

LEAGUE CITY HISTORIC COMMISSION

DESIGN GUIDELINES

PURPOSE AND INTENT

The design standards and recommendations are intended to preserve and maintain the integrity and character of the historic buildings. The standards also reinforce and protect the defining features of the historic district and define the elements which contribute to the particular style of the individual property.

It is the intent of the Design and Materials Guidelines to encourage the District to resemble a historic setting between 1890 and 1961 — not to replicate this time period exactly as it was. The Vision of the Guidelines is to foster a walkable neighborhood with redevelopment of residential and commercial areas on small lots to include building design, site and parking elements which reflect that era, but reflect today's needs and materials. The interior of buildings in the District is not included and is not regulated.

GENERAL CONSIDERATIONS

The historic district contains residential buildings and non-residential buildings. These standards do not address interior portions of a building or the use of a building. Many of the commercially used buildings in the Historic District were originally built for residential use. These standards should be applied to a building based on its original use and construction. For example, a residence may currently be used as an office, therefore the use is considered non-residential, but if exterior changes are proposed, the guidelines and treatment for a residential building should be used to determine if the alteration is appropriate. Guidelines and treatments should not be confused with zoning regulations.

The guidelines and treatments for commercial and institutional buildings are generally the same as those for residential buildings. Where specific information in this document is provided for commercial buildings, that is clearly identified. For additional information *A Field Guide to American Houses* by Virginia Savage McAlester is a reliable source.

Renovate, Rehabilitate, Restore, or Reconstruct

The purpose of renovating a historic house is to create a comfortable environment compatible with the present lifestyle of the occupants while retaining its architectural character. The National Park Service defines rehabilitation as the “process of making possible a compatible use for a property through alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural

values.” Rehabilitation encourages sensitivity to the historic integrity of the property. Alternatively, the terms restoration and reconstruction suggest a more rigid depiction of a specific period as with a historic house museum. For most people a restoration is neither financially possible nor practical. In most cases, a careful rehabilitation makes the most sense. (See Secretary of Interior Standards for more information on four types of treatment of historic properties p.29)

Architectural Character: When considering alterations, changes, additions to a historic property, one should determine the architectural character of the structure. Character also includes the relationship of the house to the street, its yard, and the surrounding neighborhood. Architectural Character is determined by the basic form of the structure and functional and decorative finish materials. Both form and finish materials of each structure are identified in the Survey of Historic Properties.

Basic Forms: Building form indicates the overall shape of the building and is mainly based on the use of the building and stylistic influences at the time of construction. To determine architectural character, first look at the what constitutes the basic form of the building: the walls, openings for doors and windows, and configuration of the roof and chimneys. Because use follows function, properties that share a use-type often have similarities in floor plan, roof form, size, and scale. Frequently, similar building forms are clustered together.

The basic form of the building should be preserved. If alterations have been made, returning the structure to the original form may be considered. Occasionally, a property may not fall under a single standard form due to its uniqueness or modifications over time.

The following building forms are found within the League City Historic District:

- Modified L-Plan
- Pyramidal cottage
- 1-part Commercial Block
- L-Plan
- Center Passage
- Bungalow

- Gable-ell
- Irregular
- Rectangular
- T-plan
- Massed plan, side-gabled

Finish Materials: Next consider the functional and decorative finish materials. Finish materials are of secondary importance because they are applied to the basic form. Finish materials include exterior masonry, siding, roof material, doors and window sashes, and the decorative trim. The entrance, defined either by a porch or decorative surround, is also important to the character of the house. Original finish treatments, if lost or altered, can usually be returned to the original configuration with less trouble and expense than the basic form. The importance of finishing materials should not be undervalued.

Most older houses have lost something over the years, bits and pieces of decorative trim, a light fixture, or a front porch. It is always appropriate to replace what is missing if you know the feature being restored was there originally and what the feature looked like. Ideally, an old photograph or original plans should be used as a guide in replacing missing parts. Replace a feature if: it originally existed within the structure or it is known what the feature looked like.

Thought should be given before removing anything. Removing features of a structure that are not original is usually appropriate and often desirable. The following guidelines should be considered in approving any request:

- If it is in good condition, keep it.
- Retain and repair if deteriorated.
- Replace only when beyond repair.
- Reconstruct only when you can do so accurately using periodical photos, ghost photos, or outlines of what was there.
- New construction should be done in such a way that it has minimal effect on the original building, and, if removed, would not irreparably change the original.
- Demolition of any contributing building within a district should be carefully considered.

ARCHITECTURAL STYLES

Architectural styles may be applied to different building forms. Unlike building form classifications, architectural styles are seldom related to the use of the building. They are related to the era of construction and popular regional styles.

Not all buildings in the historic district exemplify a particular architectural style. Some are simply utilitarian and exhibit no style at all. Others may be a combination of several styles. Architectural styles may be related to the building form or may be evident by the decorative elements applied to a building. A contributing building does not need to display all the character defining elements listed to be considered a good example of a particular style. When these character defining elements are intact, they should be preserved to preserve the overall character of the architectural style. Contributing buildings may have

decorative stylistic elements from different time periods. These changes should be considered and possibly retained during rehabilitation or restoration.

