PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A03 | September 10, 2026 | 611 W 12th
HPO File #: HP2026_0242 | Houston Heights West

Applicant: Garrett Callen, architect for Caitlin Saunders, owner

Property: 611 W 12th Street, Lots 16, 17, and 18 / Tracts 16B, 17B, and 18B, Houston Heights Neighborhood Subdivision. The property is a 4,400 SF (100'x44') vacant interior lot.

Significance: non-contributing vacant lot, located in the Houston Heights West historic district.

Proposal: New Construction: Single Family Residence.

The project proposes a **two-story new construction single family residence** featuring painted siding with a brick water table, steel windows, and a standing-seam metal roof. The design includes screened porch areas on the first floor.

The main house has a **ridge height of approximately 27'-6" above natural grade**, with a **maximum eave height of 20'**. It contains **1,118 sq ft** of conditioned first-floor space and **859 sq ft** of conditioned second-floor space, for a **total conditioned area of 1,977 sq ft**.

A Separate application is submitted for **detached two-story garage** that is proposed to be located at the rear of the lot, constructed with compatible materials and a similar standing-seam roof. The garage includes **439 sq ft** on the first level and a **second-story garage apartment** also measuring **439 sq ft**, both excluded under the 528 sq ft accessory structure allowance. The garage roof reaches a **maximum ridge height of 26'.**

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

ITEM A03 | September 10, 2026 | 611 W 12th Street
HPO File #: HP2026_0242 | Houston Heights West

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
☒	☐	☐	(1)	The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; Front and side setbacks (**15', 5', and 10'**) match typical contributing structures and maintain the block's historic rhythm
☒	☐	☐	(2)	The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; The front window is larger than typical, but its proportions and detailing work within the overall façade and porch rhythm. Given the atypical context at the district's edge, this contemporary feature does not disrupt historic character.
☒	☐	☐	(3)	The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; and objects in the historic district; The scale and proportions of the new construction—including its width, roofline, height, eave height, foundation height, porch dimensions, and massing—are compatible with the range found in contributing structures. The atypical edge-of-district location further supports the proposed proportions.
☒	☐	☐	(4)	The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that; The height is within the typical range for the context area. The first-story proportions correspond to contributing one-story forms, with a second story appropriately scaled above. The site's transitional location at the district boundary allows the height to remain compatible without impacting the historic character.

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

HEIGHTS DESIGN GUIDELINES

☒ ☐ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

S D NA S - satisfies D - does not satisfy NA - not applicable

☒ ☐ ☐ Maximum Lot Coverage (Addition and New Construction)

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

Existing Lot Size: 4,400 SF

Max. Allowed: 1,963 SF

Proposed Lot Coverage: 1,118 SF

☒ ☐ ☐ Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 4,400 SF

Max. FAR Allowed: 2,112 SF

Proposed FAR: 1,997 SF

☒ ☐ ☐ Side Wall Length and Insets (Addition and New Construction)

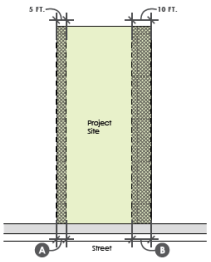
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

West Side Wall Length: 25'-4"
Inset depth on South side: 2'
Inset width on South side: 6'

East Side Wall Length: 25'-3"
Inset depth on North side: 2'
Inset width on North side: 8'

ITEM A03 September 10, 2026 611 W 12th Street
HPO File #: HP2026_0242 Houston Heights West

☒ ☐ ☐ Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

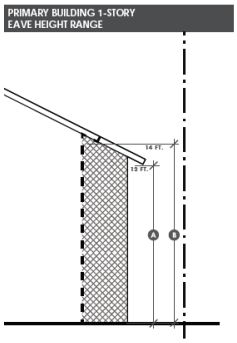
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed West side setback (1): 5’ Proposed East side setback (2): 10’

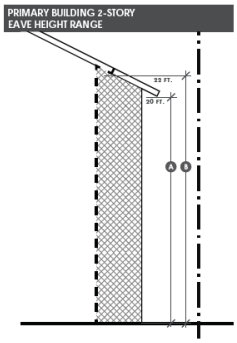
Cumulative side setback: 15’

☒ ☐ ☐ Eave Height (Addition and New Construction)

Proposed eave height: 20’



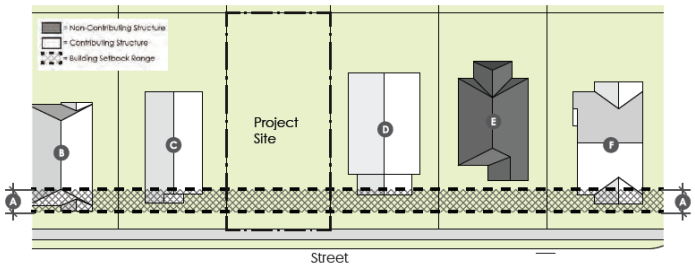
KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback



KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

ITEM A03 | September 10, 2026 | 611 W 12th Street
HPO File #: HP2026_0242 | Houston Heights West

☒ ☐ ☐ Front Setbacks (New Construction) The setback is the distance from the property line to the front wall, porch, or exterior feature.



Proposed front setback: 15'

KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

☒ ☐ ☐ Front Wall Width and Insets (New Construction)

MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
40 FT.	Maximum width of 1-story building for lots </= 50 ft wide
35 FT.	Maximum width of 2-story building for lots </= 50 ft wide
50 FT.	Maximum width of building for lots > 50 ft wide

Max front wall width: 17', Max front wall depth: 10'

☒ ☐ ☐ Front Porch Width and Depth (Addition and New Construction)

The width of a porch is measured between the corners of the porch foundation at the front of the porch. A front porch must be at least 6' deep.

Proposed front porch width: 10'-9"

PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

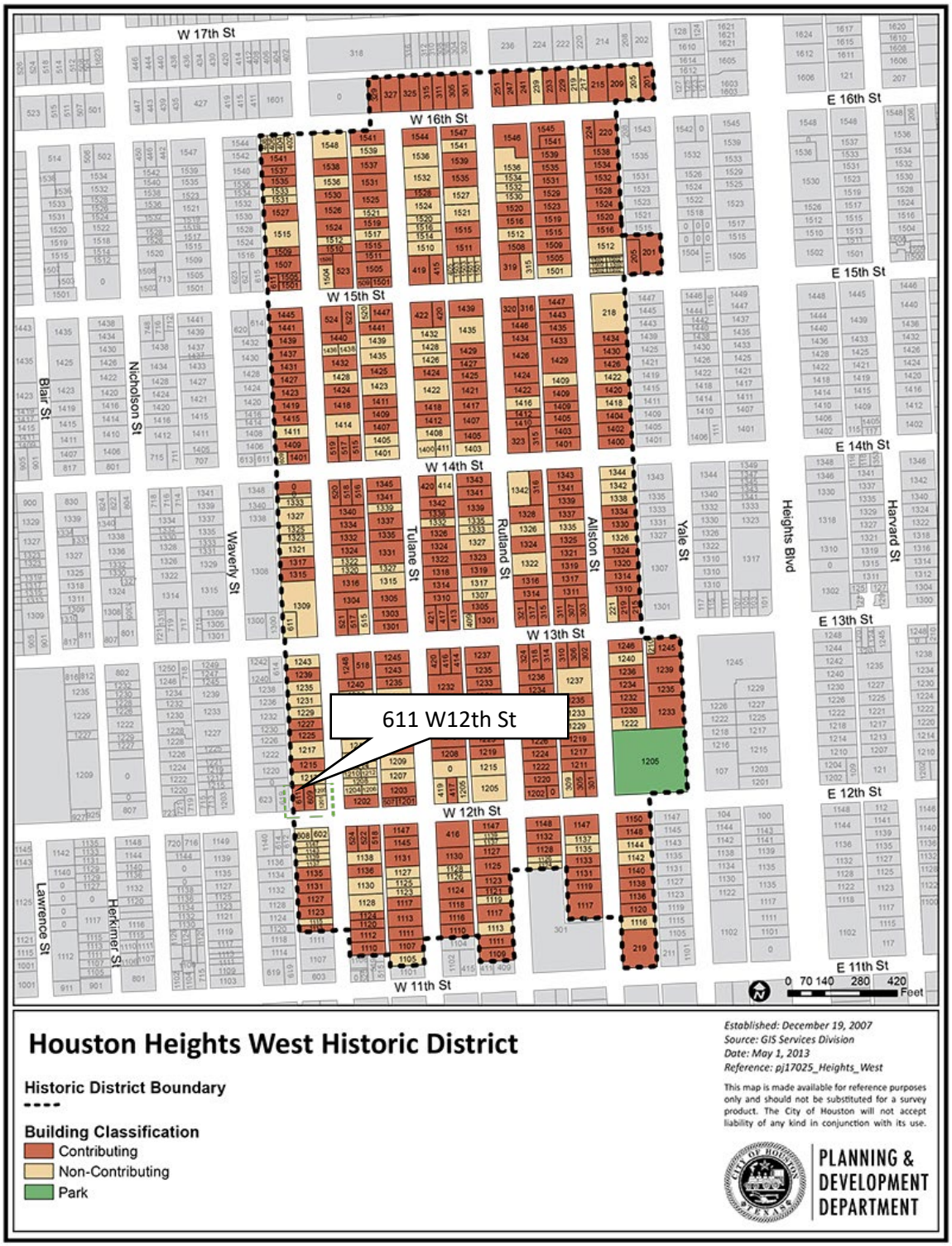
ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

CONTEXT AREA

Street Views

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

CONTEXT AREA ANALYSIS

524 W. 12TH STREET
Distance to front: 16'-1 3/4"

522 W. 12TH STREET
Distance to front: 15'-10 3/4" (at bay)
Distance to porch: 12'-9 3/4" (enclosed)

518 W. 12TH STREET
Distance to front: 12'-8 3/4"
Distance to porch: 15'-8 3/4" (at wall)

305 W. 12TH STREET
Distance to front: 15'-8 3/4" (at bay)
Distance to porch: 22'-8 3/4" (at wall)

417 W. 12TH STREET
Distance to front: 14'-9 3/4" (not including chimney projection)

301 W. 12TH STREET
Distance to front: 15'-8 3/4"
Distance to porch: 22'-5 3/4" (at wall)

609 W. 12TH STREET
Distance to front: 15'-8 1/2" (garage wall is flush)
Distance to porch: 9-1 1/2"

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

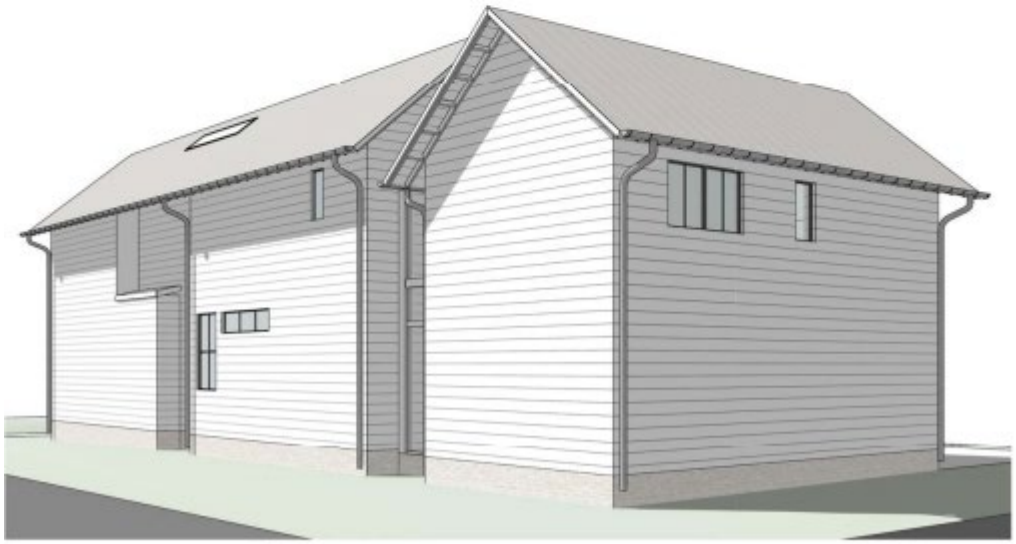
3D Views

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

NORTHWEST EXTERIOR PERSPECTIVE
3/16" = 1'-0"



NORTHEAST EXTERIOR PERSPECTIVE
N.T.S.

CERTIFICATE OF APPROPRIATENESS

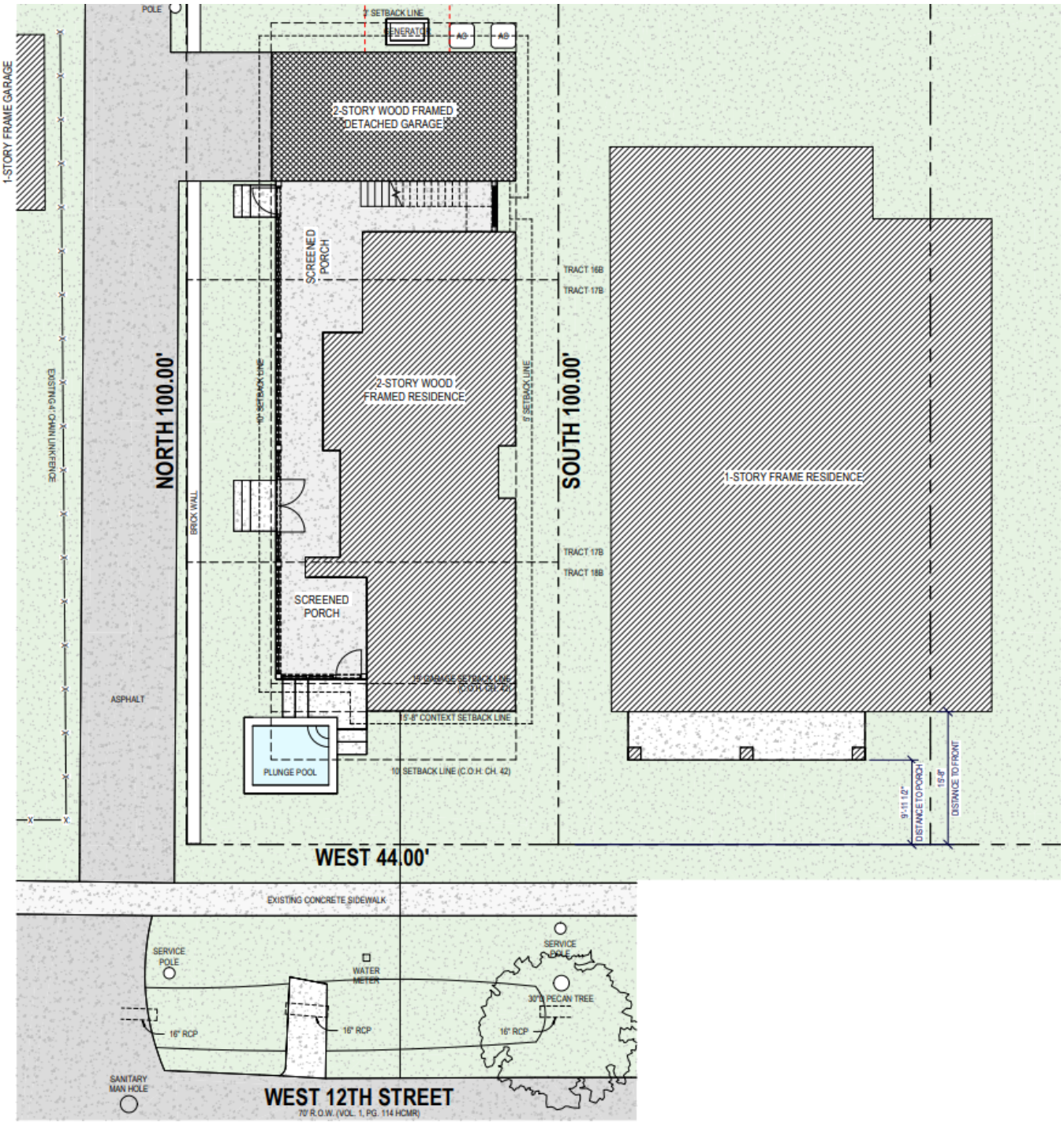
Reviewed by the Houston Archaeological and Historical Commission

