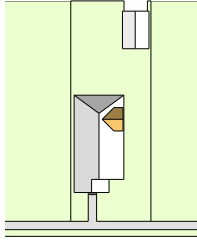


APPROPRIATE AND INAPPROPRIATE DORMER DESIGNS

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

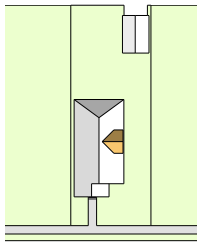
Single Gable Dormer at Rear of Roof

- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



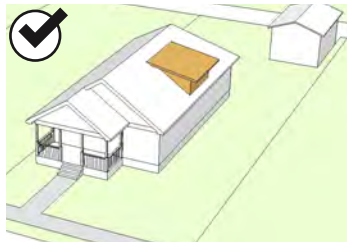
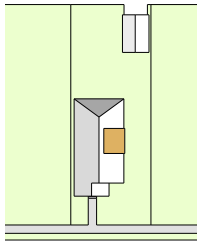
Single Gable Dormer at Mid-Point of Roof

- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



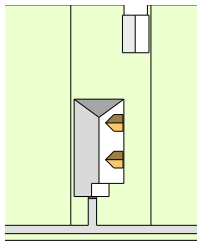
Single Shed Dormer at Mid-Point of Roof

- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



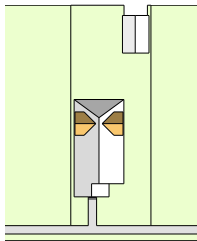
Two Gable Dormers, Traditional Spacing

- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



Two Gable Dormers, Aligned at Rear of Roof

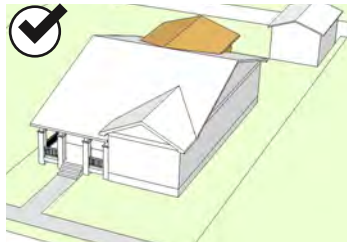
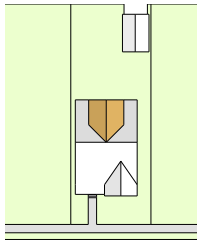
- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



APPROPRIATE AND INAPPROPRIATE DORMER DESIGNS

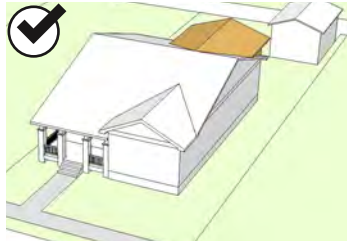
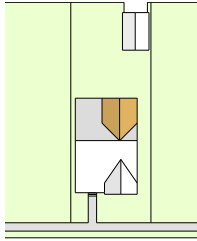
Single Gable Dormer at Rear of Side-Gable Roof (centered)

- Dormer aligns with historic ridge line
- Eave line maintained
- Dormer in historic proportions
- Dormer hidden from street view



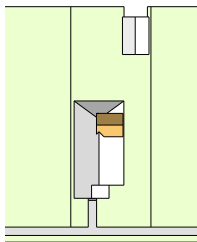
Single Gable Dormer at the Rear of Side-Gable Roof (moved to one side)

- Dormer aligns with historic ridge line
- Eave line maintained
- Dormer in historic proportions
- Dormer minimally visible from street view



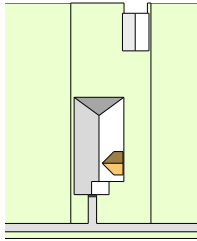
Tall Gable Dormer at Rear of Roof

- Dormer extends past ridge line
- Eave line not maintained
- Dormer is out of proportion



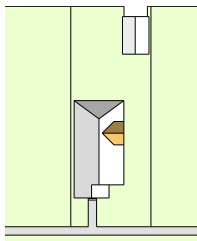
Single Gable Dormer at Front of Roof

- Dormer is not in a subordinate location
- Ridge line maintained
- Eave line maintained
- Dormer in historic proportions



Single Gable Dormer at Mid-Point of Roof Extending Out to the Side

- Dormer extends past the historic sidewall
- Ridge line maintained
- Eave line not maintained



Chimneys

Chimneys appear on many historic buildings. In addition to being functional, chimneys are distinctive features which accent rooflines. They should be preserved when feasible.

In Houston, exterior chimneys historically were located on any side of a building: Interior chimneys are also found in historic buildings.

Common chimney problems include blockages from creosote and other materials, cracks or other damage to the chimney flue, cracks or deteriorated mortar in the brickwork, and issues with the chimney cap or crown, which protects the top of the chimney opening from weather and pests.

4.67 Preserve a historic chimney.

- Do not cover a historic brick chimney with any other material.
- For more information about cleaning, maintaining, and preserving historic masonry, see pages 4-7 and 4-8.

4.68 Repair a historic chimney that has deteriorated.

- Consult with a qualified chimney professional to regularly inspect and repair a chimney, as needed. A mason can help with brick, mortar, or stucco damage.

4.69 Construct a new chimney to be in character with the style of the house.

- Brick or stucco are appropriate materials. Stone is not allowed.
- Do not cover a chimney with siding or leave a metal chimney pipe exposed.
- If there is already a historic chimney, locate any new chimney in a less visible location.



A typical brick chimney



Many historic chimneys are located on the sides of houses in Houston.

