



## WINLOW PLACE DESIGN GUIDELINES

Winlow Place is a residential subdivision of Houston developed in the mid 1920's. It is an eclectic blend of one – and two-story single family to duplex to four-plex buildings, along with more recent multi-family structures. Unifying the blend of building types and styles are two factors that form the basis for the overall character. One is the original deed restrictions. The restrictions established the grid street plan, lot shape and size, building setbacks, use and orientation of the buildings and exterior building materials. Second are the styles and features of the buildings themselves. Whether of the Period Revival style (primarily Colonial, Classical and Tudor) or of the Craftsman brick bungalow style, the buildings share a similar scale, proportion, massing and rhythm.

The purpose of these design guidelines is to preserve the character of Winlow Place. They primarily address what is viewed from the street by the passerby. The physical elements that unite the neighborhood are identified and suggestions are made to see that they are not destroyed. Guidelines are a valuable tool for owners of altered buildings who wish to return them to their original appearance and for owners who wish to update existing buildings or build anew to harmonize with the neighborhood. Guidelines, while not enforceable, are particularly important for Winlow Place because the renewed deed restrictions of 1975 allowed exemptions to property owners who chose not to adhere to them. The end result of a unified neighborhood is a sense of community and maintained property values.

### EXTERIOR WALLS

Original building materials should not be covered. Some synthetic sidings can cause moisture related problems behind the siding. In addition, the depth of shadow lines around door and windows is changed.

#### Masonry:

1. Preserve decorative features of masonry walls such as brick patters, keystones, porch walls, corbels and brackets.
2. Masonry walls should be cleaned with the gentlest methods possible, generally with bristle brushes and low pressure water or steam, and only after assuring that gaps and cracks are filled in. Never sandblast masonry.
3. Painting of masonry is discouraged unless walls have already been painted.
4. Mortar repairs and repointing should duplicate the original mortar in color and composition, strength and texture. Mortar joints should match the original in width and profile.

#### Wood:

1. Protect wood features and siding with coatings or paint. Repair deteriorated wood wherever feasible; replacements should match the original lap dimensions and material.

### ROOFS

The original roof pitch and roof lines should be preserved. Roof additions such as dormers and skylights should not be visible from the street. See Additions section for changes to roof shapes. When replacing roofs, match the original in material and color.

### WINDOWS

1. Maintain the original window proportions and scale. Most windows in Winlow Place are vertically oriented, double-hung, one over one or multi-pane.
2. Do not change the size or location of the original openings. Avoid blocking of existing windows.
3. The replacement of window elements such as sashes, frames, sills, heads, and jambs should duplicate the original. Aluminum windows are inappropriate.
4. Clear paned, non-tinted glass should be used.
5. Window screens should have narrow perimeter framing which conforms to the window sash. Horizontal rails of the screen should align with the meeting rail of the window. Wood screen frames are historically accurate, but if aluminum is used, the frames should be anodized or painted so that raw aluminum is not visible.
6. Burglar bars, if necessary, should be installed inside windows to minimize visual impact from the street.

### ENTRANCES AND PORCHES

1. Porches are an integral part of many of the houses in Winlow Place. Efforts should be made to preserve the original materials and configurations. Enclosing porches is discouraged; however, recessing



such enclosures from the front face of the porch so that they recede into the shadows will reduce the impact from the street.

2. Original steps should be retained and repaired. Replacements, if necessary, should maintain the original in massing and material.
3. Preserve the original porch walls, posts and railings and replace in kind when necessary.
4. Avoid using wrought iron posts and railings on porches. Some homes in Winlow Place have iron railings or balustrades on the steps leading to the porch. Protect these railings with appropriate paint.
5. Original doors and entranceways should be maintained. When door replacement is required, replacement should be of a style and material compatible with the architectural style of the house. Avoid changing the locations, size and proportions of the door and door openings.

#### FENCES AND YARDS

1. The 1924 deed restrictions forbade fencing nearer than 65 feet to the front property line. Fencing of the front yard should not interrupt the view of the streetscape.
2. Solid fencing such as wood, brick or concrete, as well as hedges, which extend into the front building setback should not be more than three feet in height.
3. The use of chain link fencing in front yards is discouraged. Wrought iron and low wood picket fences are considered appropriate.
4. The original driveways were paved concrete, frequently with a center median of grass. The original location, width and material of the driveways should be preserved.

#### ADDITIONS/ALTERATIONS

1. Additions to existing buildings should be set back from the primary facades to allow the original proportions and character to dominate. They should be compatible in size and scale, with similar roof pitch and shapes to the main buildings.
2. Additions should be recognized as products of their own time; there should be a subtle difference between the old and new. They should be reversible, so that future owners could restore the building to its original form if desired. Avoid destroying or obscuring original significant features of the building.
3. Older additions may have achieved historic significance in their own right and may merit preservation. Additions that are not historically significant may be removed.