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

SITE PLAN



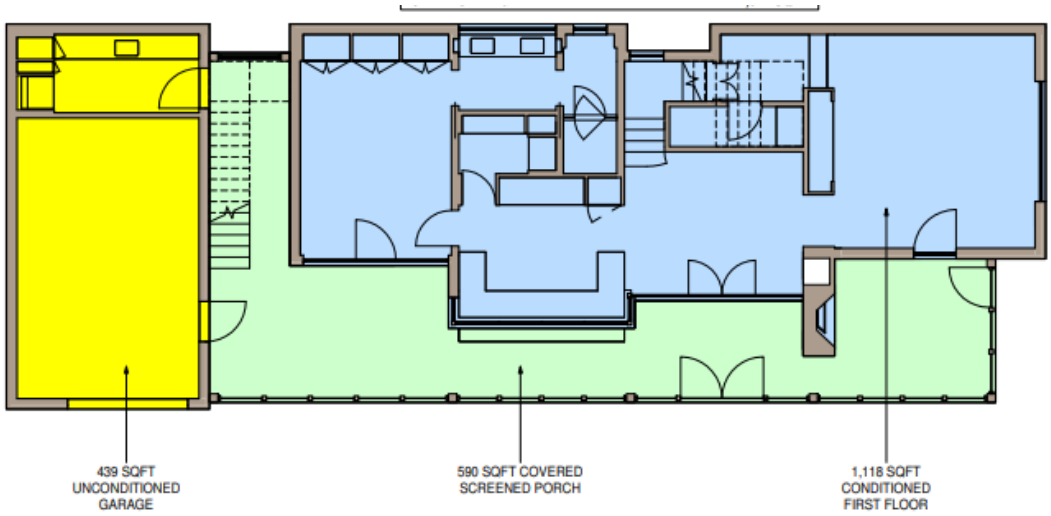
ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

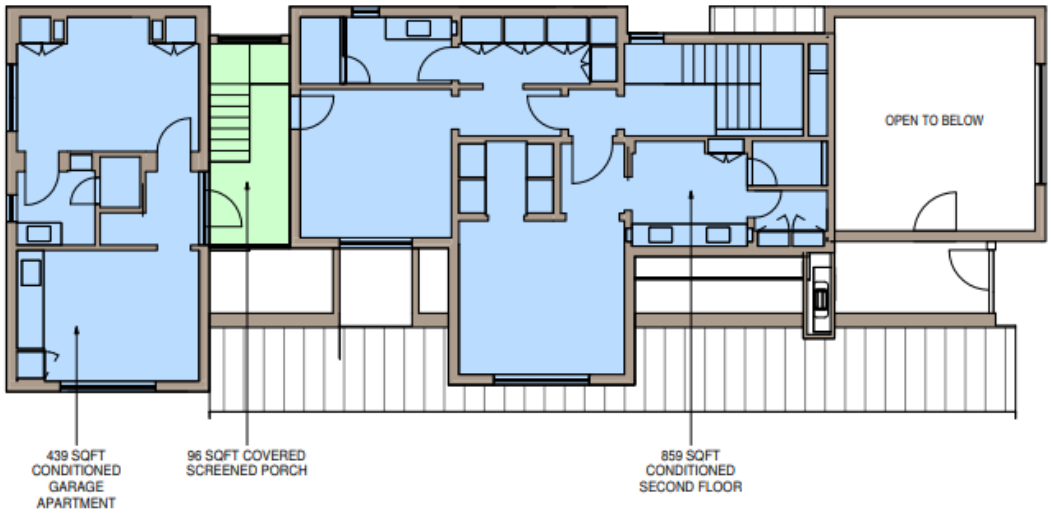
FLOOR PLANS

N



FIRST FLOOR AREA PLAN
1/8" = 1'-0"

CONDITIONED FIRST FLOOR:	1,118 SQFT
UNCONDITIONED FIRST FLOOR:	439 SQFT
CONDITIONED SECOND FLOOR:	859 SQFT
UNCONDITIONED SECOND FLOOR:	0 SQFT
COVERED FIRST FLOOR:	590 SQFT
UNCOVERED FIRST FLOOR:	0 SQFT
COVERED SECOND FLOOR:	96 SQFT
UNCOVERED SECOND FLOOR:	0 SQFT
TOTAL BUILDING AREA:	**1,977 SQFT**



SECOND FLOOR AREA PLAN
1/8" = 1'-0"

CERTIFICATE OF APPROPRIATENESS

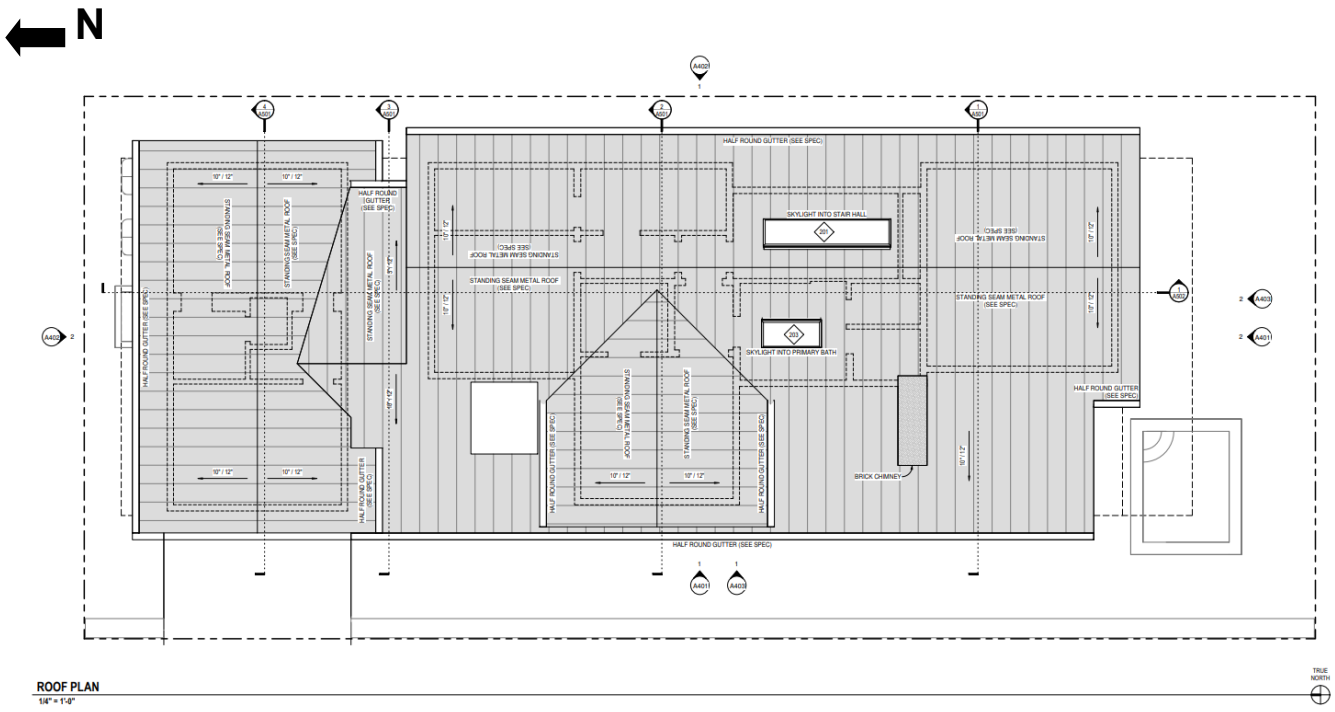
Reviewed by the Houston Archaeological and Historical Commission

