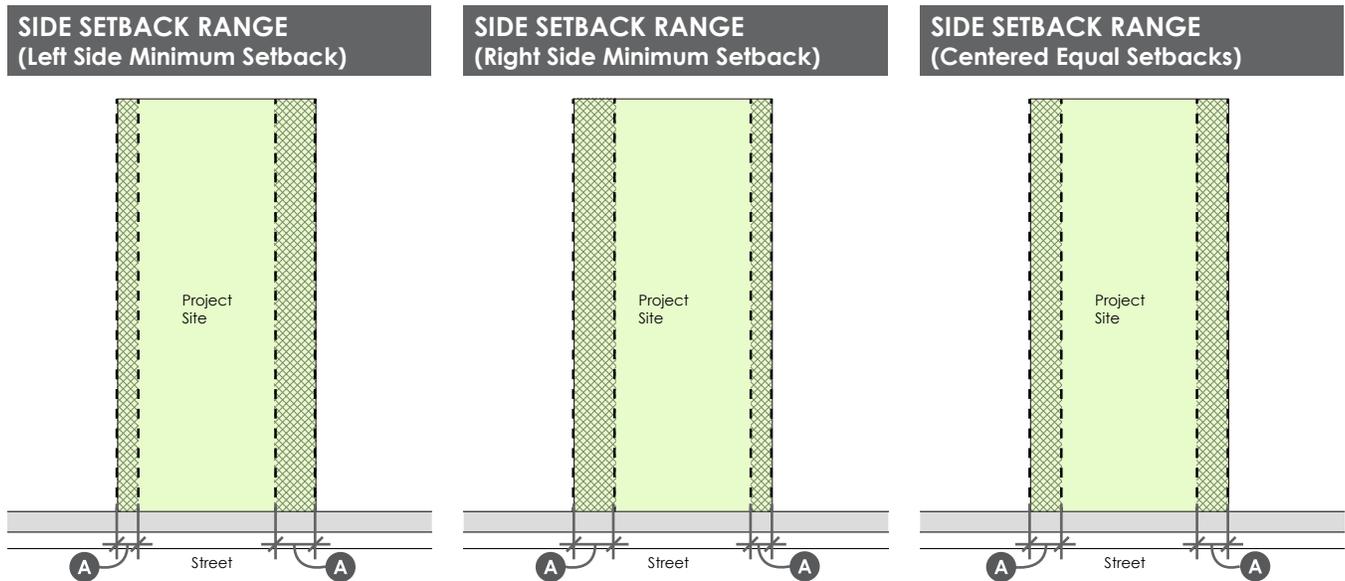
Property owners and their design professionals are encouraged to consult with staff in the Historic Preservation Office early in the project planning process.

MEASURABLE DESIGN STANDARDS FOR NEW ADDITIONS

The following quantitative (measurable) standards apply to new additions. These do not require interpretation; the standards are either met or they are not.

Table 1: Setbacks

Additions must be located at a minimum distance from the side property lines. Those distances, also known as setbacks, are measured from the property line to the closest wall, porch, or exterior feature.



KEY	MEASUREMENT	APPLICATION
A	5 FT.	Each side wall must be a minimum distance from the property line.
	15 FT.	The minimum cumulative side setback is calculated by adding the lengths of the two side setbacks.

NOTE:
The above side setback examples only illustrate three of numerous combinations that comply with the cumulative 15 ft. minimum setback.

-  = Non-Contributing Structure
-  = Contributing Structure
-  = Building Setback Range

Table 2: Maximum Floor Area Ratio

Floor Area Ratio (FAR) is the ratio of eligible building area to lot size. FAR is calculated by dividing the total square footage of conditioned and unconditioned space in eligible buildings by the square footage of the lot, with the result expressed as a two-digit decimal (such as 0.44). FAR applies to all construction, including both new buildings and additions to existing ones. See additional information on page 7-9.

The following are excluded from FAR calculations: building space with less than 7 foot ceiling height which are not considered habitable due to lack of headroom (per the current City of Houston Construction Codes and International Building Code), up to 250 square feet of a detached garage, and enclosed conditioned or nonconditioned space in detached accessory structures of 120 square feet or less.