Architectural styles may be varied within a neighborhood depending on the date of construction or use.

The table below lists the styles and Survey ID of contributing resources in the League City Historic District:

STYLE	No.	Survey ID
Ranch	16	244; 245; 367; 379; 386; 404; 435; 436; 440D; 448; 450; 451; 474; 475; 477; 478
No Dominate Style	16	242; 249; 298B; 300; 310; 377A; 377B; 405; 410; 411; 423; 428; 433; 440B; 440C; 444B
Craftsman	8	288; 337; 392A; 392B; 396; 425; 428A; 488
Queen Anne	8	235; 258; 307; 370; 375; 385; 394; 444A
Vernacular Hipped	7	303; 319; 384; 420; 427; 468; 469;
Minimal Traditional	5	376A; 376B; 418A; 418B; 447
Folk Victorian	5	243; 304; 390A; 390B; 413
Commercial	4	225; 248; 290; 380
Post-War Modern	4	252; 255; 302A; 302B
Bungalow	2	258; 316
Art Deco	1	414
Carpenter Gothic	1	290
National Folk	1	486
Neoclassical	1	392
Tudor Revival	1	449

National Folk (after ca. 1850-ca. 1930)

The spread of railroads spawned the national folk house as building materials were no longer restricted to materials available locally. In the South, the form was generally a one story, gable-front with an additional side-gabled wing added at right-angles to the gable-front. A shed-roofed porch was usually placed within the corner made by the two wings. There were different variations of this style such as chimney placement, porch size, porch roof shape and different patterns of extensions to enlarge the house.

Characteristics Include:

- Low to Medium-pitched hipped or gable roof
- Façade typically flat with simple and minimal detailing
- Covered Porch with columns or railings
- Minimal to medium eave overhang

- Single or double hung windows
- House forms: Gable-front, Gable-front-and-wing, Hall-and-parlor, I-house, Side-gabled or Pyramidal



Medsger Home

1015 3rd Street. This is the only building in the Historic District whose primary style is the National Folk style. Alterations to the original structure include replacement of exterior wall siding, enlargement of the porch to wrap around to the side, porch supports replaced, some windows have been replaced, window openings altered, and storm windows added.

Folk Victorian (1870-1920)

Folk Victorian houses can be found throughout the country. This style is a combination of ornate Queen Anne trim and detailing on simple vernacular house forms. Folk Victorian houses are distinguished from true Queen Anne house by the symmetrical façade and lack of textured and varied wall surfaces seen on Queen Anne houses. There are five main house forms that are closely related to the National Folk (post-railroad) houses.

Characteristics include:

- Basic house with front porch and simple roof form (pyramidal, gable or hip)
- Symmetrical facade (except for gable-front and-wing types)
- Spindles or turned columns as porch supports
- May have ornate porch railings (lace-like spandrels and turned balusters for porch railings and suspended friezes or flat jig-saw cut trim)
- Simple windows, vertical orientation, single or double hung
- Wood siding and trim
- House forms: Gable-front, Gable-front-and-wing, Side-gabled (1 or 2 story) or Pyramidal



T.J and Mary Dick House

720 2nd Street exemplifies the Folk Victorian Style with a basic house with a symmetrical façade, front porch, and ornate porch railings.

Carpenter Gothic (ca. 1840-1880)

In the United States, an abundance of fine lumber led to the interpretation of Gothic Revival architectural details applied to wooden structures built by carpenters, and the style became known as Carpenter Gothic. By the late 1800s, the popularity of Carpenter Gothic declined but did not entirely disappear. Most frequently after 1880, Carpenter Gothic was used for houses and small churches. While Gothic Revival structures, especially churches and commercial buildings, are found in cities, builders of the day favored pastoral settings with lush lawns for their Carpenter Gothic structures.

Characteristics include:

- Steeplly pitched roofs and gables
- Carved porch railings
- Strong vertical design elements, such as board and batten siding
- Pointed arch windows with leaded stain glass
- Some fancy scroll work (jigsaw details) on eaves and gable end
- Window trim typically replicated the masonry trim of English Gothic cathedrals



St. Mary Mission Church

620 E. Main Street

Dedicated in 1920, this church is an intact example of the Carpenter Gothic style. Characteristics include frame construction, wood cladding, steeply pitched roof and pointed arch windows.

Queen Anne (1880-1910)

Queen Anne is the style most often associated with Victorian era, replacing the Carpenter Gothic as the dominant style of residential architecture from 1880 to 1900. The expansion of the railroad and industrialization enabled new building methods, supplies, and pre-cut architectural details to be shipped and used across the United States during this period.

Characteristics include:

- Steeply pitched roof of irregular shape, usually with front facing gable
- Patterned shingles and/or brickwork, clapboard, variably colored and highly decorative
- Bay windows, towers, turrets, overhangs, wall projections, and wall materials of different textures are used to avoid a smooth wall appearance
- Asymmetrical façade with one story high porch extending along one or both side walls. Second floor porches may be present
- Decorative wood details such as turned porch supports, a frieze suspended for the porch ceiling, jigsaw trim, spindles, finials, and knob-like beads
- Gables are commonly decorated with patterned shingles or other elaborate treatment
- A tower, when present, is commonly placed on one corner of the front façade. Towers are usually round or polygonal. Square towers are less common.

