

Historic District Design Guidelines

Quality of Life Committee
September 28, 2016



Presenters:

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Planning & Development Department

Noré Winter, President
Winter & Company, Boulder, Colorado

History of Historic Preservation in Houston

- 1995

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 - **Mostly voluntary**

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 - Changes to the appeals process
 - Requirement to create Design Guidelines for the three Heights Historic Districts

Stakeholder requirements for the guidelines:

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- Definitive, quantitative parameters

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- **Comprehensive public engagement**

Process – Phase 1a

July 2016

Aug. – Dec.

January-
February
2017

March
2017

April
2017

June
2017

Classify
Typologies

Analysis

Workshop #1
Identify Trends,
Issues & Goals for
Historic
Districts

Survey &
Strategy
Report

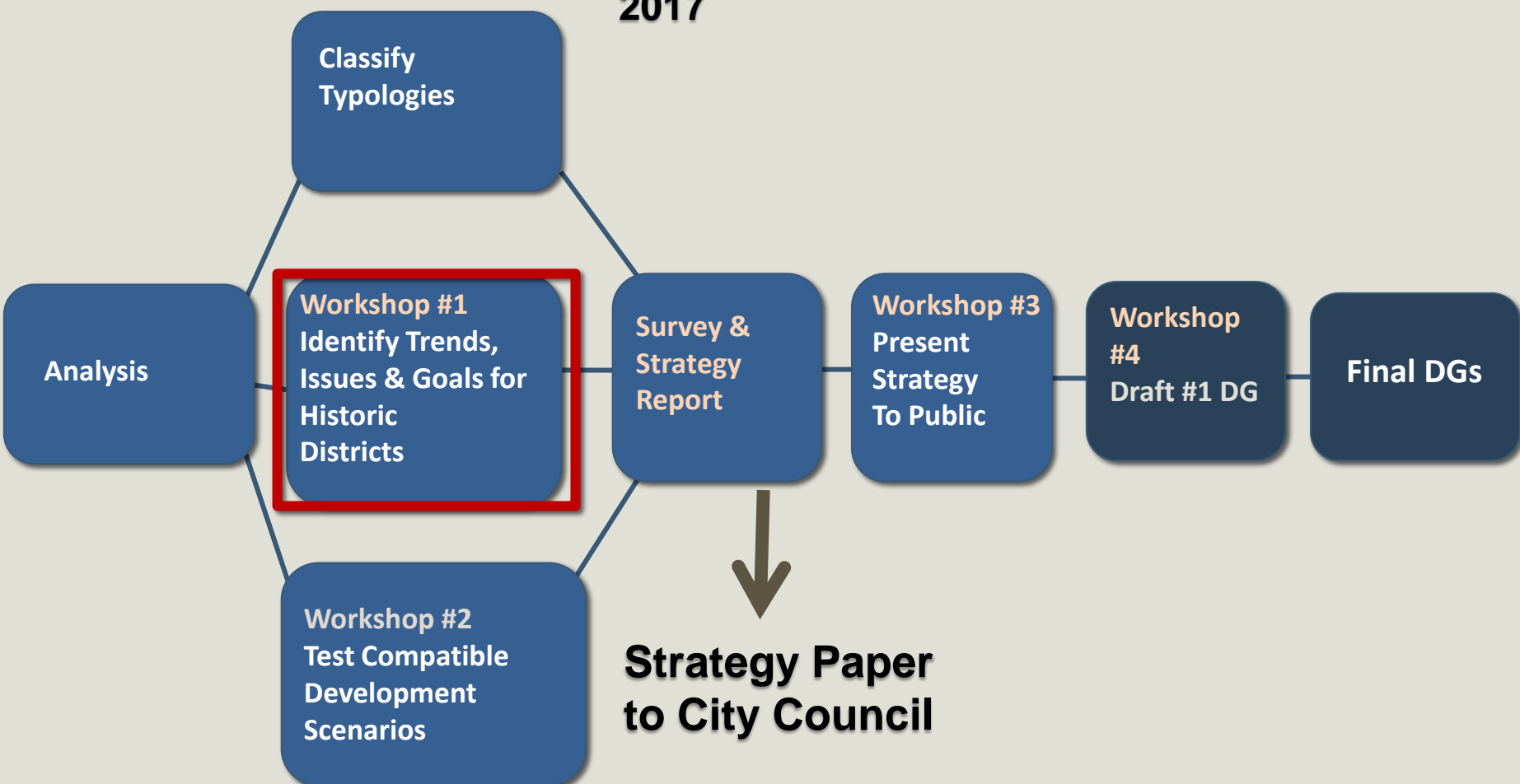
Workshop #3
Present
Strategy
To Public

**Workshop
#4**
Draft #1 DG

Final DGs

Workshop #2
Test Compatible
Development
Scenarios

**Strategy Paper
to City Council**

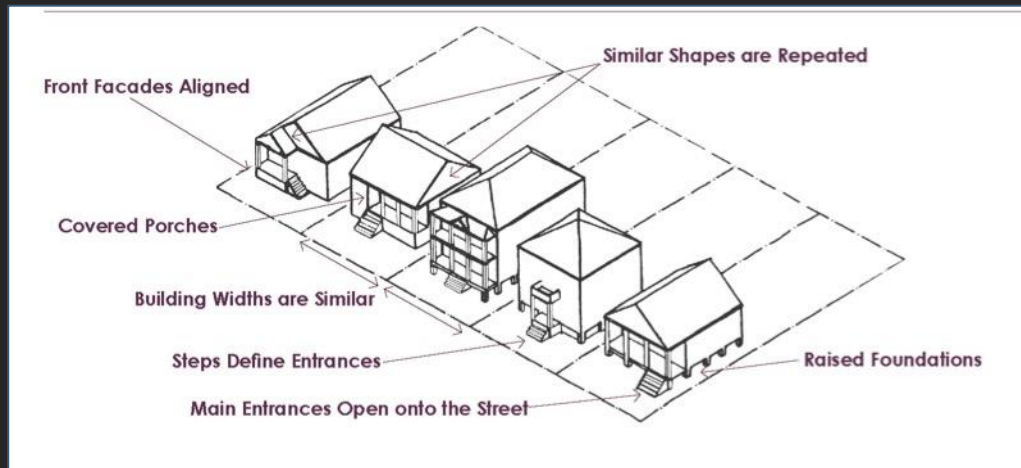
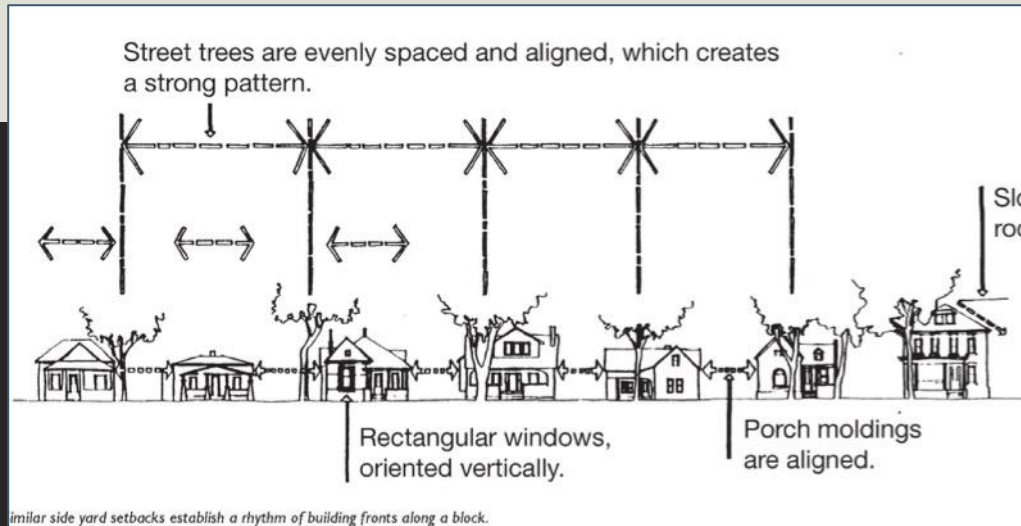