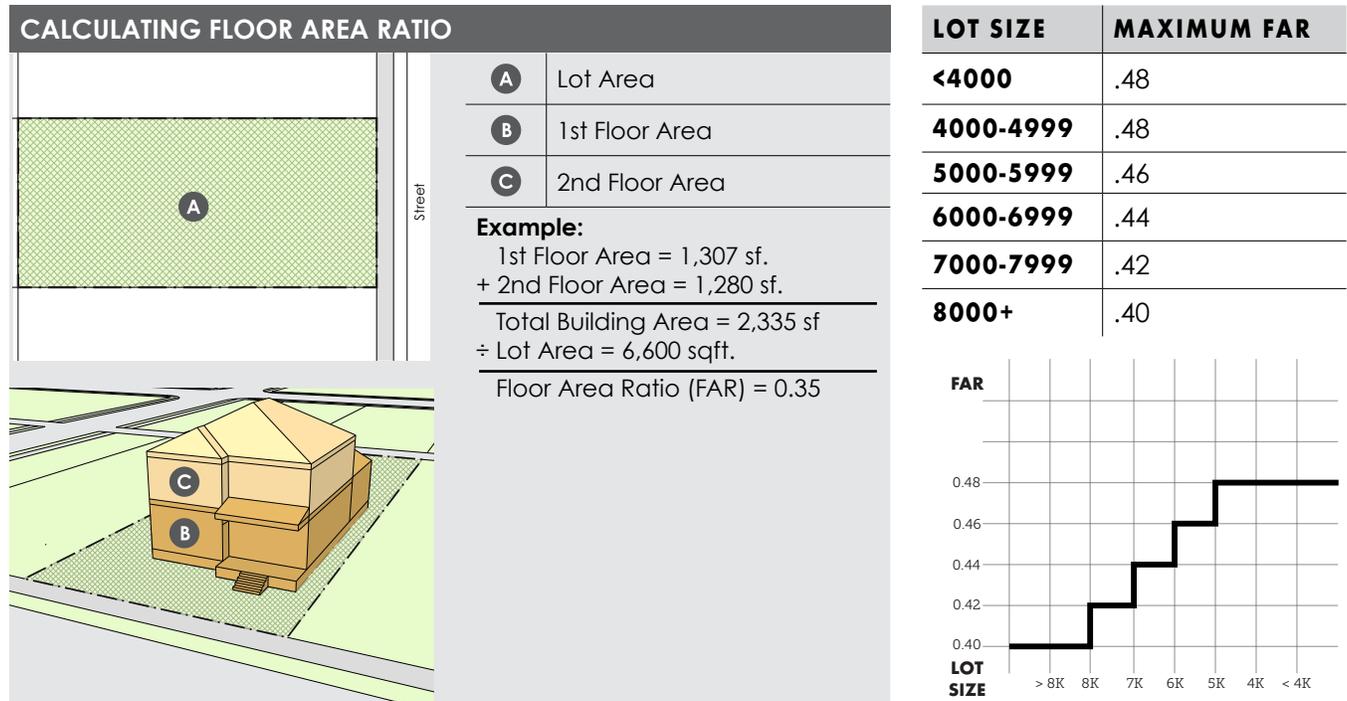


Table 3: Maximum Lot Coverage

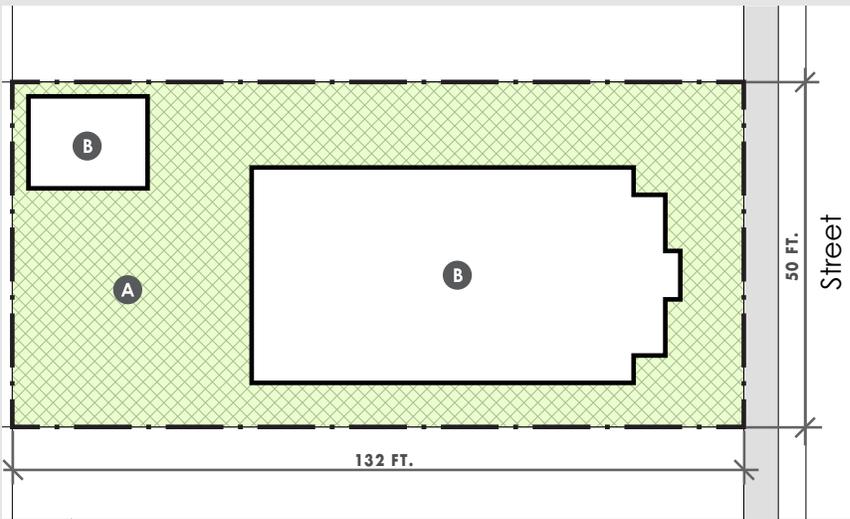
Lot coverage is a measure of the amount of a lot's surface that is covered by buildings, expressed as a percentage (such as 43%). Lot coverage is calculated by dividing the total area of included building footprints by the total area of the lot, where building footprints are measured at the outside of exterior walls.

Lot coverage calculations include primary structures, porches, attached garages and storage space, and detached garages and accessory buildings (whether conditioned or not). Not included are roof overhangs, uncovered decks or patios, and detached accessory structures which are open or only partially enclosed (such as a gazebo), and roofed structures less than 120 square feet, and 250 square feet of a detached garage.

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	44%
4000-4999	44%
5000-5999	42%
6000-6999	40%
7000-7999	38%
8000+	38%

Property Line = - · - · - · -
 Lot Area = 

CALCULATING LOT COVERAGE



A	Lot Area
B	Building Footprint

Example:
 Lot Width = 50 ft.
 X Lot Length = 132 ft.

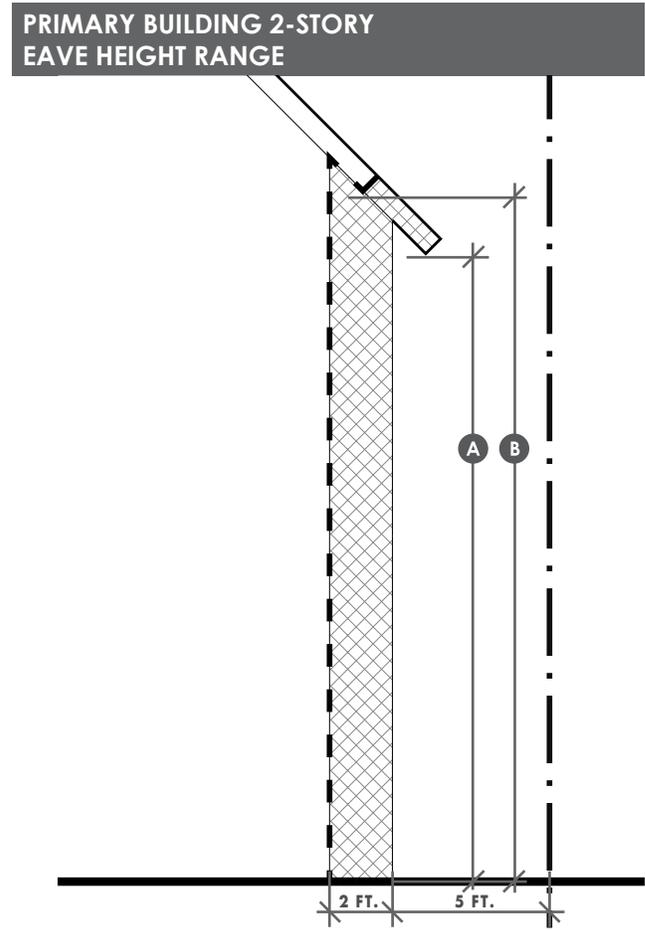
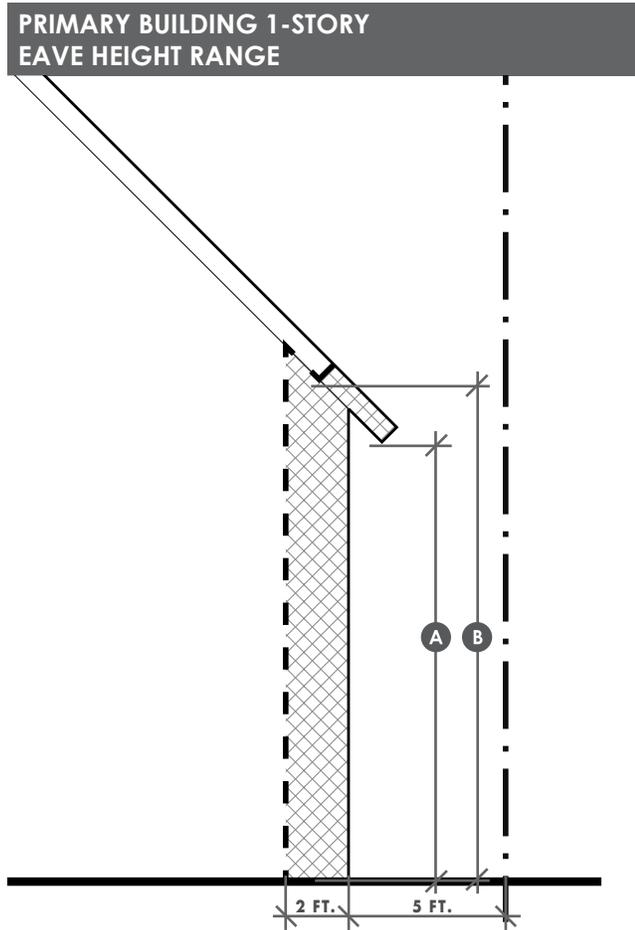
 Lot Area = 6,600 sf.

Building Footprint = 2,500 sf.
 ÷ Lot Area = 6,600 sf.

 Lot Coverage = 38%

Table 4: Eave Height

An eave is the overhanging lower edge of a roof. Eave height is the vertical distance from the ground to the eave, as measured from existing natural grade relative to a fixed point in the right-of-way, such as the crown of the street or a manhole cover. The maximum eave height is established at the minimum side setback from the property line; it can increase one foot (1') in height for each one foot (1') increase in side setback. Smaller increases in side setback qualify for the equivalent increase in eave height; for example, an additional seven inches of side setback would result in a maximum of 14' 7" eave height for a one-story roof.



KEY	MEASUREMENT	APPLICATION
A	14 FT.	Maximum 1-story eave height at the 5 FT. MIN. side setback
B	16 FT.	Maximum 1-story eave height with an increase of one foot (1') in height for each one foot (1') increase in side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. MIN. side setback
B	22 FT.	Maximum 2-story eave height with an increase of one foot (1') in height for each one foot (1') increase in side setback

Property Line = - - - -
 Range = [Cross-hatch pattern]

Table 5: Building Wall (Plate) Height

Plate height is the distance from the subfloor of a building to the top of the framed wall; in other words, it is the height of the wall of the building. Because plate height can be difficult or impossible to determine in an existing building, this measurement is typically applied to new construction or additions.