Dow House.

320 Kansas Avenue is an intact example of a Queen Anne style residence.



Colonial Revival (1880-1955)

Colonial Revival was a popular style for residential buildings across the country during the first half of the 20th century. The backbone of Colonial Revival is found in the Georgian and Adam styles.

Characteristics include:

- Front door accentuated with a pediment supported by pilasters or extended to form entry porch
- Symmetrical front facade with the entry door in the middle
sidelights and a fan light on entry door may be present
most frequently two-story but one story is not uncommon
- Constructed of brick with boxed roof/wall intersection with minimal overhang
- Double-hung windows commonly with multi-pane glazing in one or both sashes



310 Waco Street

Was formally called League Colony, now known as 3rd Street Village. This two-story multi-family dwelling is an example of the Colonial Revival style evidenced to the entry door surround, brick construction and eaves with a minimal overhang.

Neoclassical (1895-1955)

The Neoclassical style dominated residential architecture throughout the country during the later decade of the 19th century and the first half of the 20th century. The World's Columbian Exposition (also known as the Chicago World's Fair) held in Chicago in 1893, mandated a classical theme for buildings. The Exposition, attended by approximately 25.8 million people and widely photographed, led to a resurgent interest in Greek and Roman architecture. As a result, Neoclassical does not describe a single architectural style, rather it is a revival or adaptation of classical forms.

Characteristics include:

- Simple building form: Side gabled, front gabled, or one-story hipped roof
- Facade dominated by a full height porch supported with Ionic or Corinthian columns
- Main body of house is symmetrical established by the entry door and windows
- Elaborate horizontal cornices and roof line balustrade
- Pediment capping the large windows



**Farrow House
(Lewis-Farrow House)**

812 E. Main Street.

This house is an example of a vernacular cottage with minimal neoclassical details.

ARTS & CRAFTS ERA (1880-1910)

Arts & Crafts movement encouraged more functional aesthetics, use of natural materials, and a greater degree of craftsmanship that was missing for the more ornate or traditional styles of the period. Arts and crafts architects and designers thought that a return to a simpler, less pretentious style would lead to a healthier, more comfortable and productive home. This movement greatly influenced the Craftsman and Bungalow styles.

Craftsman (1905-1930)

Craftsman style architecture began in southern California in 1905 as the dominant style for smaller homes until the early 1920s. The Craftsman style bungalow utilized the large porch and practical floor plan from earlier style homes became incredibly popular, and quickly spread across the country by pattern books and popular magazines. Consequently, most Craftsman houses are bungalows but not all bungalows are Craftsman style. The true Craftsman style is characterized by its many fine details and excellent workmanship.

Characteristics include:

- Low-pitched gable roofs with deep eaves
- Exposed roof rafters and decorative beams
- Dormers
- Full or partial width porches with tapered or square columns that rest on massive masonry bases continuous to the ground with no break at the porch floor
- Windows were typically double hung with multiple lights in the upper window and single pane in the lower
- Horizontal wood siding and natural wood trim
- Most often 1½ stories high but two-story examples are seen



Snell/Kilgore House.

403 Kansas Avenue is an intact example of the Craftsman style. It exhibits a low-pitched side gable roof with deep eaves; exposed roof rafters; dormer, partial width porch with square columns on masonry piers; most of the windows are double hung with multiple lights in the upper window and single pane in the lower; and wood siding. The porch has been extended and stairs added to the side.

Bungalow (1905-1930)

There is much disagreement as to what a bungalow means. Some sources cite scale as opposed to style. Others describe the bungalow as one facet of the Craftsman movement. The bungalow style has its roots in 19th century Bengal, India. English officers had small houses built in the “Bengal” style (one story structures with tile or thatched roofs and wide, covered verandas). The American Bungalow was initially used as the style for summer homes in the 1880s as their simplicity fused with the philosophy of the Arts and Crafts Movement. By the 1900s, the bungalow was the predominant form for smaller houses built throughout the country between 1905 and 1920 because it was affordable and practical. The essential distinction between the Craftsman style and the Bungalow style is the level of fine detail and workmanship seen in Craftsman style houses.

Characteristics include:

- 1-1½ story, occasionally two
- Low-pitched gable or hip roof
- Deep eaves with exposed rafters
- Open floor plan
- Dormers, shed, hipped, or gabled
- Covered front porch with massive columns under extension of roof
- Square porch columns commonly used
- Windows typically double hung with multiple lights in upper window and single pane in lower with simple wide casings



113 Illinois Street

This is a simplified bungalow form with a covered front porch with square porch columns, double hung windows and a low-pitched gabled roof.

Tudor (1890-1940)

Tudor is the dominant style of residential architecture for a large portion of the early 20th century suburban houses throughout the country. At first, this style was used for large, architect-designed residences, which copied English examples. The style began to be used on more modest homes in the 1920's and 1930s.