Community Participation

- Community Workshops
- Focus Groups
 - Preservation Advocates
 - Building/Real Estate Professionals
 - Residents
- Online Survey
- Mailed Survey
- City Council Study Sessions



Considering Context

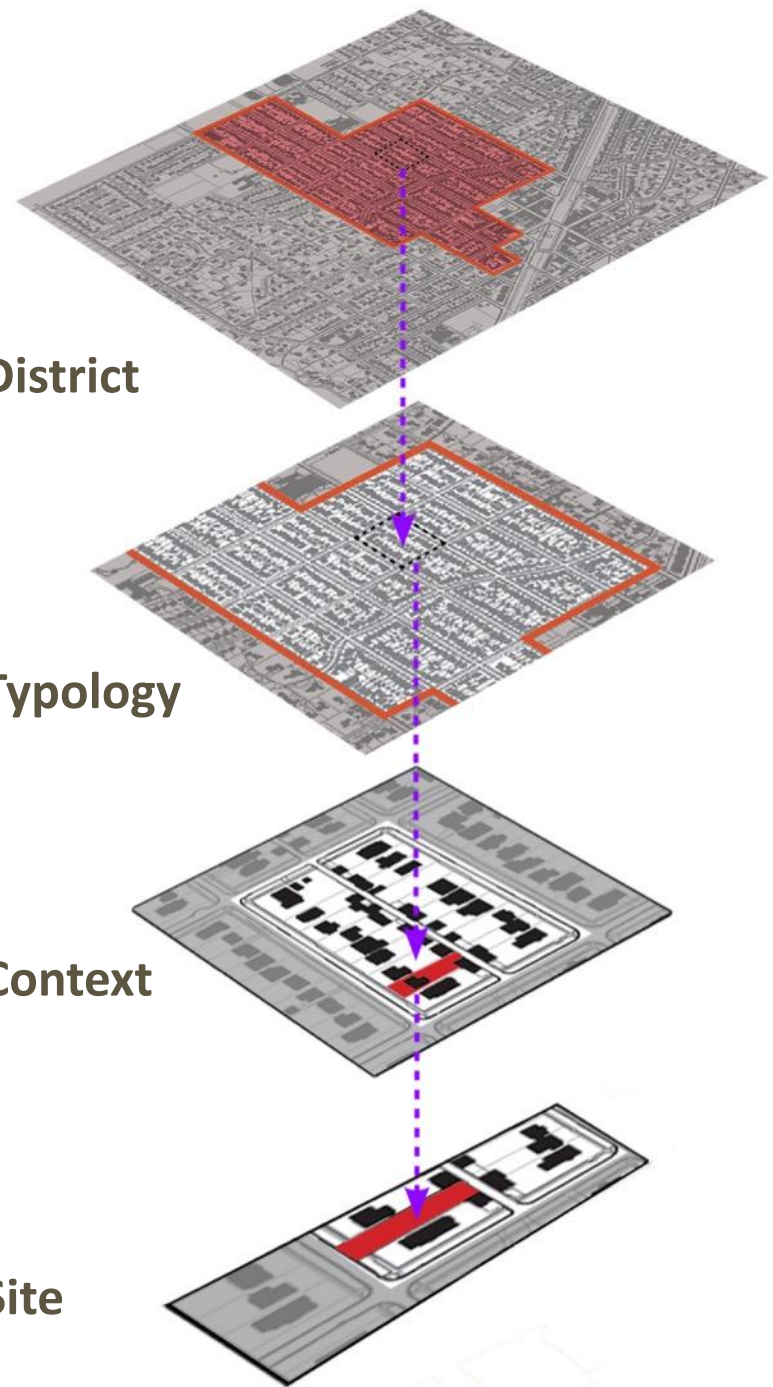


District

Typology

Context