KEY	MEASUREMENT	APPLICATION
A	10 FT.	Maximum first floor plate height *See guideline 5.5 on page 5-14
B	8 FT.	Maximum second floor plate height

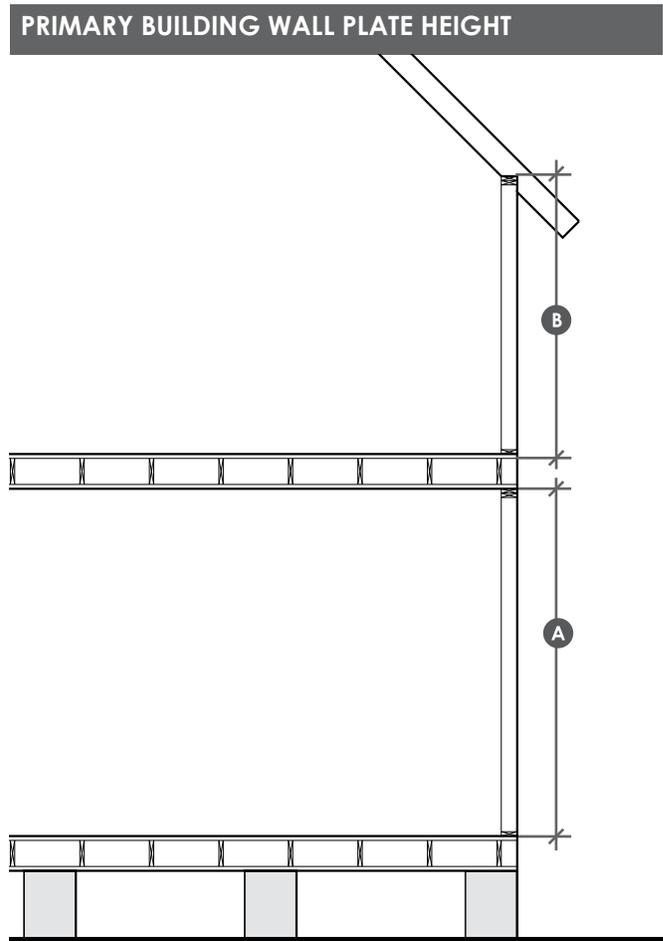
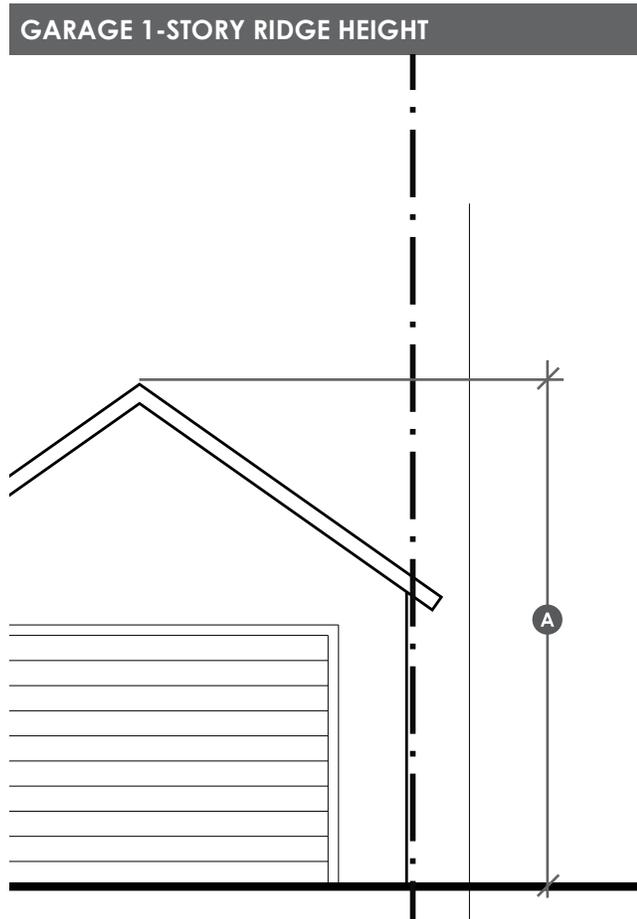
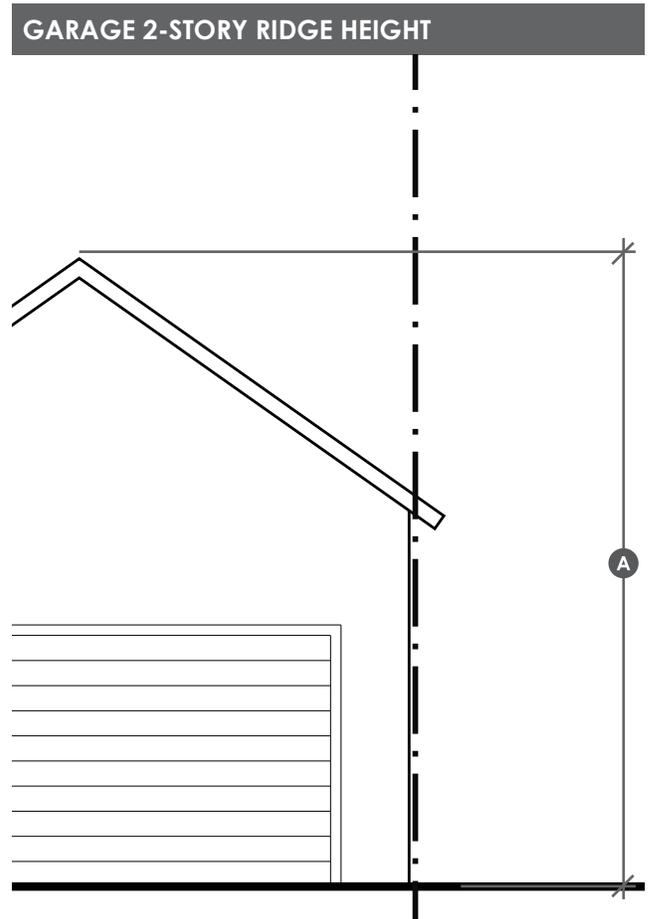


Table 6: Garage Ridge Height

Ridge height is the distance from grade to the top of ridge. These measurements apply to both one-story and two-story garages.



KEY	MEASUREMENT	APPLICATION
A	16 FT.	Maximum 1-story garage ridge height

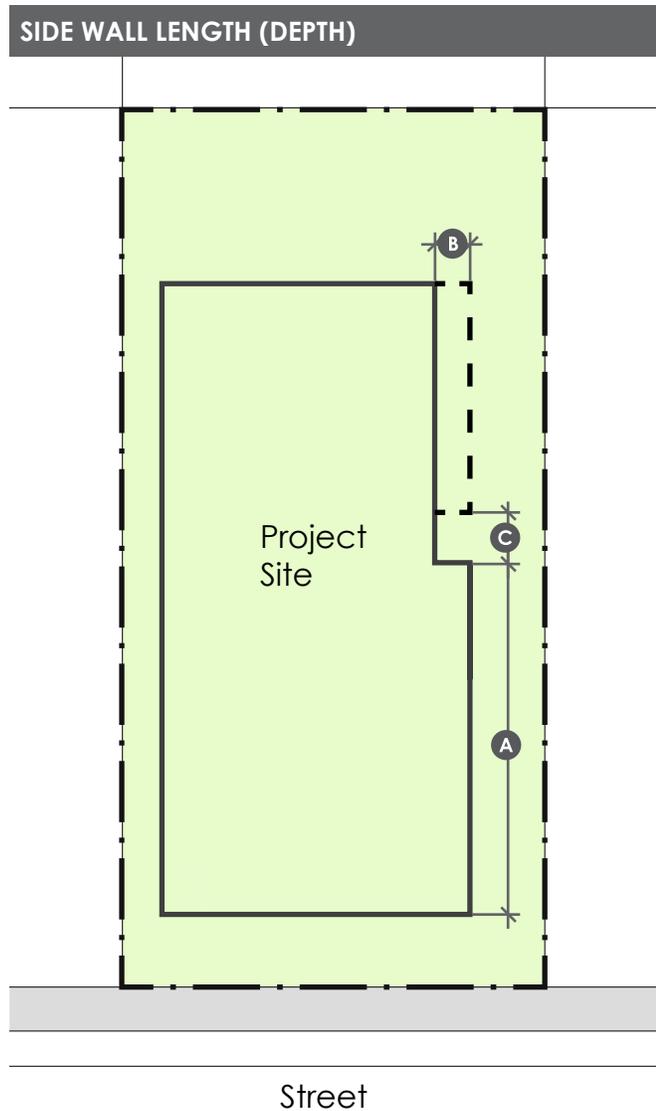


KEY	MEASUREMENT	APPLICATION
A	25 FT.	Maximum 2-story garage ridge height

Property Line = - · - · -
 Range = [shaded box]