Characteristics include:

- Asymmetrical façade dominated by one or more prominent front-facing gables
- 1½-2 stories
- Steep roof, cross-gabled with decorative, non-structural half timbering
- Tall, narrow windows(double hung or casement) with multi-pane glazing or stained glass
- Small front porch, minimal in some instances
- Front door with round or Tudor arch
- Various materials used including brick, stone, timbers, and stucco infill
- Massive, brickwork chimneys sometimes crowned with decorative chimney pots



408 N Iowa Avenue.

This house exhibits both the Craftsman and Tudor styles. It is a relatively intact and interesting example of transition between the two styles. The asymmetrical façade with prominent front-facing gables and steeply pitched roof are Tudor characteristics. The porch, porch columns resting on masonry bases continuous to the ground, and horizontal wood siding are representative of the Craftsman style.

Art Deco (1920-1940)

The Art Deco style was the earlier form of the Modernistic style. The Art Deco style was introduced at the Paris Exposition in 1925. The term “Art Deco” comes from the French phrase “Arts Decoratifs”. The style reflects the modernity of science and industry from this time period.

Art Deco is characterized by an overall streamlined appearance. The style incorporates angular shapes with vertical projections above the roof line and ornamental use of zigzags, stylized animals, water, sunbursts, and other period designs. Art Deco was commonly used in public and commercial buildings, particularly office buildings and movie palaces when sound films were introduced but it is extremely rare in residential construction.

Characteristics include:

- Symmetrical façade is most common
- Smooth wall surface, usually stucco but may be masonry or concrete block
- Zig zags, chevrons, and other stylized geometric patterns used as decorative elements on façade
- Windows may be wood, metal, casement or sash
- Roof is typically flat with prominent central parapet at the entry or other vertical projection above the roof line to give a strong vertical emphasis.



2017 Survey photograph

League City School

400 S. Kansas exhibits the typical symmetrical façade with a prominent central entry rising above the roof line, smooth brick wall surface, and horizontal designs above the main entry.

Undated Photo courtesy of The Portal to Texas History



POST-WAR MODERN ERA (1946-1960)

Residential

The conclusion of World War II signaled a new period of domestic building in the United States and new modern styles gained popularity. During World War II (1941-1945), residential construction halted as labor and materials aided the war effort overseas. When construction resumed in 1946, traditional residential styles of home based on historic precedent were largely abandoned. There were two unrelated situations to this change in residential design. The first was the long residential building hiatus. The second was the need for housing for soldiers returning home at the end of the war, coupled with their ability to take advantage of President Roosevelt's Servicemen's Readjustment Act (GI Bill) and purchase low-mortgaged homes. This resulted in a post-war building boom across the nation as Americans moved to suburbia to purchase houses in sprawling tract developments. From roughly 1945 to 1975, the United States experienced an unprecedented housing growth with more than forty million postwar residences constructed during this period.

Post-war era houses were designed to accommodate modern conveniences. Houses had utility rooms and attached garages, automatic washing machines and other appliances. Three residential styles emerged during this period: Minimal Traditional, Split Levels, and Ranch homes. Ranch homes became the most popular style as they were relatively inexpensive and used simple material with none of the traditional details of earlier styles.

Minimal Traditional (1935-1950)

The Minimal Traditional Style first appeared in the 1930s evolving out of the Great Depression's need for a low-cost home. The style offered a flexible, compact design that accommodate family needs. Simplicity is the defining feature of this style. Generally, the house was 1,000 square feet or less and lacked exterior ornamentation.

Characteristics include:

- Low or intermediate -pitched roof, most often with a gable
- Small house, generally 1 story or 1½ story
- Roof eaves have little or no overhang
- Double hung windows, multiple paned or 1 over 1
- Minimal amounts of architectural detail
- Rarely has dormer
- Rectangular or L-shaped plan with small inset entrance or exterior stoop



Pearl's Cottage

805 3rd Street is a small one-story house in the Minimal Traditional style evidenced by It has the commonly seen low-pitched roof with little overhang, double hung windows, little architectural detail and no dormer.

Ranch (1935-1975)

The Ranch style began in the mid-1930s in California. It gained popularity in the 1940s and became the dominant style for residential architecture during the 1950s and '60s. The dependence on the automobile allowed for the development of suburban neighborhoods with larger lots, which permitted taking advantage of the longer width of the front facade. The Ranch style also included additional interior space with the family room. Design elements included patios with sliding glass doors, picture windows, and built-in planter boxes.

Characteristics include:

- Asymmetrical one-story, rectangular, L- or U-shaped structure
- Garage or carport usually attached
- Low pitched roof (4:12, hipped or gable) with asphalt shingles
- Moderate to wide eaves with 2-4 foot overhangs
- Brick veneer or frame construction with horizontal orientation
- Minimal ornamentation other than decorative iron or wooden porch supports
- Large fixed picture windows in principal rooms, flanked by operable double hung or casement windows
- Decorative shutters commonly seen
- Large chimney often with accent bands of stone
- In warm climates, many homes featured large sliding glass doors to patios and pool areas



320 S. Kansas Avenue. This house is a typical one-story brick ranch house with an attached garage, low pitched roof with asphalt shingles, and wide eaves. There is minimal ornamentation other than the wooden porch supports and decorative shutters.