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

ROOF PLAN



ROOF PLAN
1/4" = 1'-0"

CERTIFICATE OF APPROPRIATENESS

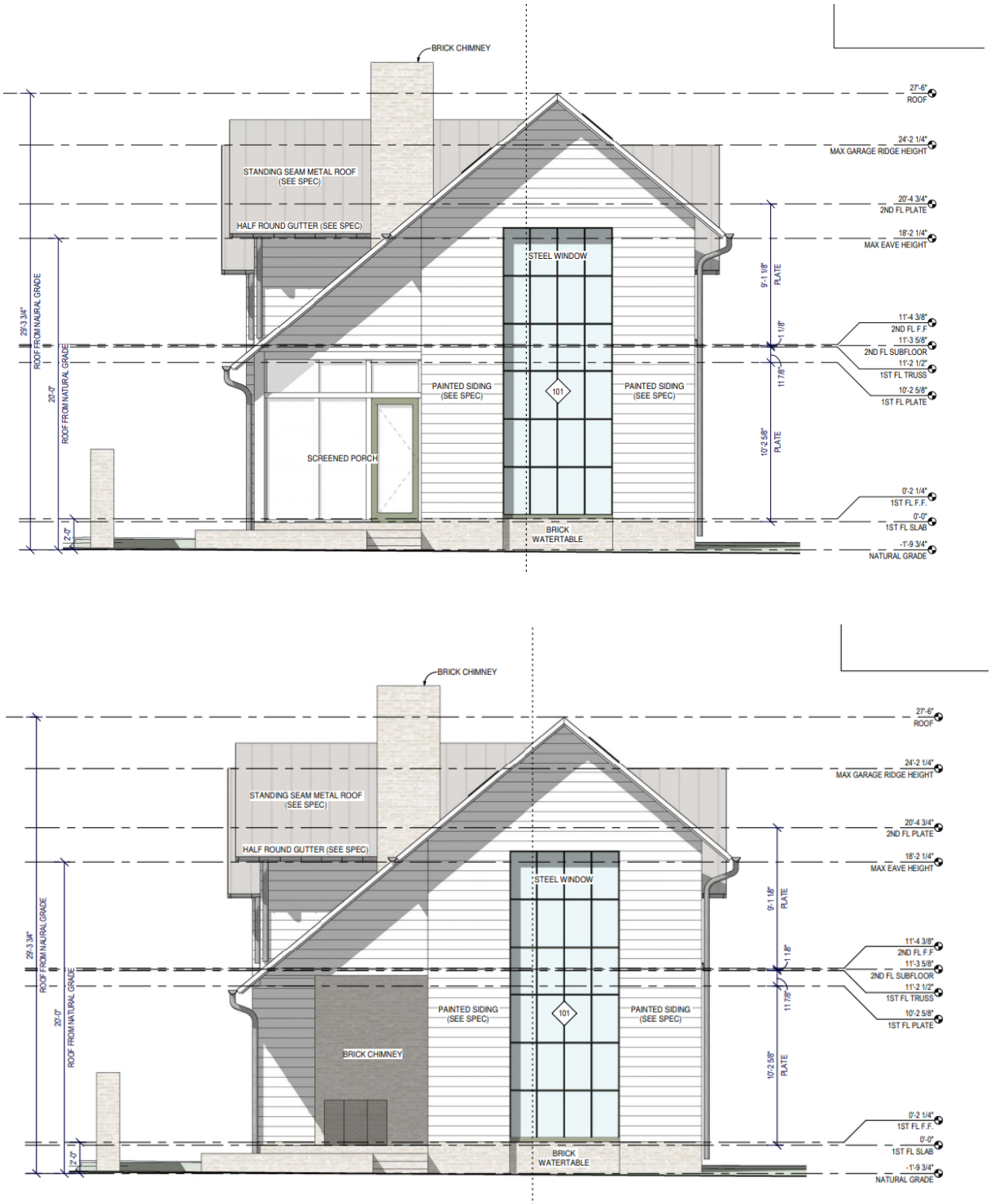
Reviewed by the Houston Archaeological and Historical Commission