Table 7: Side Wall Length and Offsets

Maximum overall wall lengths have been established for side walls. These design standards establish how long a wall can be before it must be offset, with a portion of a wall set farther in or out relative to the rest of the wall. These measurements apply to both one-story and two-story buildings.



SIDE WALL LENGTH (1-STORY BUILDING)		
KEY	MEASUREMENT	APPLICATION
A	50 FT.	Maximum side wall length without offset
B	1.5 FT.	Minimum depth of inset section of side wall
C	6 FT.	Minimum length of inset section of side wall

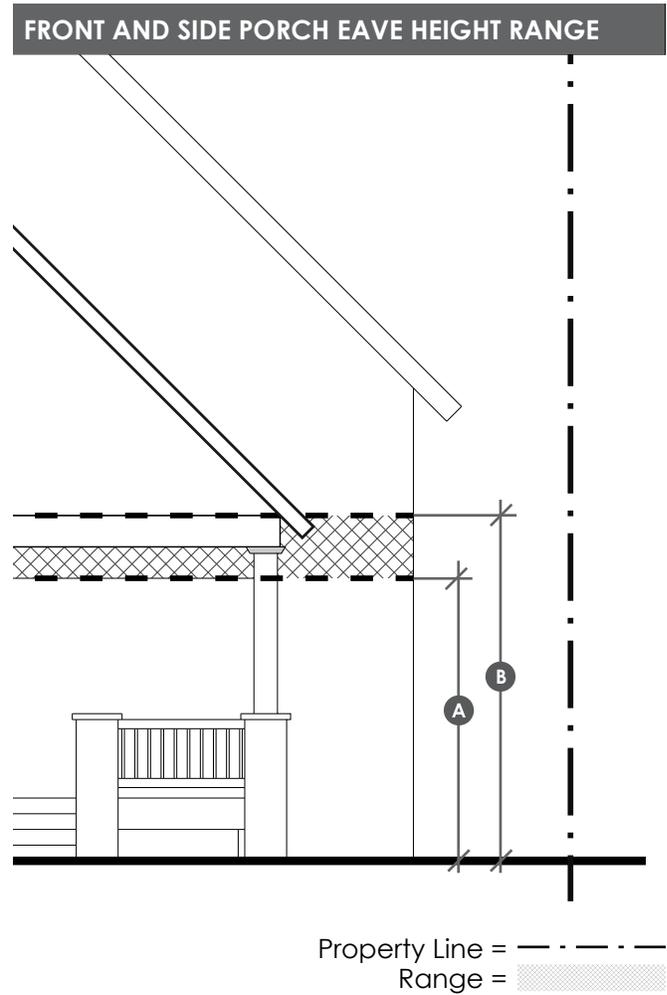
SIDE WALL LENGTH (2-STORY BUILDING)		
KEY	MEASUREMENT	APPLICATION
A	40 FT.	Maximum side wall length without offset
B	1.5 FT.	Minimum depth of inset section of side wall
C	6 FT.	Minimum length of inset section of side wall

Table 8: Porch Eave Height

A porch may be included as part of an addition. A porch eave is the overhanging lower edge of a porch roof. Eave height is the vertical distance from the ground to the eave, as measured from existing natural grade relative to a fixed point in the right-of-way, such as the crown of the street or a manhole cover.

Porch roofs should be lower than the main roof of the building, unless the main roof extends over the porch.

KEY	MEASUREMENT	APPLICATION
A	9 FT.	Minimum 1-story porch eave height.
B	11 FT.	Maximum 1-story porch eave height.



DESIGN GUIDELINES FOR ADDITIONS TO CONTRIBUTING STRUCTURES

This document provides both qualitative design guidelines for additions to contributing structures, as well as quantitative (measurable) design standards. The design guidelines that follow require interpretation and good judgment, to ensure that the proposed project is compatible with the contributing structures in the context area. Each project is considered on its own merits; even if the same addition were proposed for similar properties within the historic district, the differences in the existing contributing structures and the context areas for those various locations could result in different decisions regarding compatibility.

Examples of appropriate and inappropriate additions are shown beginning on page 5-22.

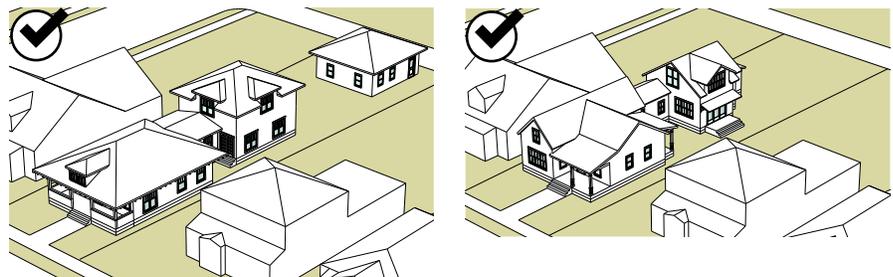
5.1 Minimize the removal of historic building material.

The construction of an addition necessarily requires removing some existing building material, such as part of a side or rear wall, or part of a roof. However, Criteria 1, 4, 5, 8, and 9 (on page 5-2) require the project to preserve as much of the historic building material and character-defining features as possible.

Historically, additions were connected to existing buildings with a hyphen, or connecting section. Hyphens have been used in the United States since the 1700s, when Georgian mansions were expanded by building a Federal house behind them, with a relatively small connector. The walls of a hyphen are set in from the walls of the original house and the addition, and the hyphen's roof may be lower than the roofs of the buildings it connects. This approach is preferred, because it minimizes the loss of historic building material and also enables the future removal of the addition, without significantly impacting the original building.

- Avoid substantial alterations that would remove or destroy large amounts of historic material.
- A building's integrity is based on both exterior features and its underlying structure, which must remain stable during and after the construction activity; this includes interior and exterior shiplap that has a structural function. Do not remove shiplap without first consulting with the Planning staff.
- Consider connecting an addition to the original building with an appropriately sized hyphen.

The rear additions (shown to the right) are clearly differentiated with a connecting element (hyphen) to achieve an acceptable level of compatibility with the historic building and context.



5.2 Do not remove or cover key character-defining features, including the basic form of the building.

This can be accomplished by preserving the roof line and the corners of the building, as well as by keeping the addition away from the front of the building, where the most important character-defining features are likely to be located.

- Locate the addition at the rear of the existing building.
- Preserve the corners of the existing building by insetting the side walls of the addition or using a hyphen to connect the building and the addition.
- Do not extend the existing side walls straight back into the addition, which would destroy the corners. A visible seam or trim board is not sufficient to differentiate the addition from the existing building.
- One-story rear additions that are appropriately scaled and proportioned may be offset so that the addition is inset from one side wall and extends past the other side wall.