Post-War Modern Era (1946-1960)

Non-residential

The innovation in non-residential building technology was largely due to World War II (1939-1945) and its aftermath. Wartime industrial demands resulted in shortages of steel and other building materials. This led to the use of new materials such as aluminum and new technologies in construction, particularly the use of glass, steel, and reinforced concrete. The defining features of this style is that form should follow function and the rejection of ornamentation in favor of minimalism or simplicity of design. Post-war modern architecture became the major architectural style for institutional and corporate buildings during this time period.



114 Park Avenue is an example of the Post-War Modern Style. Built in 1955, the building was previously used as the League City Masonic Lodge and is now used as a church.

700 2nd Street is another example of Post-War Modern style.



Mansard (ca. 1940-1985)

The Mansard style was the more formal style of houses built during the era of the more informal ranch style houses. Many subdivisions developed during this time period had deed restrictions requiring one-story houses or low roof heights. The Mansard style met many of the one-story, low height regulations while providing a two-story living space. Because the Mansard style required only one story of masonry veneer (with the remainder of the wall surface covered in roofing material), it was relatively inexpensive to build. This style also became very popular for apartment complexes and other small-scale commercial buildings.

Characteristics include:

- Mansard roof (dual pitched hipped roof) generally with dormer windows on steep lower slope
- Entrances generally with arch sometimes recessed into main body of house
- Windows and dormers may have arches
- One story with second story often under mansard roof
- Wall surface normally brick
- Symmetrical and asymmetrical main building forms
- Paired front doors are most commonly seen



310 Waco Avenue

This residential structure is an example of the Mansard Style. Formally known as League Colony, currently called 3rd Street Village. Characteristics are mansard roof with dormer windows with arches on lower slope, one-story with 2nd story under the mansard roof, and brick wall surface.

Vernacular – Hipped Cottage and Hipped House

Vernacular cottages and houses are buildings that have no particular or generally recognized style, but are adaptations to the local environment, climate, and available materials, devised to meet the needs of common people in their time and place. Many vernacular homes were built by their owners or by people not schooled in any kind of formal architectural design. The criteria for design choice of vernacular is thought to be the cost of construction and/or local architectural traditions. Some vernacular buildings may contain elements that are associated with a standard style.

Hipped Roof

A hip (or hipped) roof slopes down to the eaves on all four sides. Although a hip roof has no gable ends, it may have dormers or connecting wings with gables. When the building is square, the hip roof is pointed at the top like a pyramid. When the building is rectangular, the hipped roof forms a ridge at the top.

Vernacular Hipped Cottage

Characteristics include:

- One-over-one, or two over-two windows, arranged in pairs or singularly
- Hipped roof that may have dormer
- Wood siding
- Full width front porches

714 2nd Street is an example of a Vernacular Hipped Cottage with a pyramid-shaped, hipped roof indicates the original building was square and the rear portion a later addition. The building has a full width front porch, and wood siding. The roof dormer, porch supports, brackets, and rails are also more recent additions.



King House (King-Atkinson House) 803 2nd Street

This house is a relatively intact example of an early Vernacular Hipped Cottage with a gable on hip roof.



2017 Survey photograph



Undated photograph (City of League City)

Vernacular Hipped House



Dibrell/Coons House

720 3rd Street is an intact example of a Vernacular Hipped House built after the arrival of the railroad. Houses were built with prefabricated materials and some had stylistic detailing. This house originally had classical columns as shown in an early undated photograph. Some windows have been replaced or modified; gable detail on roof has been removed; porch columns and balustrade replaced, and porch brackets added.

Vernacular Gabled Cottage

The gabled cottage is a simple 1 or 1½ story house with a front-gabled roof. They generally have an attached porch. These cottages are orientated perpendicular to the street. Their narrow form made front-gabled houses well suited for urban lots. They generally have a center or side hallway to access individual rooms with the entrance location indicating the location of the interior hallway. There are very few decorative elements such as brackets or fretwork.

Characteristics include:

- Steeply pitched, front-gabled roof
- Usually 1 to 1½ story
- Narrow façade
- Full-width porch with roof supported by wood columns
- Few decorative elements
- Drop siding or narrow lap siding, sometimes shingles



423 E. Saunders is an example of a Vernacular Gabled Cottage.

Commercial Buildings

Commercial architecture from the late 19th to the mid-20th century is often discussed in terms of the materials used (masonry, cast iron, terracotta, wood) and the specific features used to divide the structure into horizontal or vertical units. Specific architectural styles are often apparent through the detailing – the use of color, the pattern of brick laying, the shapes of doors and windows, and the types of façade ornamentation (or lack thereof).

Other than houses that have been converted to commercial uses, the one-part block commercial building form is seen in commercial areas of the historic district and used mainly for retail space. These buildings generally are not associated with any specific architectural style and were constructed between 1909 -1925. Ornamentation was generally limited to the front façade on historic storefronts. Cheaper materials were used on party walls and the rear elevations which were often hidden from view.