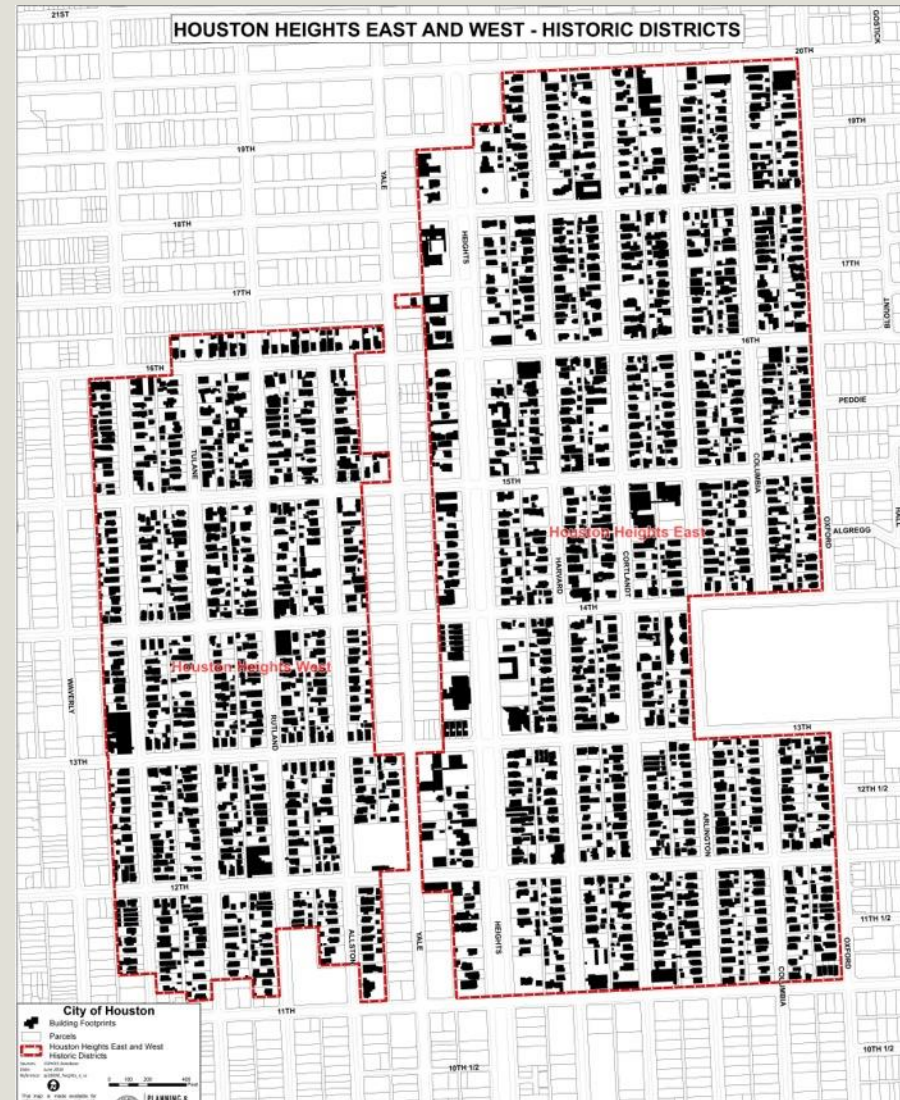
Site



Step 1 – Data Analysis

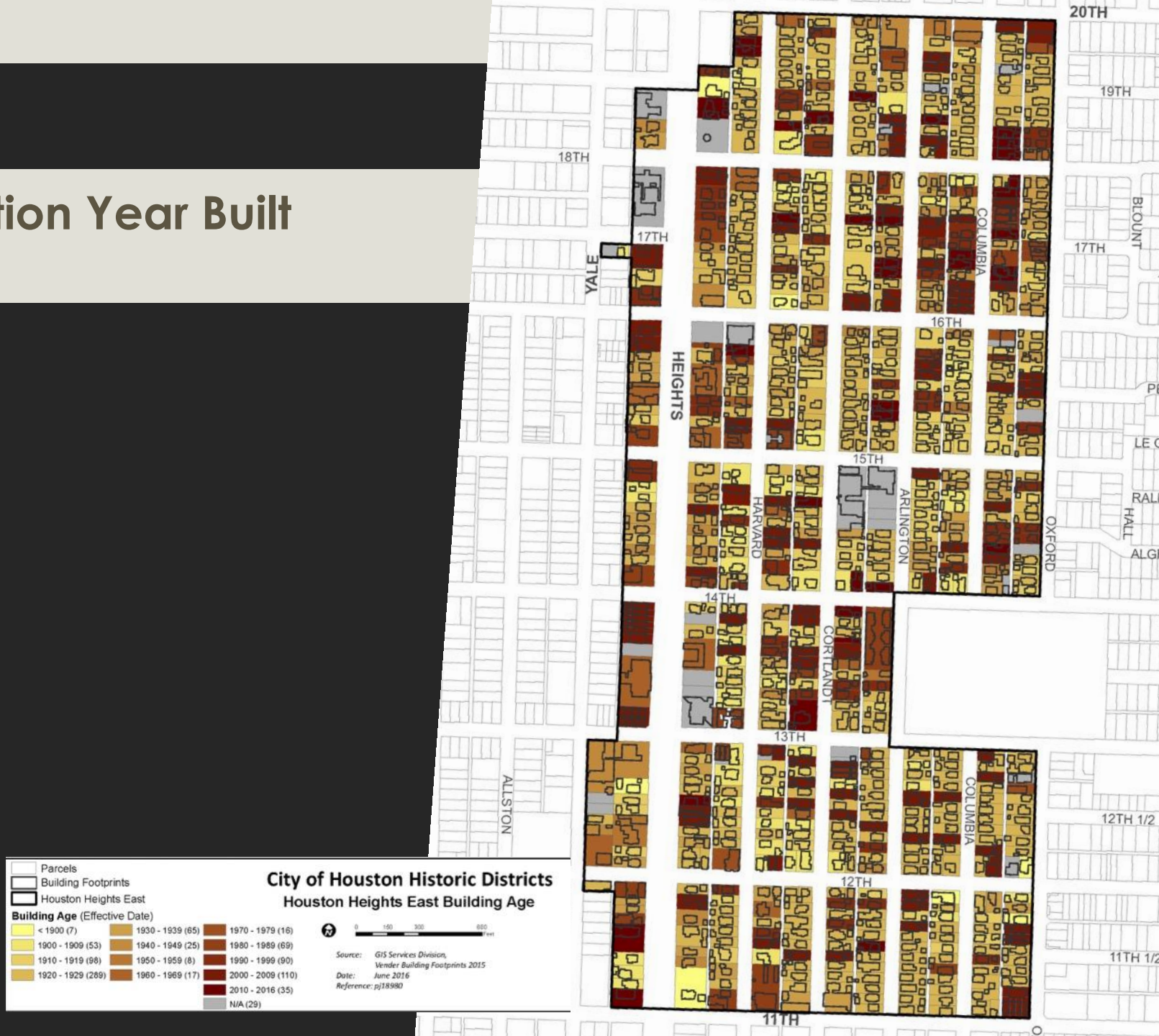
Understanding Development Patterns

- Some variables to study:
 - Construction Year
 - Platted
 - Building Size
 - Lot Size
 - Lot Coverage
 - FAR (Floor Area Ratio)
 - Building Setbacks
 - Building Height