5.3 Design a rooftop addition to maintain the ridge and eave lines of the historic structure.

A small rooftop addition may be permitted on a one-story building in order to create additional living space in the attic. In some cases, this can be combined with a small addition to the rear or side of the existing building, if the mass of the addition remains visually subordinate to the historic structure.

- Locate a rooftop addition at the rear of the building.
- Inset the corners of a rooftop addition to be no wider than existing walls, so that a substantial amount of the roof form and structure remains intact.
- Preserve a substantial portion of the historic ridge line of the roof, especially toward the front of the building.



This one-story addition to the side of this historic building is subordinate in scale, but the offset wall obscures the original rear corner in a highly visible location.



The addition above is located to the rear of the existing building and is subordinate in scale and character.



The addition above is set back from the contributing building with a hyphen. It is subordinate in scale and character even though it is offset, because it is the same height and has a smaller footprint.



This is a successful combination of a side and rear addition because they are small and remain subordinate. The windows are contemporary and help to differentiate the old from new.

5.4 Keep additions visually subordinate to the historic building.

Because contributing structures are the most important buildings in the historic district, they must remain prominent. That means that an addition should be visually subordinate, or secondary, to the original building. (See Criteria 1, 4, 8, 9, and 10 on page 5-3)

- Locate the addition where it will not be highly visible from the public right-of-way.
- If the contributing structure is fairly simple in design, the addition should similarly be fairly modest. If the contributing structure is more highly ornamented or exuberant in design, the addition can reflect that higher level of complexity.

5.5 Keep the addition compatible in terms of scale and proportions.

Another way to keep the contributing structure visually prominent is by managing the addition's scale (size) and proportions (relationships between building elements). Keep the size of the addition modest in relation to the contributing structure.

- A rear addition may be one story or two stories tall. The plate heights should be similar to the existing building.
- One-story side additions may be added to a one-story or two-story building.
- Two-story side additions may be added only to two-story buildings.
- Side additions cannot be wider than the front of the existing building, especially if they are taller than the contributing building.
- The foundation (finished floor height) of the addition cannot be taller than the foundation of the existing building.
- Eave heights should be the same when an addition is attached directly to the existing building. When they are separated by a connector, the eave height may be slightly taller, as long as the addition remains visually subordinate.
- The plate height of a two-story addition should be lower for the second floor than for the first floor.

5.6 The roof of the addition may be slightly different from the roof of the existing building.

- When the addition will be attached directly to the existing building (with no hyphen), a slight change in roof height may be appropriate, to distinguish old from new.
- When an addition will be separated with a connector of sufficient length, a difference in eave height also may be more appropriate. For example, a connector that is 5 feet long and a change in eave height of 3 feet.
- The ridge of a two-story addition should appear subordinate to the historic building and should not exceed 30 feet.
- The pitch of the roof on the addition should be less than or equal to that of the historic building.
- Whether the existing house has a gabled roof or a hipped roof, a hipped roof can help to minimize the perceived size of a rear addition.

5.7 Small additions may be added to side or rear walls.

When a bit of extra space is needed to accommodate a slightly larger bathroom, laundry room, staircase, bay window, etc., a small addition can be added to a side or rear wall.

- Locate the small addition away from the corner of the building, in order to preserve the original building form.
- Only one small addition of this type may be added per side wall.
- Cover the small addition with a pent, gabled, or hipped roof covered with the same or similar material as the main roof of the house.
- Use the same or similar material for wall cladding as the side wall to which the small addition is attached, and trim the joints appropriately.



Historic precedent exists for small additions that are located on the side of a building.



This rear addition is compatible. It is set behind the primary contributing buildings, is separated by an offset, and is subordinate in height, mass and scale. It is also a successful contemporary addition.



This is a compatible rear addition even though it is slightly taller than the historic building. It is compatible because it is offset, separated by a hyphen and uses compatible materials.

5.8 Choose materials that are compatible with the existing building and other contributing buildings in the context area.

The materials used in an addition may match the existing building, but that is not required. If the materials for the addition are different:

- Use materials that are similar in form, design, texture, dimension, and scale.
- Avoid over-scaled materials, such as extra-large bricks.
- Do not use materials that only approximate the look of traditional building elements, such as window sills that do not project from the wall, or imitation keystones above windows or doors.
- Consider using new interpretations of windows, doors, and other features to distinguish the addition.
- Engineered concrete pier foundations, or other options that meet the current City of Houston Construction Code, can be wrapped with brick for a more traditional look, if desired.
- Use traditional or contemporary designs for skirting or screening an addition's foundation, but install the screening in a traditional manner.
- Alternative materials, such as cementitious fiber siding, may be used when they appear compatible with traditional materials (such as wood siding) used on the existing building and contributing buildings in the context area. Choose a material that is similar in size, texture, and finish, particularly if the addition is taller or wider than the existing building.
- Use roofing materials that match the original building when the addition will be differentiated in other ways. A subtle change in style or color is also appropriate.

5.9 Select windows and doors that are compatible with those in the existing building and other contributing buildings in the context area.

Since windows and doors are key character-defining features of a historic building, it is important to choose designs for an addition that will be complementary and compatible. Compatibility can be achieved through similar scale and proportions, design of individual units, and placement in relation to one another. Greater flexibility in design and arrangement can be used in less visible locations, such as toward the rear of the addition.

- Maintain a similar proportion between window/door openings and solid wall surfaces on a new wall that will be visible from the street.
- Select windows and doors that are similar in scale and proportion to those on the existing building.
- Arrange windows and doors to be similar to the existing building. For example, if a historic house has paired windows, consider pairing windows on the addition as well.
- Windows on the addition may match the general lite pattern of windows on the existing house, or may be more simple, but may not be more complex. For example, if the historic windows are two-over-two, the addition windows could be two-over-two, two-over-one, or one-over-one.
- Decorative windows were used primarily for front rooms in historic houses. The presence of one or two decorative windows on the historic building does not justify the use of decorative windows on the addition.
- Doors on the addition may match the design of doors on the existing building or may be more simple in design, but may not be more complex. For example, a door with transom and sidelights is appropriate for the front entrance to a historic building; an addition to that building might include a door with a similar design, but no sidelights or transom.
- Windows must be recessed and inset, with a traditional profile.
- Window and door openings must be finished with trim that is similar in size and finish to the trim found on the existing building. New trim may have a different profile.



This is a successful addition even though it is difficult to detect the difference between old and new. The building is small to begin with so using the same materials is an acceptable approach.



This inappropriate addition overwhelms the historic building in mass and scale. It also caused loss of a substantial amount of historic building material.

5.10 Minimize the cumulative effects of multiple additions.

A series of multiple changes to a building can have a negative impact on integrity and, as a result, contributing status. Therefore, all proposed changes must be considered as part of a whole. A project that might be found appropriate, if the building has not already been altered, could be considered inappropriate as the latest in a series of changes, each of which chip away at character-defining features and the overall integrity of a building.

Present the entire planned project should be presented in the Certificate of Appropriateness application. Applicants who hold back “future phases” of a project in order to gain approval for initial work may find that subsequent proposals will not be approved, if the cumulative effect of all of the changes is too great and, collectively, diminishes the integrity of the building.

5.11 Architectural details can be contemporary on an addition.

An addition should look as if it were built in its own time, rather than like a historic replica. When using contemporary architectural details, ensure that they are appropriately sized (similar to the existing building). New interpretations of traditional detailing are encouraged.