Characteristics include:

- Simple, one story box with a decorative facade facing the street
- Typically store front consisted of large windows and recessed entryways
- Flat roof surface with raised parapets
- Predominant exterior finishes were exposed brick or stucco



201 Michigan Avenue is an example of one-part block commercial. The building was constructed in the late 1920s and was used as the League City Pharmacy with the rear was the office of Dr. O. Patten

DESIGN STANDARDS

Site Standards

Site Standards	Residential	Commercial
Minimum Lot Size	6,000 sq. ft.	See Olde Towne District regulations
Minimum Lot Width	50 ft.	
Maximum Height	42 ft.	
Minimum Front Setback	20 ft.	
Minimum Side Setback (Interior Lot)	5 ft.	
Minimum Side Setback (Corner Lot)	10 ft.	
Minimum Rear Setback *	10 ft.	
Front Porch Depth	8 ft. minimum	
Front Porch encroachment into front yard setback	8 ft. maximum	

*Minimum rear setback where rear alley is provided may be reduced to 6 feet for attached or detached garages.

Front Façade

1. The front façade and main entrance of all primary buildings shall face the public street.
2. All windows along the front façade of the primary building shall be consistent in size, scale, and height. Dormer windows, transoms, gable windows and glass block windows are exceptions to this requirement provided they add to the architectural character of the building.

Accessory Structures and Garages

Accessory Uses and Structures shall follow Article IV, Division 2, except as follows:

1. Accessory structures and garages that are separate from the primary building shall complement the architectural character of the primary building and shall be comprised of materials, roof material and pitch, and architectural design similar to the primary building.
2. No accessory structure or garage that is detached from the primary building shall exceed the height of the primary building and shall not exceed 50 percent of the total mass of the primary building.

Garages

The following regulations apply to new garages based on garage type:

1. *Flush or semi-flush recessed.* Garage doors shall not exceed 19.5 feet in width.
2. *Side-loaded.* Windows shall cover a minimum of 12 percent of any garage wall facing the street and be consistent in size, scale, and horizontal plane to windows located on the front façade of the primary building.
3. *Alley/rear loaded.* Garage shall be setback a minimum of 5 feet from the street or alley right-of-way. If available, parking shall access a site through an alley.
4. *Detached.* Garage shall be separated from the primary building by a minimum of 5 feet.

5. *Protruding Garages.* No existing garages shall be expanded toward the front façade that will allow the garage to be within 7 feet of the front façade of the house.

Off-Street Parking and Loading

Off-street parking and Loading shall follow regulations found in Article IV, Division 5 and Olde Town District regulations.

Landscaping and Buffer Yards

Landscaping and buffer yards shall follow regulations found in Article IV, Division 6 and Olde Towne District regulations.

Fences

Low wooden picket or iron fencing are appropriate in front yards and in side yards of corner lots. High solid walls obscuring the view of the house and/or yard are not appropriate at the front of the house. Privacy is often desired in the backyard today; high, solid flat top fencing is generally acceptable in the back yard if it is not obvious or obtrusive from the street.

<i>Fence Regulations</i>	<i>Residential</i>	<i>Commercial</i>
Height-Front Yard	4' maximum	Not allowed
Height-Front and Side Yard-Corner Lot	4'	
Height-Side and Rear Yard	7' maximum	7' maximum
Transparency-Front Yard	35% minimum	N/A

Permitted Fence Types:

- Picket
- Post
- Hedge
- Wrought Iron & Aluminum
- Stone
- Brick
- Wood and wire
- PVC



PVC



Stone and stucco





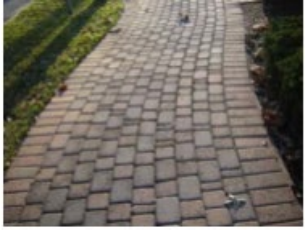



Treated Pine Pickets



Wrought Iron w/
wood structural
frame

Residential and Commercial Site Development

New construction, Addition, and Renovation

<p>Parking Parking regulations in addition to those found in the Development Code</p>	<ul style="list-style-type: none"> • Flexible car counts • Shared and off-site parking permitted and encouraged • On street parking permitted for 70' ROW streets except on FM 518
<p>Street & Parking Area Materials</p>	<ul style="list-style-type: none"> • Streets: Concrete-FM 518; Asphalt-all other streets • Alleys: Crushed stone, crushed granite, brick pavers • Parking Areas: Crushed stone, crushed granite, concrete, brick pavers, stamped & stained concrete, water pervious asphalt. • Accents: Concrete, brick pavers, stamped concrete
<p>Walks, Trails, Paths, Driveways</p>	<ul style="list-style-type: none"> • Brick Pavers • Regular & Stained Concrete • Crushed Gravel • Crushed Granite • Pavers <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="text-align: center;">  <p>Standard brick over 4" concrete</p> </div> <div style="text-align: center;">  <p>Acid stain concrete w/ brick inserts</p> </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  <p>Pavestone brick on a sand bed</p> </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  <p>Acid stain concrete w/ Leaf Patterns</p> </div> </div>
<p>Signs Also see Sign Regulations</p>	<ul style="list-style-type: none"> • Wood • Metal • Acrylic & Vinyl • Brick & Stone • Café "Menu" A-frame (easel type) signs as approved by the Historic Commission • Combinations of above • No internally lit signs
<p>Exterior Lighting</p>	<ul style="list-style-type: none"> • Standards to be Wood, Metal, or Concrete • Comply with ESI Code and non-polluting Dark Sky Guidelines • Building Mounted Lights • Ground Mounted Pedestrian Lighting • Comply with current Energy Code • New Home construction to meet or exceed "Energy Star" requirements