Step 1

Construction Year Built



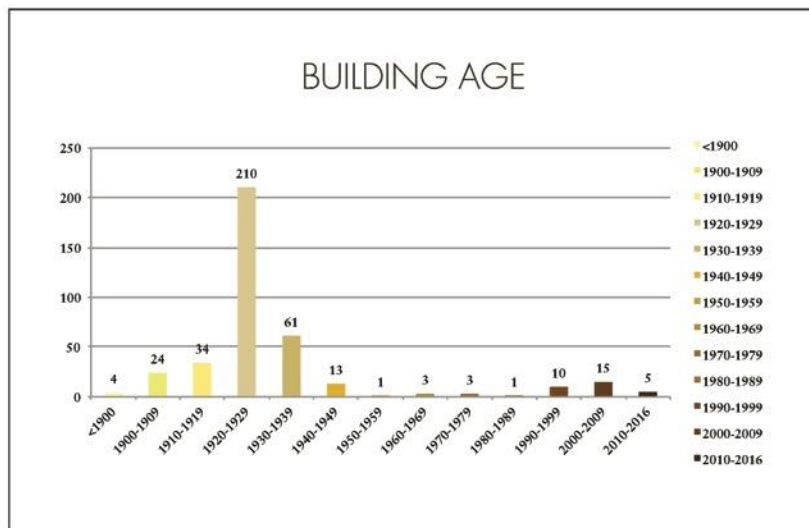
Step 1-Analysis

Floor Area Ratio (FAR)

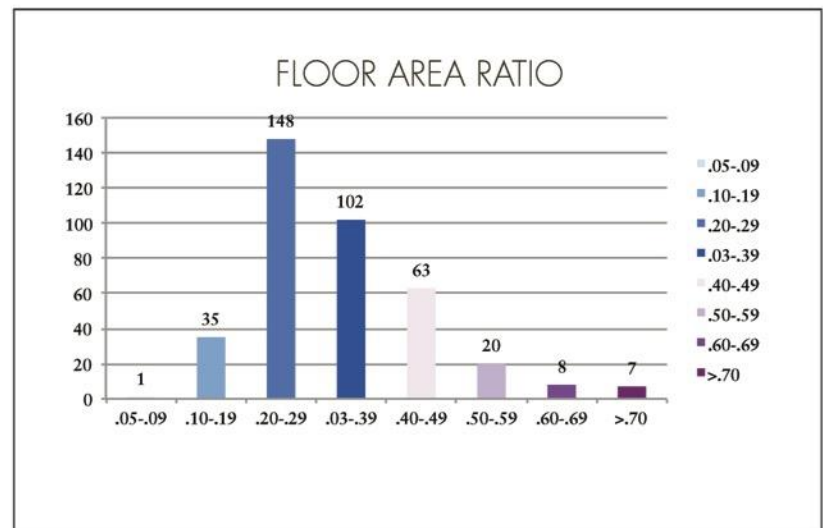


Looking for Predominant Development Patterns:

In analyzing the data for different historic districts and potential typologies, predominant concentrations of specific statistical variables were identified. For example, the variable, “building age” was grouped into different sets spanning one or two decades. The distribution of building age was then determined and the predominant groups were identified as typifying that variable for a specific typology.



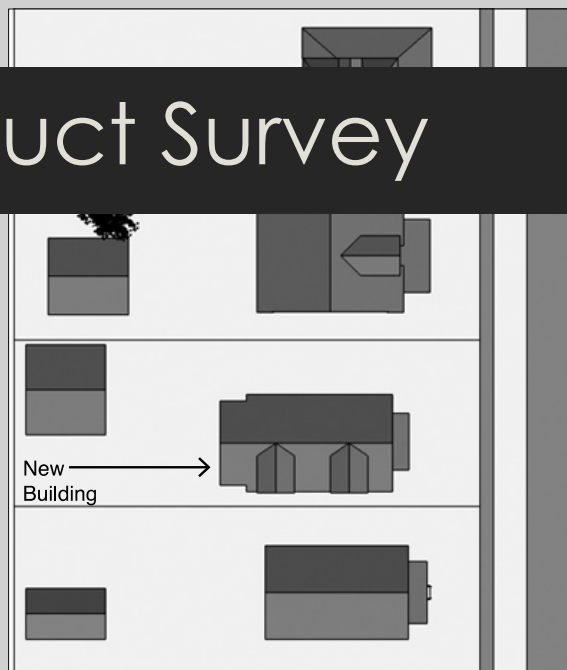
The distribution of building age for one potential typology is illustrated here. The predominant building ages lie with the 1920 to 1940 range.



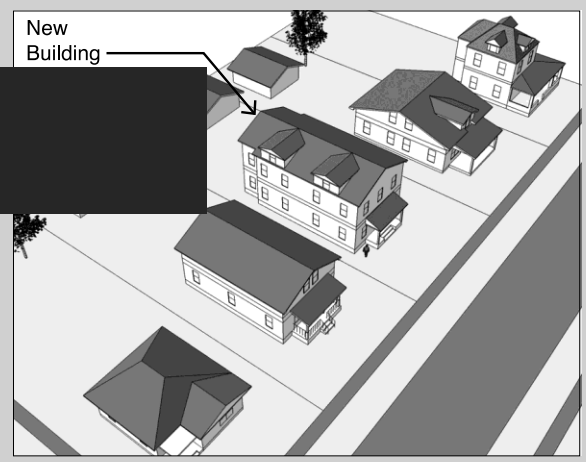
The distribution of floor area ratios (the percentage of building area to lot size) for one potential typology is illustrated here. The predominant FAR lies with the .20 to .39 range.

Step 1 – Conduct Survey

Plan view



Isometric view

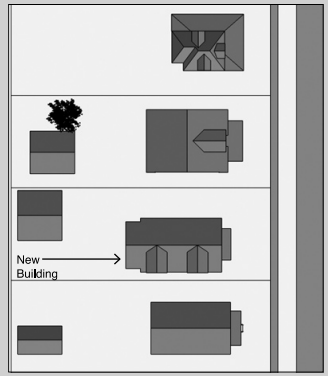


Street Level View



Part 4: Scenario B

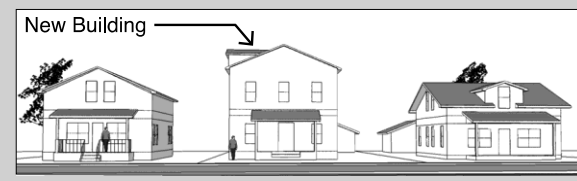
Plan View



Elevation View



Elevation View



Please respond to each of the statements below by checking the answer that best describes your opinion.

4.5 Building coverage is compatible.



4.6 Overall mass (size) is compatible.



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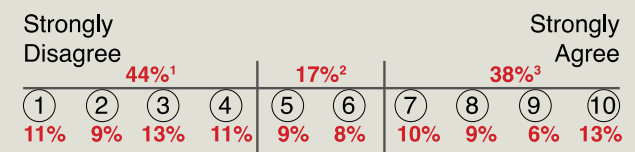
4.5 Building coverage is compatible.