5.12 Select a less visible location for parts of the addition where more flexibility in design is desired.

Although an addition should be compatible, overall, with the existing building and other contributing buildings in the context area,

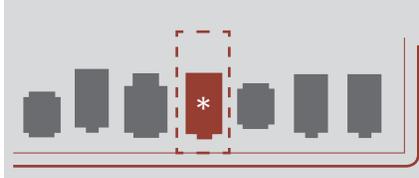


The wall of this two-story addition is inset from the historic building and thus the original corner remains visible. The side wall addition is subordinate in scale and preserves the original eave line as well.

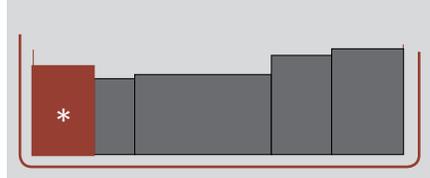
LOCATING ALTERATIONS ON A CONTRIBUTING STRUCTURE

An alteration to a historic building may be considered where it will not affect character defining features. For most historic buildings, the front facade is the most important to preserve intact. Many side walls are also important to preserve where they are highly visible from the street. By contrast, portions of a side wall that are not as visible have more flexibility. The rear wall is usually the least sensitive.

RESIDENTIAL BUILDING

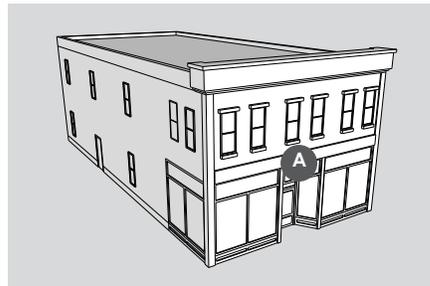


COMMERCIAL BUILDING



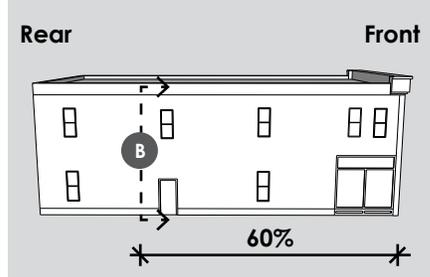
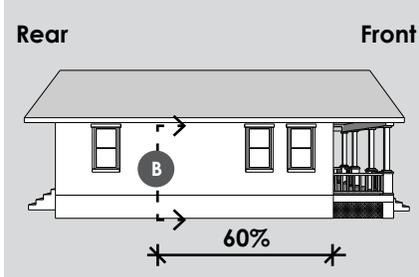
LOCATION A: PRIMARY FAÇADE

Preservation and repair of features in place is the priority.



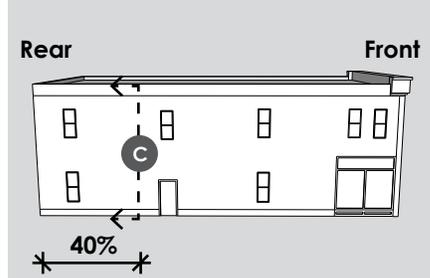
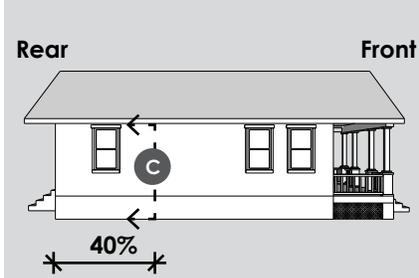
LOCATION B: HIGHLY VISIBLE SECONDARY WALL

Preservation and repair of features in place is the priority. Location B is the front 60% of the historic side wall length, measured from the front wall plane.



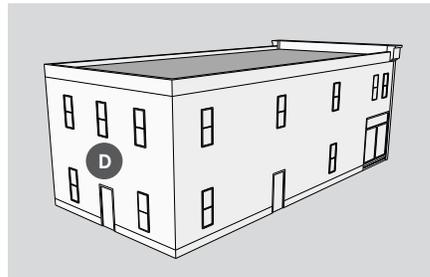
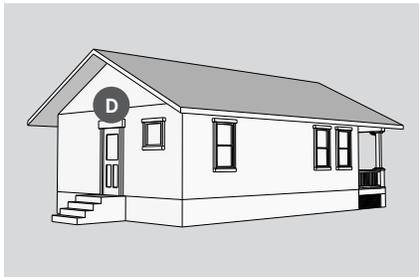
LOCATION C: LESS VISIBLE SECONDARY WALL

Preservation is still preferred, but additional flexibility exists for compatible alterations. Location C is the rear 40% of the historic side wall length, measured from the front wall plane.



LOCATION D: NOT VISIBLE REAR WALL

Alterations to the rear that are not visible from the street do not require a Certificate of Appropriateness.



This chart illustrates the relative position of the most sensitive parts of a contributing structure. While each building is considered on a case-by-case basis, this type of analysis will be used to determine where a change may occur. As an example, a new window may be installed in Location C without a negative effect to the historic character of a building. On the other hand, locating a new window in Location B would have a negative effect.

5.13 Design a new porch to be compatible with the existing building.

A new porch may be added in a location where it will not affect the integrity of the historic building, such as at the rear of the building or toward the rear on a side wall. A new porch can also be included as part of a larger addition, particularly when the porch helps to reduce the perceived mass and scale of the addition. To design a new porch that is compatible with the existing building (and its porch):

- Keep the scale, proportion, and character of the new porch compatible with the historic structure. New interpretations of traditional designs are appropriate; for example, a new porch on a Craftsman bungalow might incorporate full-height square-tapered porch columns instead of partial-height columns set on masonry bases.
- Match the finished floor height of the new porch to the existing building.
- The eave height of a new porch can match the eave height of an existing front porch or be lower.
- Use materials that are similar in scale, proportion, texture, and finish to an existing front porch.

5.14 Design a garage addition to minimize its visual impact, as seen from the street.

Historically, garages were usually detached and located at the rear of the property; front-facing attached garages, which only became popular after the end of the Houston Heights historic districts' period of significance, are not appropriate.

- Locate an addition with a front-facing garage in the rear third of the lot, unless a hyphen is used to visually separate the garage from the existing building.
- An addition to an existing house which is not located on a corner lot can incorporate a side-facing garage door.
- Carports must be located at the rear third of the lot and cannot be attached to a house.



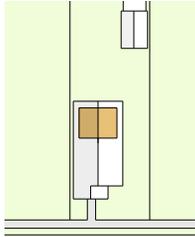
This is an inappropriate carport since it is attached to the house and is too large.

APPROPRIATE AND INAPPROPRIATE ROOF ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rooftop addition would apply to a series of alternatives.

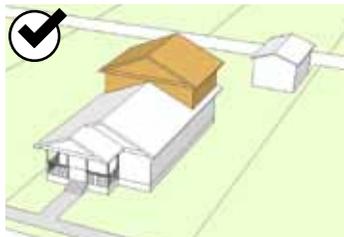
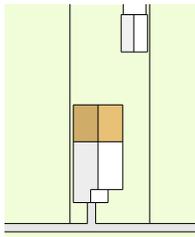
1. Addition Set Back 60% with Low Walls Inset from Historic Walls

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line maintained



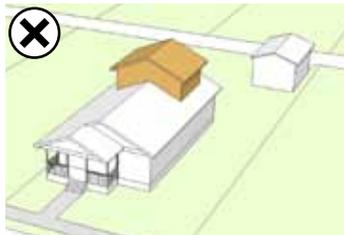
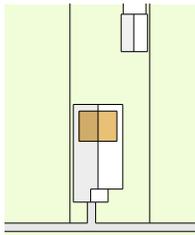
2. Addition Set Back 60% with Tall Walls Inset from Historic Walls