• Street Lighting

Standard Historic District-
Street Lights

Exterior Materials

Exterior materials used for new construction, additions, or renovations should match, as closely as possible, existing or similar to those commonly used in the area before 1940. There are no Historic District requirements for interiors.

Residential Exterior Materials

New Construction, Addition, and Renovation

Vertical Surfaces	<ul style="list-style-type: none"> • Siding and Trim: Wood or fiber cement boards, in lap, flush, drop or butt configurations. • Brick: Period or Antique, other as approved by Historic Commission • Stone. Austin, River, other as approved by Historic Commission
Roof	<ul style="list-style-type: none"> • Metal • Cement fiber • Composition (dimensional) /Architectural shingles • Awnings fabric or metal
Roof Shape	<ul style="list-style-type: none"> • Gable • Hip • Combination of Hip/Gable • Flat roofs as approved by the Historic Commission • No overly complex roof except as approved by the Historic Commission
Window Type	<ul style="list-style-type: none"> • Single or Double Hung • Awning/Casement Type

	<ul style="list-style-type: none"> • Divided lite
Window Material	<ul style="list-style-type: none"> • Wood • Wood clad • Vinyl, Vinyl Clad wood • Metal
Doors	<ul style="list-style-type: none"> • Wood, Metal, Fiberglass Panel with or without glazing
Porches	<ul style="list-style-type: none"> • 6'-8' depth • 50% minimum of primary front elevation must be porch

Commercial Exterior Materials

New Construction, Addition, and Renovation

Vertical Surfaces	<ul style="list-style-type: none"> • Siding and Trim: Wood or fiber cement boards, in lap, flush, drop or butt configurations. • Brick: Period or Antique, other as approved by Historic Commission • Stone. Austin, River, other as approved by Historic Commission
Roof	<ul style="list-style-type: none"> • Metal • Composition (dimensional) /Architectural shingles • Awnings fabric or metal
Roof Shape	<ul style="list-style-type: none"> • Gable • Hip • Combination of Hip/Gable • Flat roof w/ screen for mechanical equipment
Window Type	<ul style="list-style-type: none"> • Single or Double Hung • Awning/Casement Type • Divided lite • Storefront systems which mimic historical patterns
Window Material	<ul style="list-style-type: none"> • Wood • Wood clad • Vinyl, Vinyl Clad wood • Metal
Doors	<ul style="list-style-type: none"> • Wood, Wood clad, Metal, Fiberglass Panel with or without glazing, Vinyl, Vinyl Clad wood • Commercial store front systems which mimic historical look

HISTORIC DISTRICT PLANT PALETTE

This plant palette is provided for the convenience of those who wish to use native plantings. It is not mandatory that you use plants from this list. There is no requirement for the Historic Commission to approve any type of plantings.

HISTORIC DISTRICT PLANT PALETTE

Native: n Drought Tolerant: x Song birds: s Hummingbirds: h Butterflies: bf Evergreen: e

<p>LOW PERENNIALS 9" - 24" Dianthus — e Gallardia -- n, x Rain Lilys Rudbeckia -- n, x Gulf Coast Penstemon -- n, hb, e Bulbine — e, bf Verbena — bf Porter Weed — e Wild Ageratum -- x Walking Iris — e Skull Cap — e Society Garlic -- x, e Rain Lily — e</p>	<p>LAWN GRASSES St Augustine Palmetto</p> <p>GRASSES Bamboo Muhly — (semi) e Gulf Muhly — bf, x, n Fountain Grass Lindheimer Muhly — x, n Gold Bar Maiden Grass Prairie Sky Switch Grass — n</p>
<p>MID-SIZE PERENNIALS 2' - 5' Crinum — e Daylilys — e Spider Lily — x Amaryllis — e Spiderwort -- n Dwarf Penta — bf, e David Verity Cuphea — e, x Bat Face Cuphea -- x, e Pine Cone Shrimp Plant — hb, e Tall and Blue Spiderwort — n Mexican Mint Marigold — bf, x Favonia -- n, e Tecoma Stans -- x, n, x Gay Feather — n Salvia Indigo Spires -- x, e Butterfly Weed — x, bf Fireman's Cap -- x, e Liatris Spicata — x Cat's Whiskers Gaura -- n Drummond Turk's Cap -- n, bf, e Chile Pequin -- n, x, bf</p>	<p>GROUND COVERS Thyme – Creeping — e Sedum — n, e Australian Violet — e Strawberry Begonia (shade) — bf</p> <p>DWARF SHRUBS 3' - 5' Creeping Rosemary — e Upright Rosemary — e Pink Skull Cap Dwarf Barbados Cherry — bf, e, n Virginia Sweetspire — x, e Dwarf Wax Myrtle -- n, bf, e Roses: Antique roses — e Holly Fern — e Dwarf Yaupon Holly — e Lindheimer Muhly -- n Giant Liriope — e Palmetta Palm -- n, x, e</p>
<p>TALLER PERENNIALS 5' - 10' Angel's Trumpet — e Turk's Cap -- n, x, hb, bf, e Fire Spike — e Pride of Barbados — e Texas Star Hibiscus -- n, x Coral Bean — hb, bf, n, x Firebush -- x</p>	<p>LARGE SHRUBS 5' - 15' Yaupon Holly -- n, e Duranta — bf, e Bottle Brush — e Sasanqua Camellia — e Rusty Blackhaw Viburnum — sb, e, n Walter's Viburnum — sb, e Strawberry Euonymus — n Loropetalum — e Pineapple Guava — e Hummingbird Bush — hb, x Brunfelsia — e Sophora Tomentosa — e, n American Beauty — x, bf, n</p>