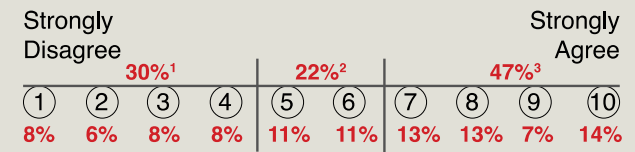
4.6 Overall mass (size) is compatible.



4.7 Building height is compatible.



4.8 Building form (shape) is compatible.

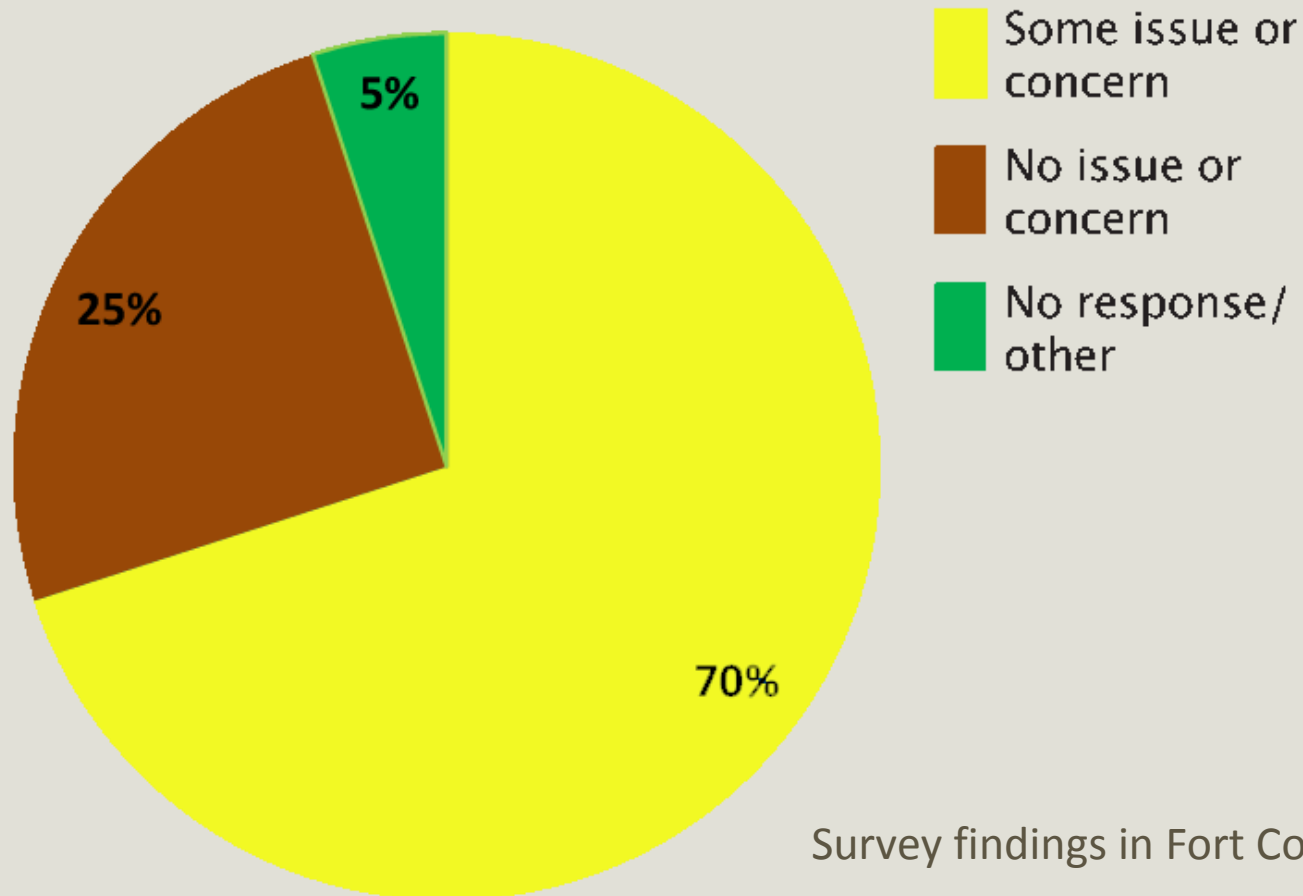


¹Percentage of respondents who disagree.

²Percentage of respondents who did not emphasize particular aspect of disagreement.