PLEASE NOTE:

For information about installing solar panels on the roofs of historic buildings, please visit <https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm>.

Roof Equipment

Equipment such as antennas, skylights, satellite dishes, and solar panels may be installed on a roof. A Certificate of Appropriateness is required before these items can be installed on the front half of a roof, but the Planning Director can approve that administratively. No Certificate of Appropriateness is needed in order to install roof equipment on the rear half of the roof.

Solar panels should be designed, sized, and located to minimize their effect on the character of a historic building.

4.70 Locate and size roof equipment to minimize its effect on the character of a historic building.

- Locate roof equipment to the side of the roof, below the ridge line, and set it back from the front wall. Do not locate a skylight so that it spans the ridge of the roof.
- Do not locate equipment on front-facing roof slopes.
- Skylights must be low-profile or flush with the roof. Bubble skylights are inappropriate.
- Size the solar panels to remain subordinate to the roof.
- Mount solar panels flush with the roof slope.
- Use a solar panel design that is similar in color to the background of the roof when feasible.
- Ensure that any exposed hardware, frames, etc., have a matte finish, and blend with the roof color (to the extent feasible).
- If possible, locate solar panels toward the rear of the roof.

4.71 Do not damage character-defining features when installing roof equipment.

- Protect exterior woodwork, masonry, and trim details.
- Minimize the amount of historic roof material that is to be removed when installing a skylight.
- Avoid obscuring character-defining features such as ornamental details and decorative shingle designs.
- Locate a solar panel so that the ridge line and edges of the roof remain visible.
- Locate a solar panel so that the roof form and materials remain prominent. A substantial amount of the roof surface should remain visible.
- Use the least invasive method to attach solar panels to a roof.
- Do not damage the structural integrity of the roof when installing a solar panel.
- Technologies change over time. Install a solar panel so that it can be removed and the original character of the roof can be restored.

PLEASE NOTE:

For more information about historic signs, see the National Park Service Preservation Brief No. 25: *The Preservation of Historic Signs*. <https://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm>

Signs

Signage options for traditionally commercial buildings are different than those for residential buildings that have been converted for commercial use. Painted signs on a previously unpainted masonry wall require a COA; no other paint-only signs do. All other types of signs require a COA.

All signs must meet the City of Houston Sign Ordinance (Chapter 46).



A small hanging/bracket sign located under a canopy in the public right-of-way



A noncontributing strip center with internally-lit plastic channel letter signs

4.72 Do not remove or damage historic signs.

Historic signs are those which have gained historic significance due to age: Photographic documentation may support this.

- Historic signs which advertise businesses that are no longer on the property may be kept intact or refaced.
- "Ghost" signs (painted on a building) may be restored if this work is done appropriately.

4.73 Use minimal hardware to attach a sign to a building.

4.74 Signs must be appropriate in size, scale, and number.

- Design a sign to be is in scale with the size of the building.
- Appropriately designed signs that are 25 square feet or less in area may be administratively reviewed.
- A commercial sign on a strip shopping center must fit within the storefront space allotted to that business.
- Depending on the building size and location, more than one sign may be appropriate

4.75 Locate and mount a sign appropriately for the type of building.

- Signs should be parallel or perpendicular to the public right-of-way and may not obstruct key character-defining features of the building.
- Signs on commercial building may be placed:
 - Flat against the wall above entrances, windows, storefronts, canopies, or awnings; may not cover windows or decorative architectural elements such as cornices
 - Hanging beneath a canopy, perpendicular to the building
 - Projecting from and perpendicular to the building, mounted on a bracket or vertical fin/blade
 - As painted lettering directly on the building (COA required for masonry buildings)

- Signs on residential buildings which have been converted to commercial use may be placed:
 - Hanging from and in line with a front porch beam
 - Flat against a front porch beam
 - Flat against wall within gable
 - As painted lettering directly on the building (COA required for previously unpainted masonry buildings)
 - As lettering on a canopy or awning
 - On a bracket mounted perpendicular to the building
- Roof signs are not allowed.
- Consider using window signs or decals, monument signs, or pole signs (none of which are regulated) as an alternative to attaching a sign to a building. Window signs should not cover more than 50% of a window.

4.76 Select an appropriate material for the sign.

Decisions about appropriate materials may depend on the type and style of building. Signs may be fabricated from the following materials:

- Wood
- Metal
- Paint applied directly to the building
- Fabric
- Neon
- Individually cut metal channel letters/graphics
- Acrylic non-illuminated letters

Creative signs that represent the kind of business being advertised are encouraged.

PLEASE NOTE:

Plastic cabinet signs or channel letters may be considered **only** for a noncontributing structure.



Open faced, individual letters inset with neon lighting, located above the entrances and canopy on stilts instead of against the wall face

4.77 If desired, select an appropriate method of lighting a sign.

If a sign is lighted, it must be illuminated indirectly, using an external light source. Signs may be illuminated using the following methods:

- Flood lighting or gooseneck lighting
- Neon
- Lighting inside open-faced metal cabinet letters
- Reverse-channel (backlit) individual letters mounted on the building with a separate light source behind each one
- Signs may not be internally illuminated.



A noncontributing building with signs located within allotted storefront space, placed above entrances along the canopy