WETLANDS & BOG GARDEN PLANTS

Lady Fern
 Buttonbush, honey balls, globe flowers
 Southern Swamp lily, string lily
 Swamp sunflower
 Waterleaf, water olive
 Southern Blue Flag Iris
 White water lily
 Sensitive fern, bead fern, sympathy fern
 Cinnamon fern
 Royal fern
 Tuckahoe, arrow arum
 Pickerel weed
 Arrowhead, duck-potato, wapatu
 Lizardtail, water-dragon
 Houston meadow rue
 Virginia chain fern
 Swamp Sunflower

INVASIVE LIST PROHIBITED SPECIES *

Alligatorweed
 Giant reed, Giant cane
 Balloonvine, Love in a puff
 Japanese dodder
 Deep-rooted sedge
 Common Water Hyacinth
 Hydrilla
 Purple Loosestrife
 Melaleuca
 Eurasian Watermilfoil
 Water lettuce
 Kudzu
 Common Salvinia
 Giant Salvinia
 Brazilian Peppertree
 Tropical Soda Apple
 Chinese Tallow Tree

SPECIES OF CONCERN *

Elephant ear
 Privet, Japanese
 Privet, Chinese
 Vaseygrass

Source: Galveston Bay Estuary Program
www.gbep.state.tx.us

SMALL TREES 4'- 30'

Two Wing Silver Bell -- n, x
 Texas Persimmon -- n, bf, x, e
 Chinese Fringe Tree
 Native Fringe Tree -- n, s, x
 Button Bush -- n
 Parsley Hawthorne -- n, s
 Yaupon -- n
 Common Wax Myrtle -- n
 Texas Mountain Laurel
 Bay Laurel
 Common Vitex, Chaste Tree
 Possum Haw -- n
 Crepe Myrtle
 Duhoon Holly -- n
 Mexican Plum -- n, bf, x
 Anacacho Orchid Tree -- n
 Fireman's Cap
 Red Bud -- hb, x, n

SHADE TREES 30'+

Pecan Tree -- n, x
 Willow Oak -- n, bf, x
 Bur Oak -- n, bf, x
 White Oak -- n, bf, x
 Live Oak -- bf, e
 Nuttall Oak
 Monterrey Oak -- bf
 Swamp Chestnut Oak -- n, bf
 River Birch -- n, x
 Drummond Red Maple -- n, x
 Bald Cypress -- x
 Montezuma Cypress (no knees)
 Southern Magnolia -- s, e
 Black Gum -- n, s, x
 Loblolly Pine -- s, e

VINES

Cross Vine -- e
 Carolina Jasmine -- bf, e
 Star Jasmine -- e
 Dutchman's Pipe
 Orchid Vine -- e
 Coral Honeysuckle -- s, e
 Rangoon Creeper -- e
 Sky Flower Vine
 Coral Vine -- x
 Muscadine -- n, x
 Passion Vine (Purple) -- x

PLANT MATERIAL SUGGESTED READING & REFERENCES

Habit Gardening for Houston and Southeast Texas

Mark Bowen

Naturalistic Landscaping for the Gulf Coast

Mark Bowen

Native Texas Plants, Landscaping Region by Region

Sally Wasowski and Andy Wasowski

A Garden Book for Houston and the Gulf Coast

River Oaks Garden Club

Perennial Garden Color, Cottage Gardens, Old Roses and Companion Plants

William C. Welch

Southern Herb Growing

Madeline Hill and Gwen Barclay

Plant Dictionary, Feb. 9, 2004 (Draft Booklet)

Mark Fox Landscaping (Bacliff, Texas)

From A to Z: Perennial Plants for Galveston County (Booklet)

Texas Agricultural Extension Service (Dickinson, Texas)

A Guide to Invasive Plants of the Bay Area

Galveston Bay Estuary Program

Houston Garden Book

A Complete Guide to Gardening in Houston and the Gulf Coast

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

Standards for Preservation

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Standards for Restoration

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location

Standards for Reconstruction

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.