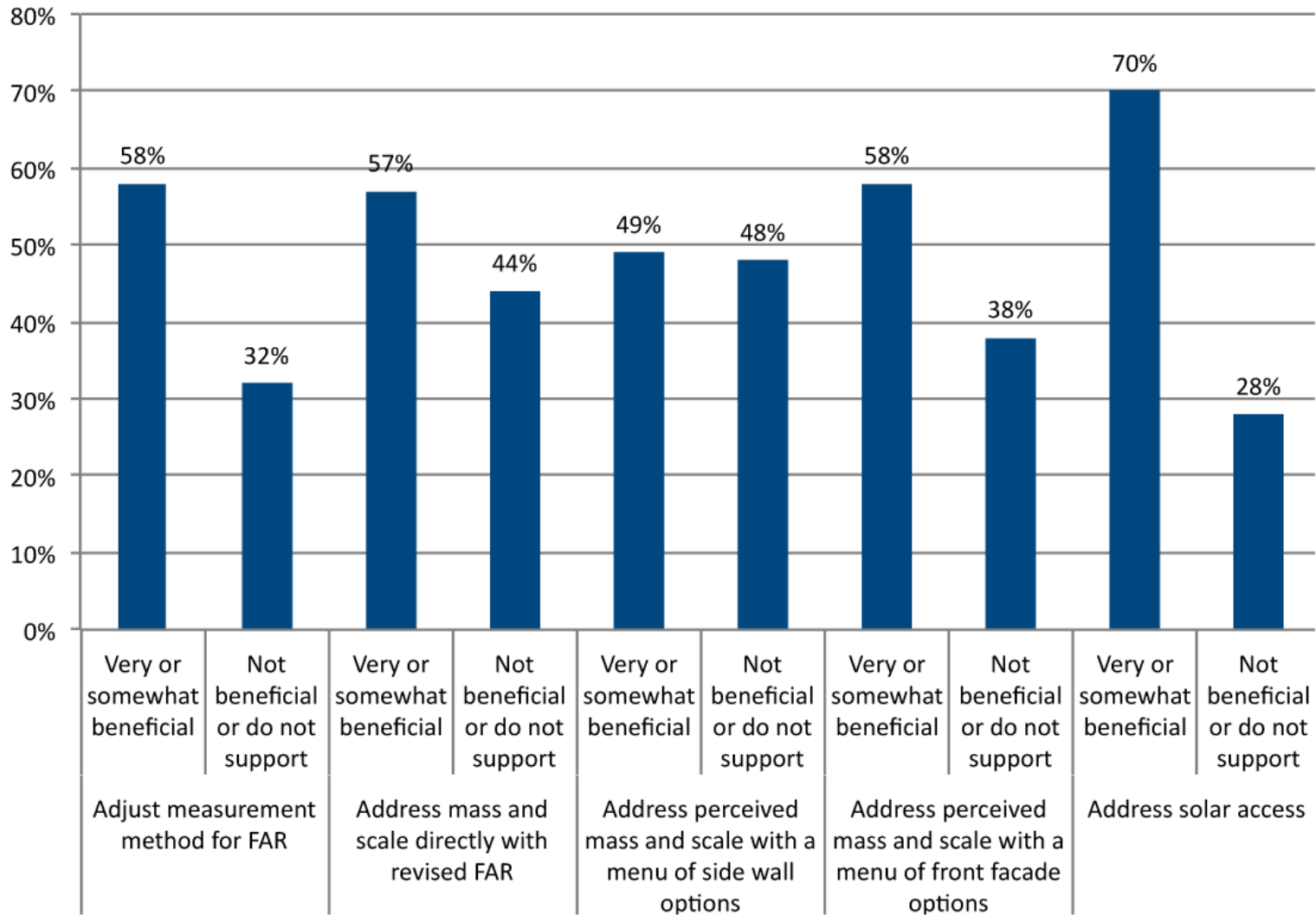
Step 1 – Report Findings

Most property owners have some level of concern



Survey findings in Fort Collins, CO

How beneficial do you think the following strategy options would be for addressing the identified neighborhood objectives and issues? (Part 2)



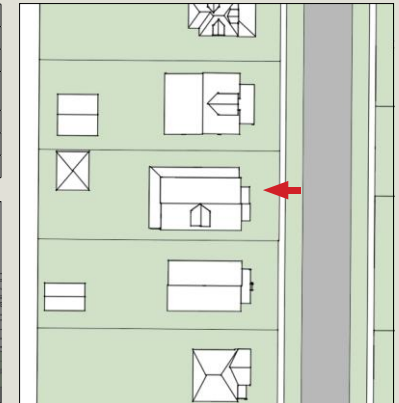
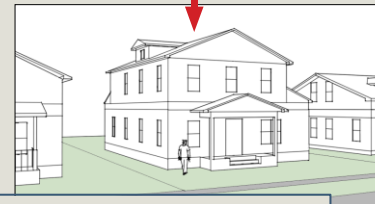
The Strategy Report

Strategy Option 1: Combine FAR, Building Coverage and Wall Sculpting

The illustrations on this page show multiple views of a single-family residential property developed to the maximum FAR, lot coverage and wall sculpting standards included in strategy Option 1. The illustrated new construction also meets existing code requirements such as minimum setbacks, maximum overall height and solar access requirements. Note that one-story elements are encouraged by the interaction of the FAR and building coverage standards.

Illustrated Standards for Strategy Option 1 in the RL-1 Zoning District

Lot Size	7,000 SF
Max. Building Coverage	25%
Max. FAR	0.42
SF Excepted from FAR and Bldg. Cover for a Detached Accessory Structure	350
Max. Wall Plate Height at Side Setback ¹	22'
Max. Length for Walls over 12' in Height ²	45'
Min. Offset at Max. Wall Length	5'



¹ 1' from the side setback.
² over 12' and without a minimum offset as noted.

- Which topics to address?
- Format?
- Level of detail?
- Prescriptive standards?
- Qualitative guidelines?