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

FRONT SOUTH ELEVATION

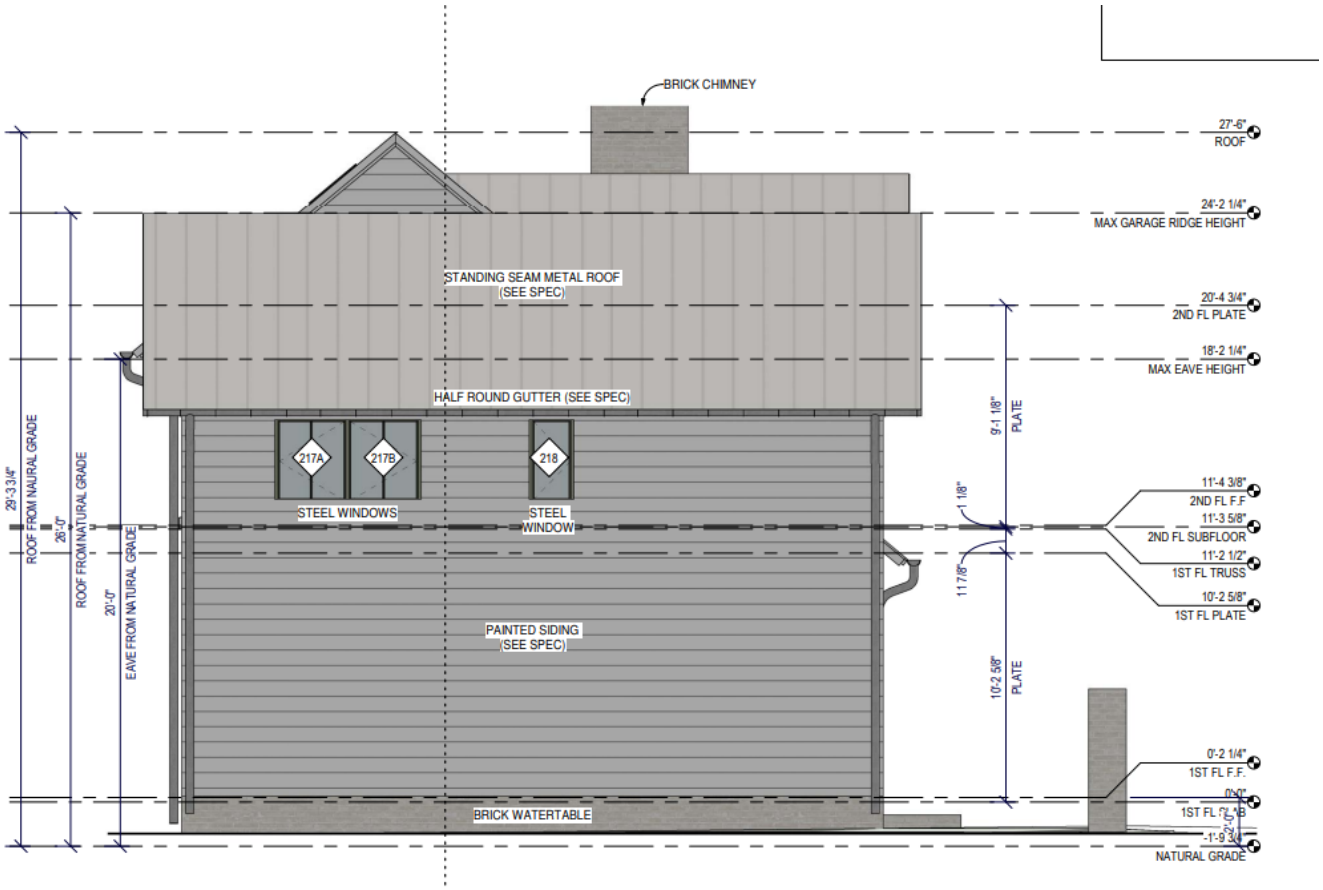


ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

REAR SOUTH ELEVATION



CERTIFICATE OF APPROPRIATENESS

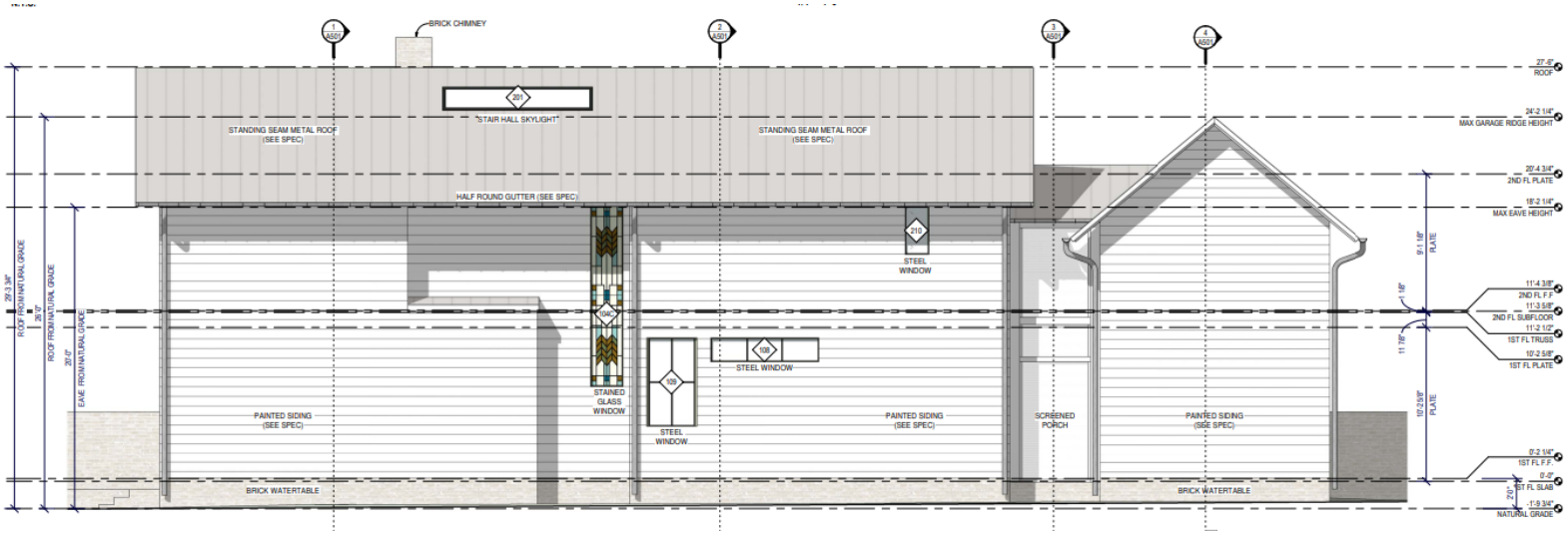
Reviewed by the Houston Archaeological and Historical Commission

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

SIDE (EAST) ELEVATION



SIDE (WEST) ELEVATION

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

WINDOW & DOOR SCHEDULES

FIRST FLOOR WINDOW SCHEDULE

WINDOW SCHEDULE FIRST FLOOR

NUMBER	TYPE	FRAME SIZE		MANUFACTURER	REMARKS
		WIDTH TEXT	HEIGHT TEXT		
101	101	7' - 1"	16' - 5 1/4"		
104C	101	2' - 10"	6' - 7 3/4"		ALLOWANCE TO BE GIVEN
105A	101	1' - 8 1/2"	4' - 2 1/2"		
105B	101	1' - 8 1/4"	4' - 2 1/2"		
105C	101	1' - 8 1/4"	4' - 2 1/2"		
105D	101	1' - 8 1/4"	4' - 2 1/2"		
105E	101	1' - 8 1/4"	4' - 2 1/2"		
105F	101	1' - 8 1/2"	4' - 2 1/2"		
108	101	7' - 3"	1' - 8 1/2"		
109	101	2' - 10"	6' - 7 3/4"		

SECOND FLOOR WINDOW SCHEDULE

WINDOW SCHEDULE SECOND FLOOR

NUMBER	TYPE	FRAME SIZE		MANUFACTURER	REMARKS
		WIDTH	HEIGHT		
201	24	2' - 6"	10' - 0"		
203	25	2' - 6"	4' - 6"		
206	101	3' - 3 7/8"	5' - 10"		
210	101	1' - 5 1/2"	3' - 4 1/4"		
216	101	7' - 0 1/8"	5' - 10"		
217A	101	2' - 10"	3' - 4 1/4"		
217B	101	2' - 10"	3' - 4 1/4"		
218	101	1' - 5 1/2"	1' - 8 1/2"		

EXTERIOR DOOR SCHEDULE

EXTERIOR DOOR SCHEDULE FIRST FLOOR

NUMBER	TYPE	LEAF SIZE		THICKNESS	MANUFACTURER	REMARKS
		WIDTH	HEIGHT			
101		6'-2 1/4"	8'-0" 7/8"			
102		3'-7 1/2"	8'-0"'			
103		3'-1 3/8"	8'-0"'			
104		12' - 10"	4' - 0 1/4"			DOUBLE, 3'-0" LEAF
106		2' - 6"	7' - 0"			
107A		0' - 0"	0' - 0"			
107B		10' - 9"	7' - 1 7/8"			3'-0" LEAF
108		2' - 8"	7' - 0"			
109		2' - 8"	7' - 0"			
110		2' - 4"	7' - 0"			
111A		3' - 0"	7' - 0"			
112		3' - 0"	7' - 0"			
112B		9' - 0"	9' - 0"			