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line maintained



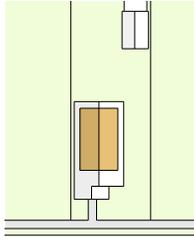
3. Addition Set Back 60% with Tall Walls Aligned with Historic Walls

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line maintained



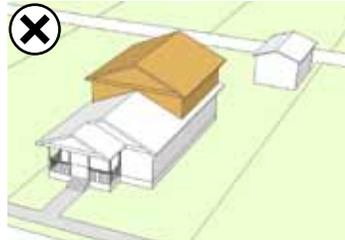
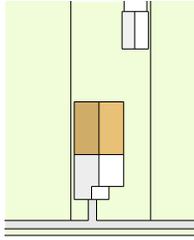
4. Addition Set Back 20% with Low Walls and Inset from Historic Walls

- Addition is set back 20% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line maintained
- Addition is not subordinate to historic building



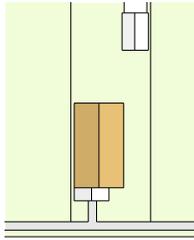
5. Addition Set Back 40% with Tall Walls Aligned with Historic Walls

- Addition is set back 40% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line maintained
- Addition is not subordinate to historic building



6. Addition Set Back 0% with Tall Walls Aligned with Historic Walls

- Addition is set back 0% of the length of the historic side walls from the front wall plane
- Roof pitch matches historic building
- Eave line is not maintained
- Addition is not subordinate to historic building



APPROPRIATE AND INAPPROPRIATE ADDITION COMBINATIONS

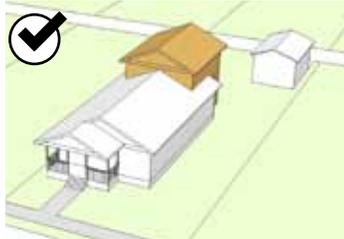
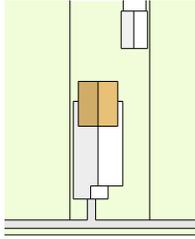
1. Combination of Rooftop Addition and Moderate Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 75% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 25% of historic side wall



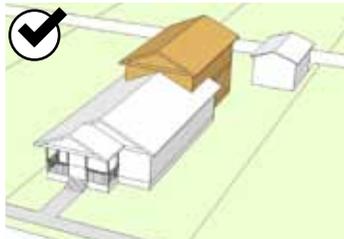
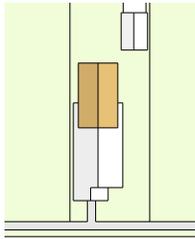
2. Combination of Rooftop Addition and Long Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 75% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall



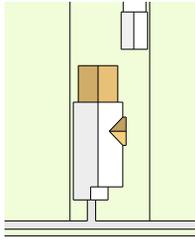
3. Combination of One-Story Side Addition and Moderate One-Story Rear Addition

Side Addition:

- Set back from front wall plane 60%
- Extruded 2 ft.
- Length: 25% of historic side wall length

Rear Addition:

- Inset from side wall: 3 ft.
- Addition length: 50% of historic side wall



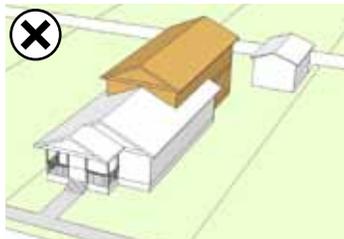
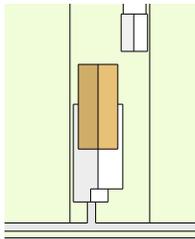
4. Combination of Large Rooftop Addition and Large Two-Story Rear Addition

Rooftop Addition:

- Set back from front wall plane 50% of historic side wall length

Rear Addition:

- Inset from side wall: 3 feet
- Addition length: 50% of historic side wall

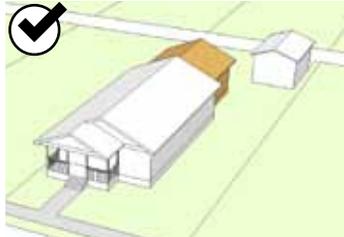
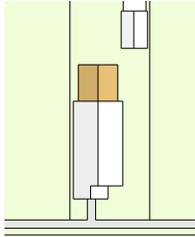


APPROPRIATE AND INAPPROPRIATE REAR ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a rear addition would apply to a series of alternatives.

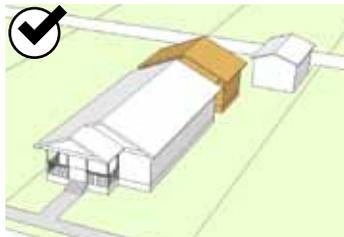
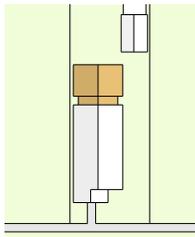
1. One-Story Addition Inset from Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



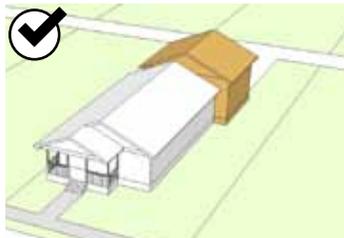
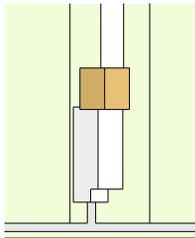
2. One-Story Addition with Connector and Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



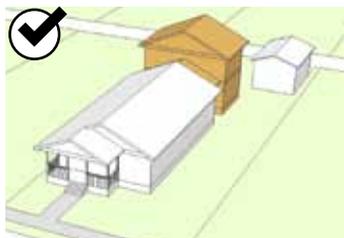
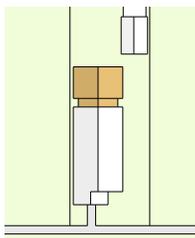
3. One-Story Addition Inset from One Historic Wall and Offset from One Historic Wall

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains 3 corners of historic structure



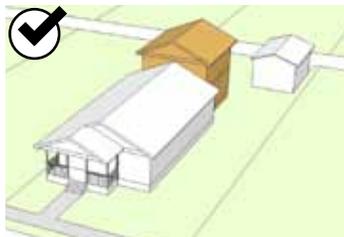
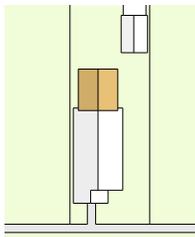
4. Two-Story Addition with Connector and Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure



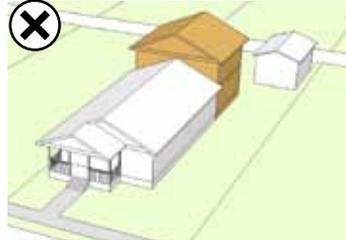
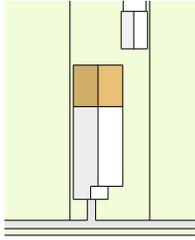
5. Two-Story Addition Inset from Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains all corners of historic structure



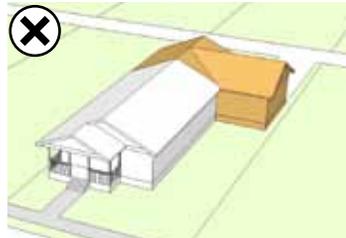
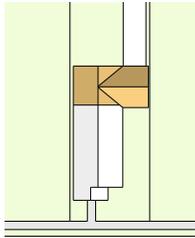
6. Two-Story Addition with Walls Aligned with Historic Walls

- Roof pitch matches historic building
- Eave line maintained
- Height overwhelms historic building
- Does not preserve rear corners
- Does not maintain corners of historic structure



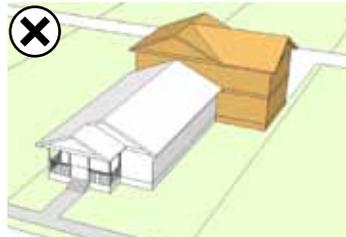
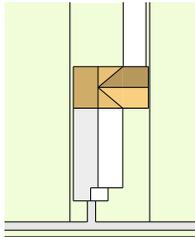
7. One-Story Addition with Offset from Historic Walls in "L-Form"

- Eave line maintained
- Width of historic building is not maintained.
- Form is out of character
- Does not maintain corners of historic structure



8. Two-Story Addition Offset from Historic Walls in "L-Form"

- Eave line maintained
- Height overwhelms historic building
- Does not maintain corners of historic structure

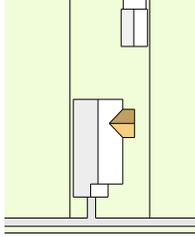


APPROPRIATE AND INAPPROPRIATE SIDE ADDITION ALTERNATIVES

These images illustrate how the design guidelines for adding a side addition would apply to a series of alternatives.