City of
Fort Collins

Eastside and Westside Neighborhoods Character Study

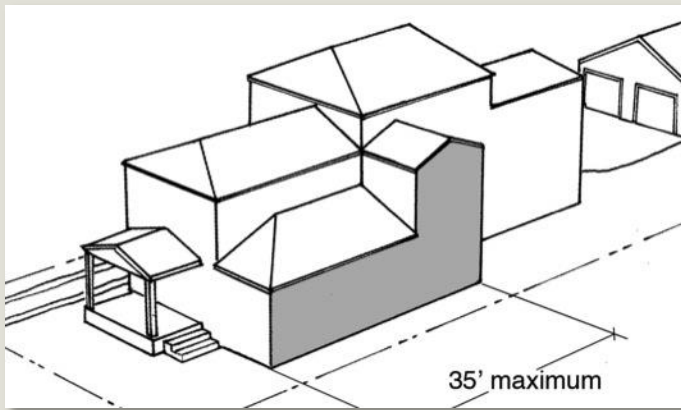
Strategy Report



Step 2 – Tools to Consider

Building Design Standards - Tools

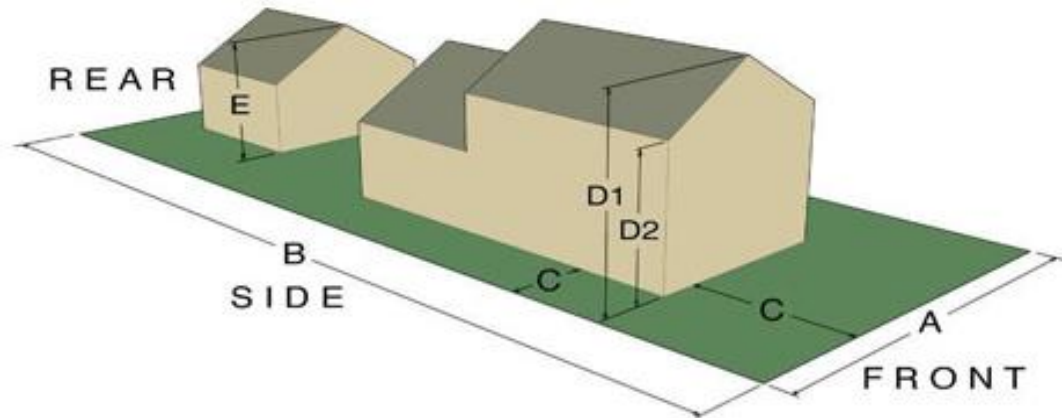
Wall Articulation



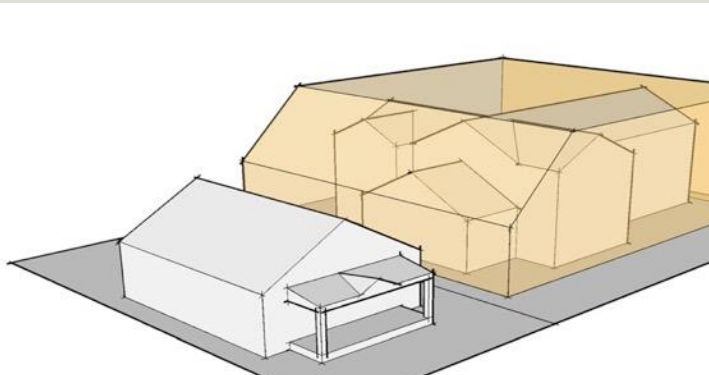
Floor Area Ratio



Height



One-sided bulk plane



Recommendations



Recommended Standards for Lots 5,000-7,499 Square Feet

	Standard
Min. Permitted Lot Sq. Ft./Width	5,000/50 ¹
Min. Front Setback	25 ²
Min. Side Setback (Principal)	5' / 15' total ³
Min. Rear Setback (Principal)	15 ⁴
Min. Side Setback (Accessory)	5'
Min. Rear Setback (Accessory)	5'
Max. Lot Coverage for 2-Story Bldg.	30% ⁵
Max. Lot Coverage for 1-Story Bldg.	35% ⁶
Max. Floor Area Ratio (FAR)	0.35 ⁷
Max. FAR for 1-Story Bldg.	0.35 ⁸
Max. Wall Height at Setback	13'
Min. Stepback at Max. Wall Height	10' ⁹
Max. Overall Height	24'
Min. Garage Dist Behind Facade	5'

¹The lot size illustrated above is 6,300 sq. ft. and 63' wide.



The new construction indicated above illustrates the recommended standards. The 2,205 sq. ft. primary structure on a 6,300 sq. ft. lot has a total lot coverage of 30% and FAR of 0.35.

¹Or within setback range of surrounding properties on the same block face

²Or 10' min. / 25' cumulative on lots 7,500 sq. ft. or more

³Or 10% of lot depth, whichever is less

⁴Or 35% on lots less than 5,000 and 25% on lots 7,500 sq. ft. or more

⁵Or 40% on lots less than 5,000 and 30% on lots 7,500 sq. ft. or more

⁶Or 0.40 on lots 5,000 sq. ft. or less and 0.30 on lots 7,500 sq. ft. or more

⁷Or 0.40 on lots 5,000 sq. ft. or less and 0.30 on lots 7,500 sq. ft. or more

⁸Or 5' on lots 5,000 sq. ft. or less

...present to council a Strategy Paper that shall include at least an outline of the design guidelines, a summary of key issues, data analysis and findings, building typologies and case studies, alternatives that address compatibility, a preliminary strategy for review and consideration of applications and any other useful information within sixteen months of the passage of Ordinance No. 2015-967 and the final draft of design guidelines for council consideration within twenty-two months of the passage of Ordinance No. 2015-967...

Questions?

Margaret Wallace Brown

382-393-6588

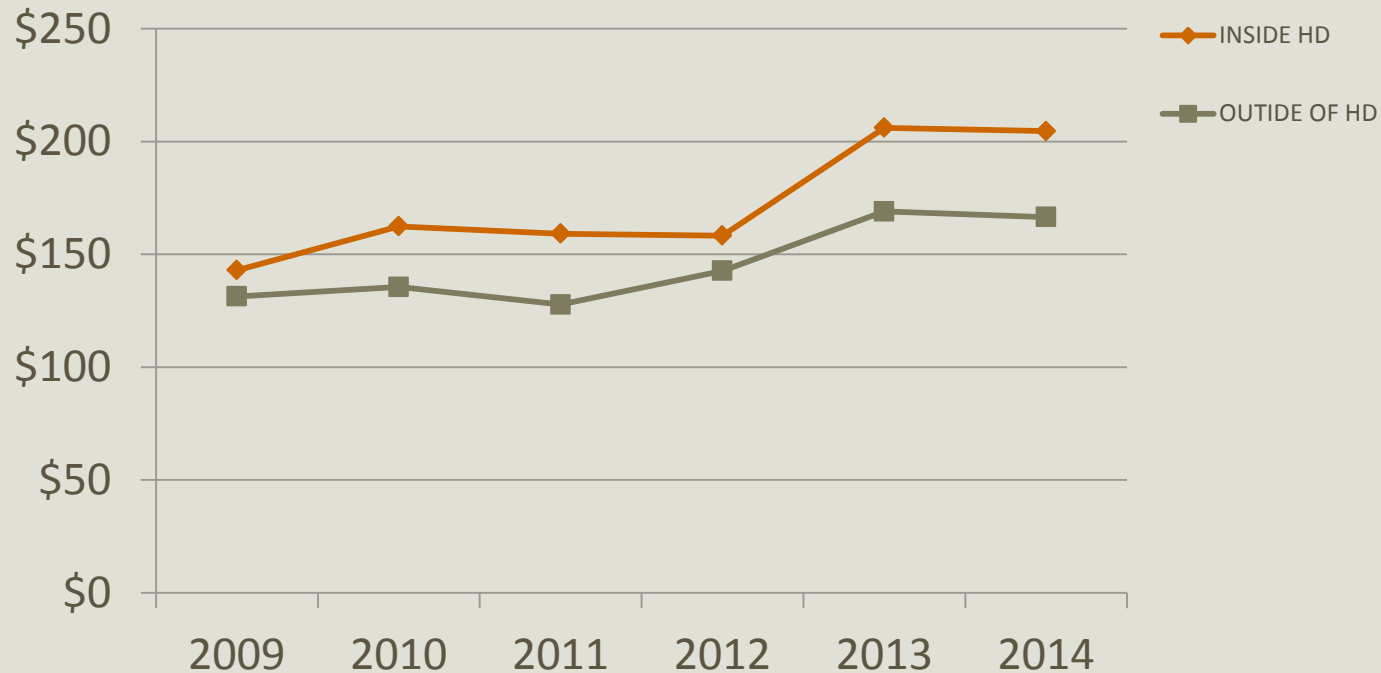
Margaret.WallaceBrown@HoustonTX.gov



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Old Sixth Ward Historic District