EXTERIOR DOOR SCHEDULE SECOND FLOOR

NUMBER	TYPE	LEAF SIZE		THICKNESS	MANUFACTURER	REMARKS
		WIDTH	HEIGHT			
202		3' - 0"	7' - 0"			
203		2' - 6"	7' - 0"			
204		2' - 0"	7' - 0"			
205		2' - 0"	7' - 0"			
208		2' - 6"	7' - 0"			
210		2' - 6"	7' - 0"			
211		2' - 0"	7' - 0"			
212		2' - 6"	7' - 0"			
213		5' - 3 3/4"	3' - 1 7/8"			3'-0" LEAF
215		5' - 4 3/4"	7' - 0"			3'-0" LEAF
217		2' - 6"	7' - 0"			
218		2' - 6"	7' - 0"			
219		2' - 0"	7' - 0"			

ITEM A03
HPO File #: HP2026_0242

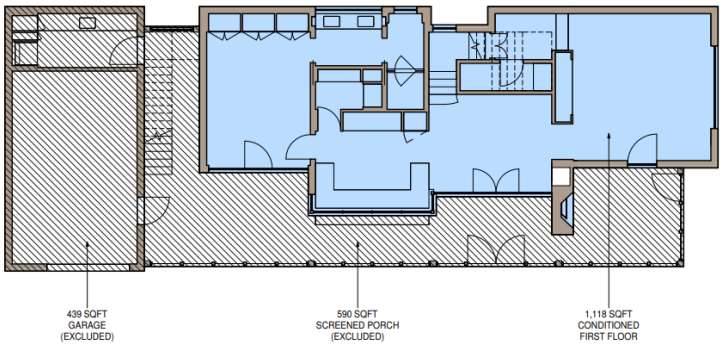
September 10, 2026

611 W 12th Street
Houston Heights West

AREA CALCULATIONS

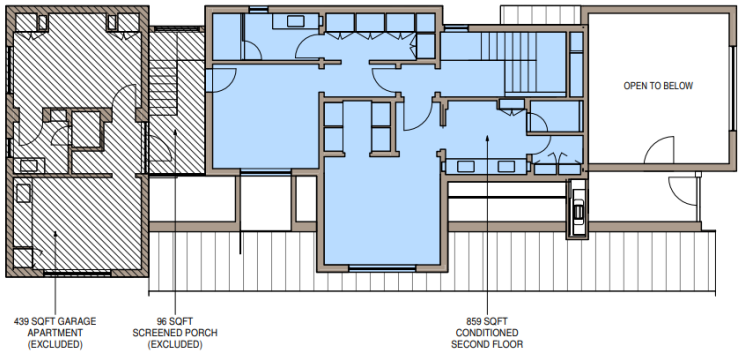
N

CONDITIONED FIRST FLOOR:	1,118 SQFT
CONDITIONED SECOND FLOOR:	859 SQFT
GARAGE (EXCLUDED UNDER 528 SQFT):	439 SQFT
SCREENED PORCH (EXCLUDED):	686 SQFT
GARAGE APT (EXCLUDED UNDER 528 SQFT):	439 SFQT
MAX BUILDING AREA = 4,400 SQFT LOT X 48%:	**2,112 SQFT**
TOTAL BUILDING AREA:	**1,977 SQFT**



FIRST FLOOR MAX BUILDING AREA PLAN
1/8" = 1'-0"

CONDITIONED FIRST FLOOR:	1,118 SQFT
CONDITIONED SECOND FLOOR:	859 SQFT
GARAGE (EXCLUDED UNDER 528 SQFT):	439 SQFT
SCREENED PORCH (EXCLUDED):	686 SQFT
GARAGE APT (EXCLUDED UNDER 528 SQFT):	439 SFQT
MAX BUILDING AREA = 4,400 SQFT LOT X 48%:	**2,112 SQFT**
TOTAL BUILDING AREA:	**1,977 SQFT**



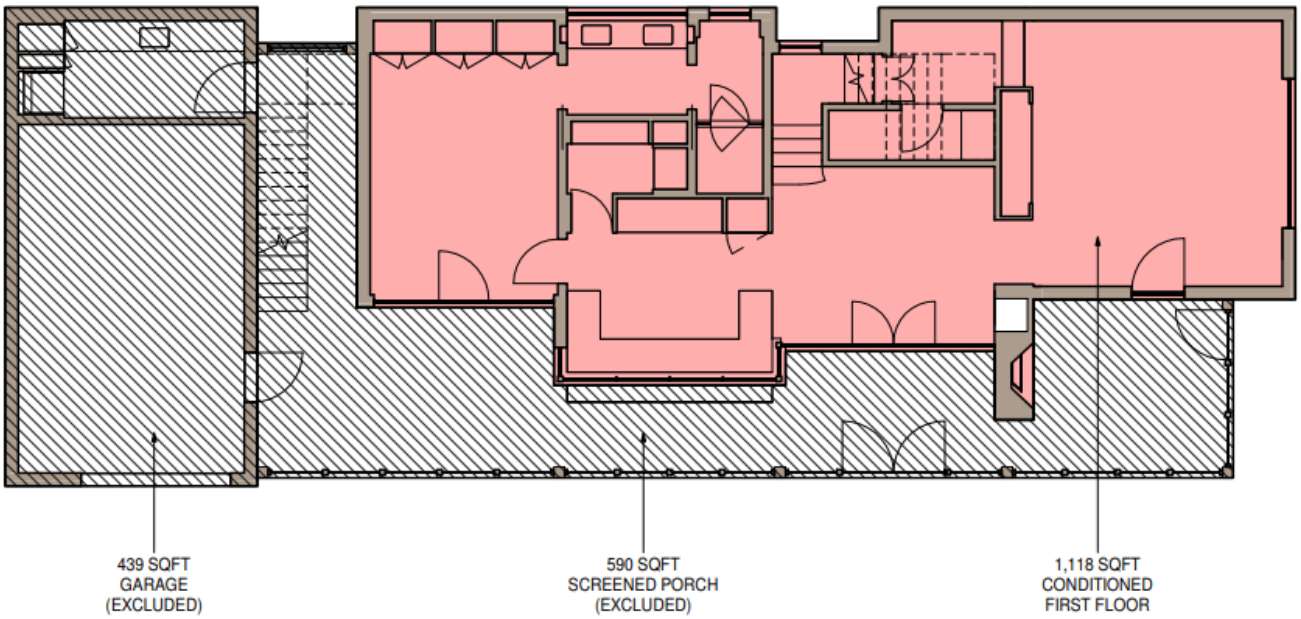
SECOND FLOOR MAX BUILDING AREA PLAN
1/8" = 1'-0"

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

611 W 12th Street
Houston Heights West

CONDITIONED FIRST FLOOR:	1,118 SQFT
GARAGE (EXCLUDED UNDER 528 SQFT):	439 SQFT
SCREENED PORCH (EXCLUDED):	590 SQFT
MAX LOT COVERAGE = 4,400 SQFT LOT X 44%:	**1,936 SQFT**
TOTAL BUILDING AREA:	**1,118 SQFT**



LOT COVERAGE AREA PLAN

1/8" = 1'-0"

HOUSTON HEIGHTS DESIGN GUIDELINES

PAGE 1-17

NEW CONSTRUCTION

Historic districts can change over time and still retain the qualities that make the area historically, culturally, and architecturally significant. For the purposes of this document, "new construction" means an entirely new building or structure, rather than an addition. The construction of any new building or structure within a historic district requires a Certificate of Appropriateness.

The City of Houston's historic preservation ordinance establishes clear requirements for new construction within a historic district. These rules seek to differentiate old from new, while ensuring that all buildings within the district are compatible with one another.