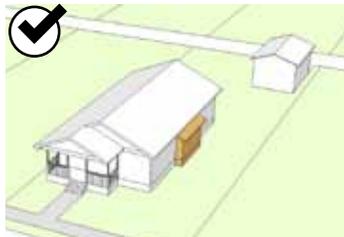
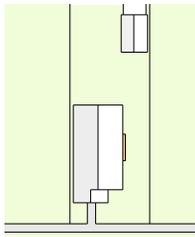
1. One-Story, Moderate Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 30% as long as historic side wall.
- Addition is 25% as wide as historic front wall plane length
- Eave line not maintained



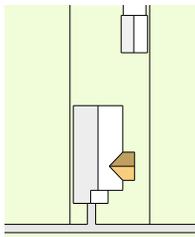
2. One-Story, Small Size Addition at Mid-Point of Side Wall

- Addition is centered at the mid-point of side wall
- Addition is 30% as long as historic side wall.
- Addition is 7% as wide as historic front wall plane length
- Eave line is maintained



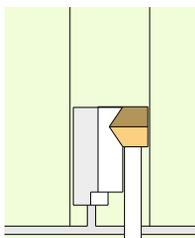
3. One-Story, Moderate Size Addition at Front of Side Wall

- Addition is set back 25% of the length of the historic side walls from the front wall plane
- Addition is 30% as long as historic side wall.
- Addition is 25% as wide as historic front wall plane length
- Eave line not maintained



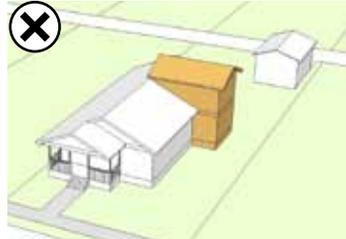
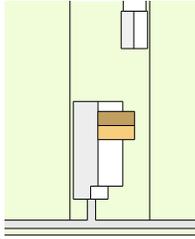
4. One-Story, Large Size Garage Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall.
- Addition is 50% as wide as historic front wall plane length
- Eave line is maintained



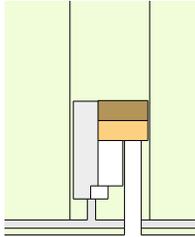
5. Two-Story, Moderate Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 25% as long as historic side wall.
- Addition is 30% as wide as historic front wall plane length
- Eave line not maintained



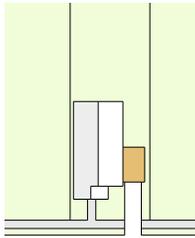
6. Two-Story, Large Size Addition at Rear of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall.
- Addition is 50% as wide as historic front wall plane length
- Eave line is maintained



7. Attached Car Port Addition at Front of Side Wall

- Addition is set back 60% of the length of the historic side walls from the front wall plane
- Addition is 42% as long as historic side wall.
- Addition is 25% as wide as historic front wall plane length
- Eave line is maintained



MANDATORY APPROVALS FOR ADDITIONS

The City of Houston's historic preservation ordinance provides that the Planning Director shall issue a Certificate of Appropriateness for the construction of any one, but not combination, of the following additions to a contributing structure in a historic district.

1. A rear addition that:
 - a. Is not taller than the existing structure;
 - b. Is set back from the side property lines as least as much as the structural walls of the existing structure;
 - c. Is not wider than the wall to which it is attached;
 - d. Does not require the demolition of any portion of the existing structure except for the rear wall to which the addition will be attached; and
 - e. Has a roof pitch that is less than or equal to the existing structure; and
 - f. Is not constructed on a building that has had an addition already approved with a Certificate of Appropriateness.
2. A side addition that:
 - a. Is not taller than the existing structure;
 - b. Is attached only to one exterior wall of the existing structure and does not extend past the existing rear wall of the side to which it is attached;
 - c. Is set back from the front of the wall to which it is attached by at least 30% of the distance between the front of the wall to which it is attached and the rear of the wall to which it is attached;
 - d. Is not wider than half the distance that the addition is set back from the front of the wall to which it is attached;
 - e. Does not require the demolition of any portion of the existing structure except for the exterior wall to which the addition will be attached; and
 - f. Does not deviate from the roof pitch of the existing structure except for cross gable or hip roofs; and
 - g. Is not constructed on a building that has had an addition already approved with a Certificate of Appropriateness.
3. A partial second-story addition that:
 - a. Is constructed on top of a one-story structure;
 - b. Does not extend outside the footprint of the existing structure;

- c. Is set back from the front of the wall to which it is attached at least half of the distance between the front wall of the existing structure and the farthest point of the rear of the existing structure;
- d. Has a plate height that does not exceed the plate height of the story beneath the proposed addition;
- e. Has a roof pitch that is less than or equal to the existing structure;
- f. Is constructed without the removal of any existing exterior walls; and
- g. Is not constructed on a building that has had an addition already approved with a Certificate of Appropriateness.

REAR ADDITION “SHALL APPROVE”

Conditions:

- Is not taller than the existing building;
- Is set back from the side property lines at least as much as the structural walls of the existing building;
- Is not wider than the wall to which it is attached;
- Does not require the demolition of any portion of the existing building except for the rear wall to which the addition will be attached;
- Has a roof pitch that is less than or equal to the existing building; and
- Is not constructed on a building that has had an addition approved under the historic preservation ordinance.



ROOF TOP ADDITION “SHALL APPROVE”

Conditions:

- Is constructed on top of a one-story building;
- Does not extend outside of the footprint of the existing building;
- Is set back from the front wall of the existing building at least half the distance between the front wall of the existing building and the farthest point of the rear of the existing building;
- Has a plate height that does not exceed the plate height of the story beneath the proposed addition;
- Has a roof pitch that is less than or equal to the existing building;
- Is constructed without the removal of any existing exterior walls; and
- Is not constructed on a building that has had an addition approved under the historic preservation ordinance.



SIDE ADDITION "SHALL APPROVE"



Conditions:

- Is not taller than the existing building;
- Is attached only to one exterior wall of the existing building and does not extend past the existing rear wall of the side to which it is attached;
- Is set back from the front of the wall to which it is attached at least 30 percent of the distance between the front of the wall to which it is attached to the rear of the wall to which it is attached;
- Is not wider than half the distance that the addition is set back from the front of the wall to which it is attached. For example, if the addition is set back 20 feet from the front wall to which it is attached, the addition may not be wider than ten feet;
- Does not require the demolition of any portion of the existing building except for the exterior wall to which the addition will be attached; and
- Does not deviate from the roof pitch of the existing building except for cross gable or hip roofs; and
- Is not constructed on a building that has had an addition approved under the historic preservation ordinance.