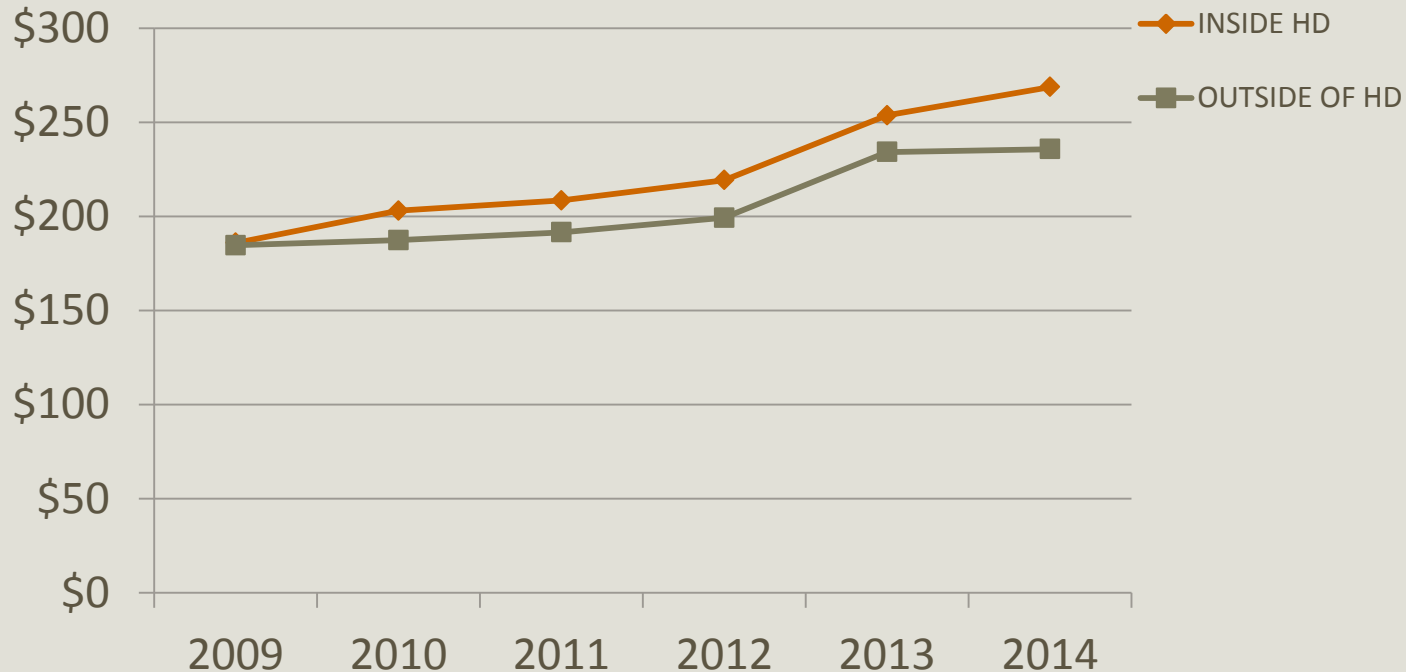
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
INSIDE HD	\$143	\$162	\$159	\$158	\$206	\$205
OUTSIDE OF HD	\$131	\$136	\$128	\$143	\$169	\$167



Source: Houston Association of Realtors

Heights Historic Districts combined

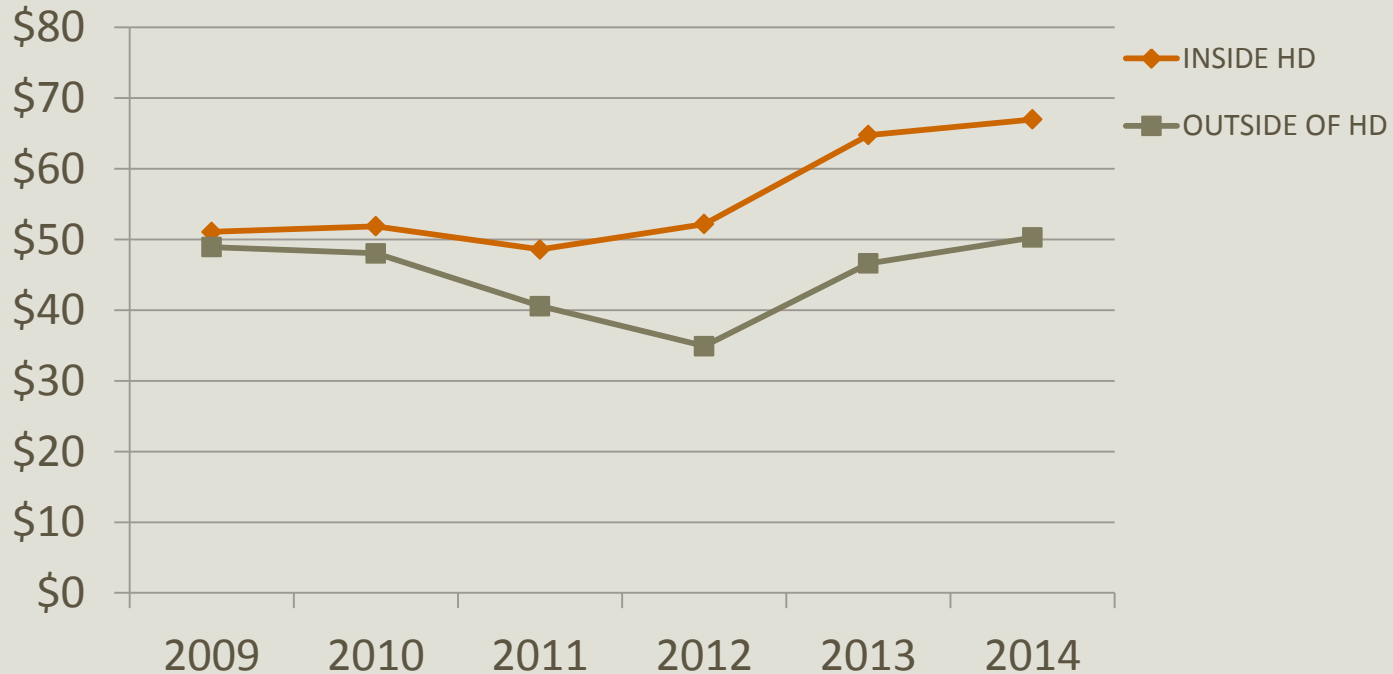
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
INSIDE HD	\$186	\$203	\$208	\$219	\$254	\$269
OUTSIDE OF HD	\$185	\$187	\$192	\$199	\$234	\$236



Source: Houston Association of Realtors

Glenbrook Valley Historic District

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
INSIDE HD	\$51	\$52	\$49	\$52	\$65	\$67
OUTSIDE OF HD	\$49	\$48	\$41	\$35	\$47	\$50



Source: Houston Association of Realtors