A contemporary infill house in a historic district in Little Rock, Arkansas

Accommodating Contemporary Design in Historic Districts

Many changes can take place within a historic district. New construction, alterations to existing buildings or structures, and other changes can all affect the character of a historic district. The Planning staff and members of the HAHC are charged with determining whether those alterations are *compatible* with the district — in other words, whether the proposed change preserves the character of the district.

Compatibility does not require new buildings to mimic historic properties. In fact, the City encourages contemporary design within its historic districts. When a new building is constructed, its design should relate to historic buildings in the area through mass, form, scale, proportion, siting, and materials, but a new building should be "of its own time."

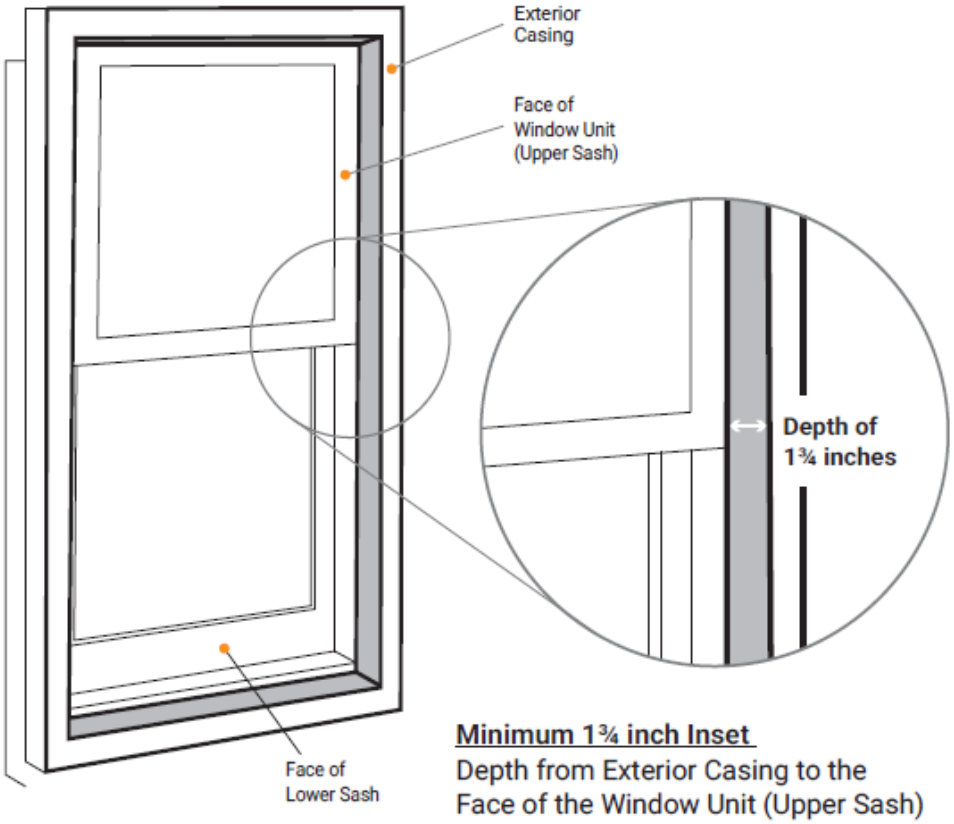
New buildings can relate to historic buildings in the context area by being similar to:

- The way contributing buildings (and their front doors) are oriented to the street
- The basic forms and materials of contributing buildings
- The height of contributing buildings' foundations, porches, eaves, and walls
- The arrangement of windows and doors on the front of contributing buildings

These basic design elements are more important than the details of individual architectural styles. As a result, new buildings can be compatible with the historic district even when they are clearly of contemporary design and construction.

Note: The information on this page is taken directly from the City's historic preservation ordinance and was accurate at the time of publication. Please check with the Historic Preservation Office staff to ensure that you are using the most current ordinance criteria.

Historic Window Standard: New Construction & Replacement



Minimum 1¾ inch Inset
Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1 (equally horizontally divided)

1¾ inch minimum inset for Fixed Window

For more information contact:
Houston Office of Preservation
832-393-6556
historicpreservation@houstontx.gov

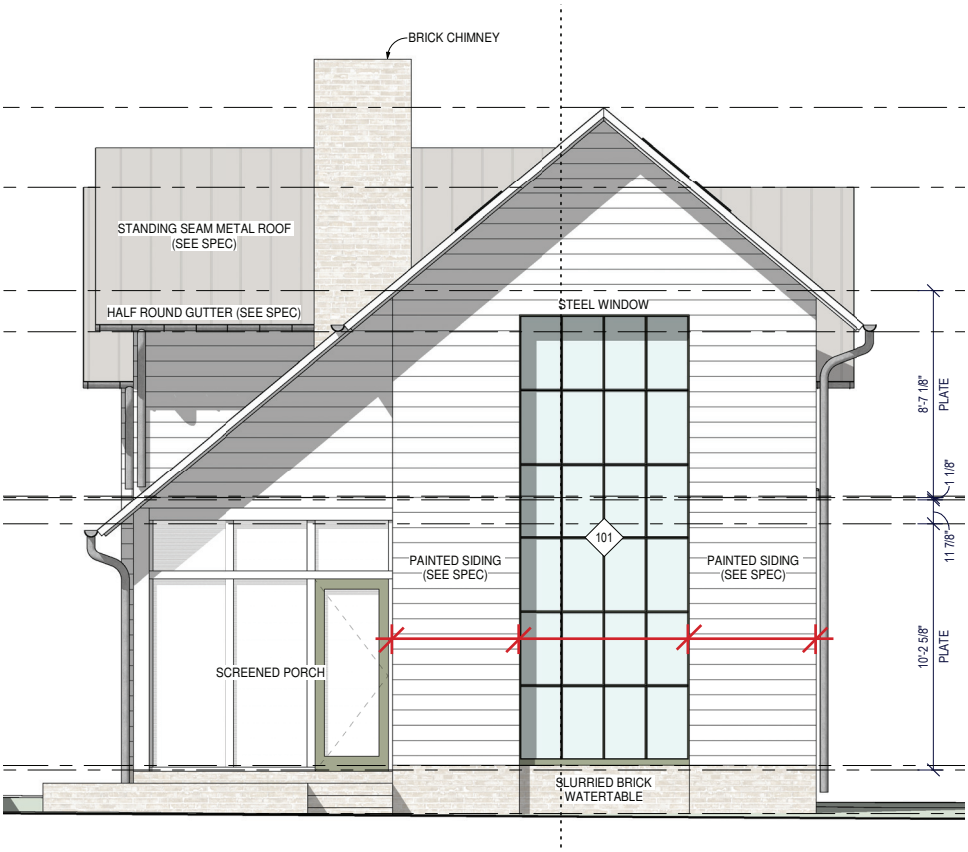
City of Houston | Planning and Development | Houston Office of Preservation

ITEM A03
HPO File #: HP2026_0242

September 10, 2026

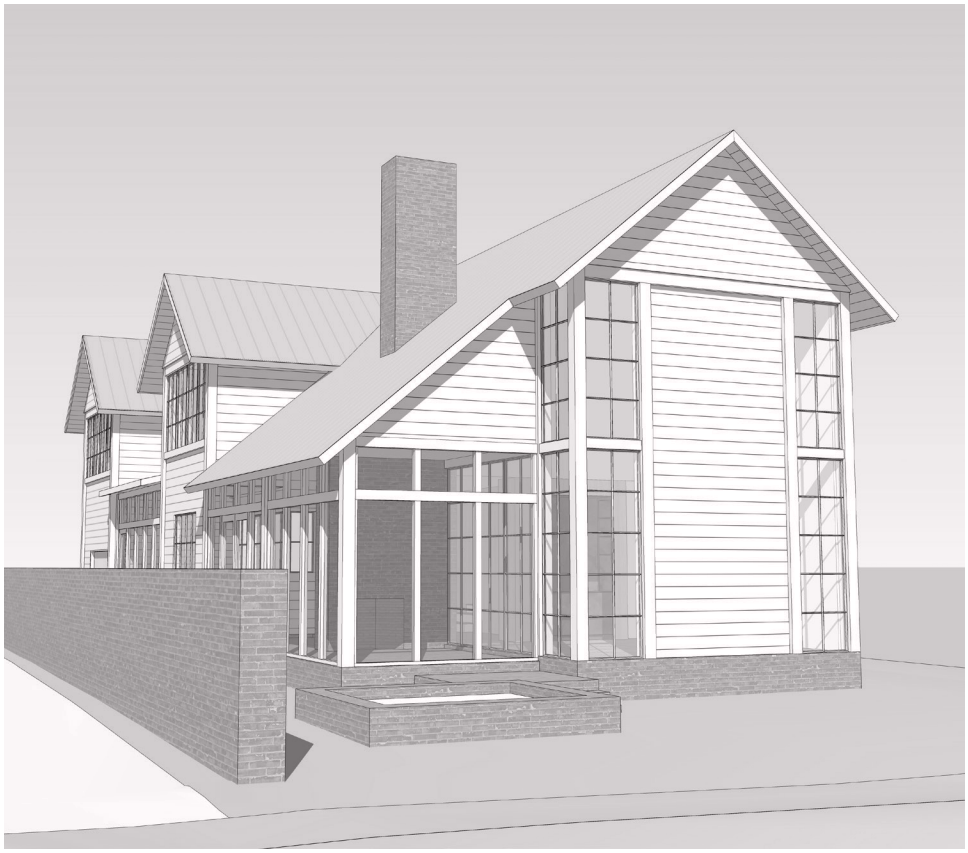
611 W 12th Street
Houston Heights West

APPLICAN'T SUPPORTING MATERIAL



Current scheme for 611 W 12th - Front facing window proportions similar to context

301 W 12th St (Contributing) - Similar front facing window proportion to proposed design of 611 W 12th St



Earlier scheme for 611 W 12th - We felt this scheme didn't compliment the historic district context

Large front facing windows

1427 Allston St (built in 2019) - Houston Heights East Historic District (Non-Contributing)

Large front facing windows

1435 Rutland St (built in 1996) - Houston Heights East Historic District (Non-Contributing)

1149 Waverly St (built in 2022) - Catty corner from 611 W 12th St (not in Houston Heights Historic District)

Although this house is outside of the historic district, the massing and window proportions are similar to the proposed scheme for 611 W 12th St

NEW CONSTRUCTION

Historic districts can change over time and still retain the qualities that make the area historically, culturally, and architecturally significant. For the purposes of this document, "new construction" means an entirely new building or structure, rather than an addition. The construction of any new building or structure within a historic district requires a Certificate of Appropriateness.

The City of Houston's historic preservation ordinance establishes clear requirements for new construction within a historic district. These rules seek to differentiate old from new, while ensuring that all buildings within the district are compatible with one another.

A contemporary infill house in a historic district in Little Rock, Arkansas

Accommodating Contemporary Design in Historic Districts

Many changes can take place within a historic district. New construction, alterations to existing buildings or structures, and other changes can all affect the character of a historic district. The Planning staff and members of the HAHC are charged with determining whether those alterations are *compatible* with the district — in other words, whether the proposed change preserves the character of the district.

Compatibility does not require new buildings to mimic historic properties. In fact, the City encourages contemporary design within its historic districts. When a new building is constructed, its design should relate to historic buildings in the area through mass, form, scale, proportion, siting, and materials, but a new building should be "of its own time."

New buildings can relate to historic buildings in the context area by being similar to:

- The way contributing buildings (and their front doors) are oriented to the street

these rules seek to differentiate old from new, while ensuring that all buildings within the district are compatible with one another.

historic district in Little Rock, Arkansas

Accommodating Contemporary Design in Historic Districts

Many changes can take place within a historic district. New construction, alterations to existing buildings or structures, and other changes can all affect the character of a historic district. The Planning staff and members of the HAHC are charged with determining whether those alterations are *compatible* with the district — in other words, whether the proposed change preserves the character of the district.

Compatibility does not require new buildings to mimic historic properties. In fact, the City encourages contemporary design within its historic districts. When a new building is constructed, its design should relate to historic buildings in the area through mass, form, scale, proportion, siting, and materials, but a new building should be "of its own time."

New buildings can relate to historic buildings in the context area by being similar to:

- The way contributing buildings (and their front doors) are oriented to the street
- The basic forms and materials of contributing buildings
- The height of contributing buildings' foundations, porches, eaves, and walls
- The arrangement of windows and doors on the front of contributing buildings

These basic design elements are more important than the details of individual architectural styles. As a result, new buildings can be compatible with the historic district even when they are clearly of contemporary design and construction.

The mass and scale of these new infill buildings would be appropriate in some Houston Heights contexts.

This house uses new interpretations of classic Craftsman details. (Photo courtesy of Studio Z Architecture.)

7.1 Design a new building to reflect contemporary trends in architecture.

New construction should reflect the time period in which the building is built. While many people think that new buildings in a historic district should look "historic," best practices in historic preservation — in place for more than 50 years, and applied all over the United States — encourage new buildings and additions to look new.

Designs should be "differentiated but compatible." Attempts to design new "historic" buildings often fail because of inaccurate scale, proportions, and detailing. In addition to failed recreations of historic buildings, even an accurate design of a historic style is inappropriate since it confuses history and the understanding of the district.

Instead, new buildings and additions or changes to noncontributing structures should either incorporate new design elements with traditional building forms, or utilize traditional design elements but apply those to unconventional or contemporary building forms. Either approach, if executed well, can result in the design being compatible with the context area but still easily identifiable as new.

- Use materials that are similar in dimensions, profile, and finish to traditional materials.
- Do not use materials that only approximate the look of traditional building elements, such as faux window sills that are flush with the wall.
- Use new interpretations of porch columns, railings, windows, and doors to distinguish new construction from older buildings.
- Use contemporary designs for skirting or screening a foundation, but install the screening in a traditional manner.
- Use simple roof forms of moderate pitch.

No specific architectural styles are required.

Use materials that are similar in dimensions, profile, and finish to traditional materials.

Differentiation

A new building should be compatible with, but differentiated from, the existing contributing buildings in the context area. This can be accomplished by making the mass, scale, and proportions of the new building compatible. If that is accomplished, more contemporary elements can be appropriate.

7.4 Consider using the following options to differentiate a new building.

- Siding materials, profiles, sizes, or patterns that are not traditional
- Design features, such as columns, which are abstracted versions of traditional designs
- Non-traditional window types, sizes, or styles

Wall Cladding

The structural wall system of a modern building or addition is covered with some form of cladding for both functional and decorative purposes. Wall cladding protects the interior of a building from weather and gives a building much of its character. Typical wall materials used today include siding, brick veneer, and stucco.

Siding

Siding is often identified by its *profile*, or the shape of the cut end of a board. Some particularly distinctive shapes are clapboard, beveled, rabbeted bevel (aka Dolly Varden), Dutch lap, drop, and shiplap siding. The 117 and 105 profiles are particularly common designs in many of Houston's historic districts. The size of the *reveal* (the portion of the siding board that is visible) and the finish of the siding, whether smooth or textured, also contribute to the overall visual impact of siding.