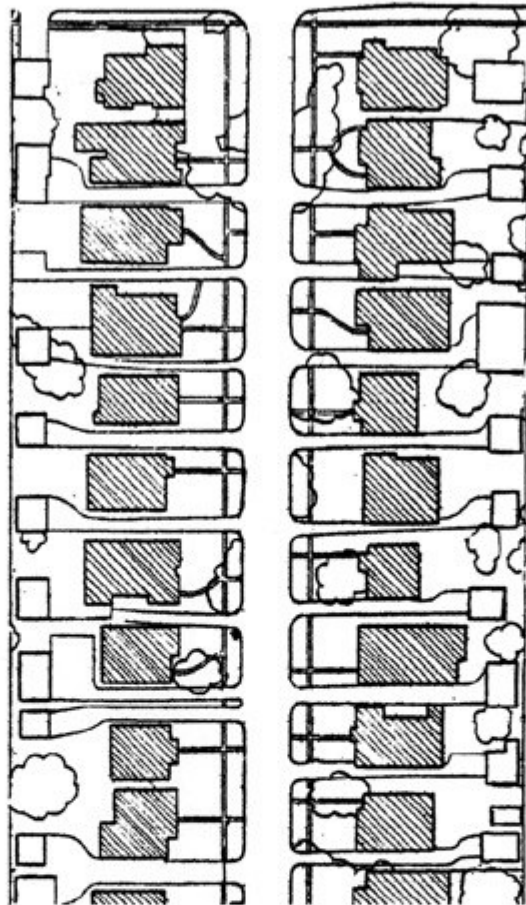
#### NEW CONSTRUCTION

New construction should be compatible with the surrounding buildings, and yet should not be so identical as to confuse the historical development of the neighborhood. All new construction should be designed to harmonize the predominant characteristics of the neighborhood in height, setback, scale, size, proportions, materials and color. The height of the foundation should align with the neighboring buildings. The building height should reflect the dominant roof cornice and porch eaves of the neighboring buildings. The proportion of windows to walls should be similar to surrounding structures. Orient the main entrance of the building to the street.



The repetition of key elements unify the street-scape in Winlow Place. Rhythm is achieved by similar lot size and shape, narrow spacing between buildings, the spacing of buildings from the street, and the alternation of lawns and driveways leading to rear garages.

These and other important elements that should be preserved to maintain the character of Winlow Place are indicated at right and below.



Buildings are set back from the street a similar distance

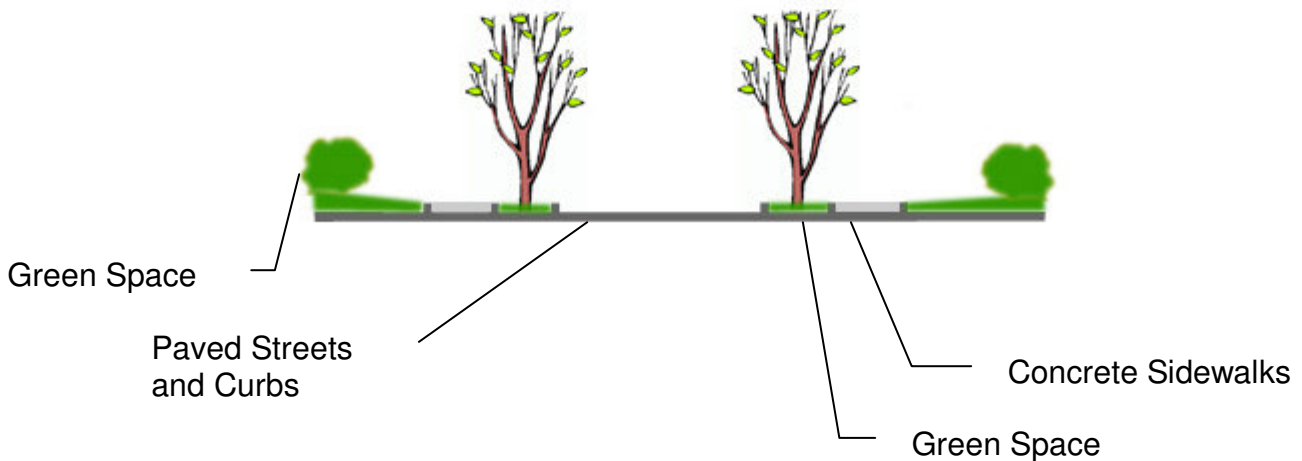
Narrow Rectangular lots

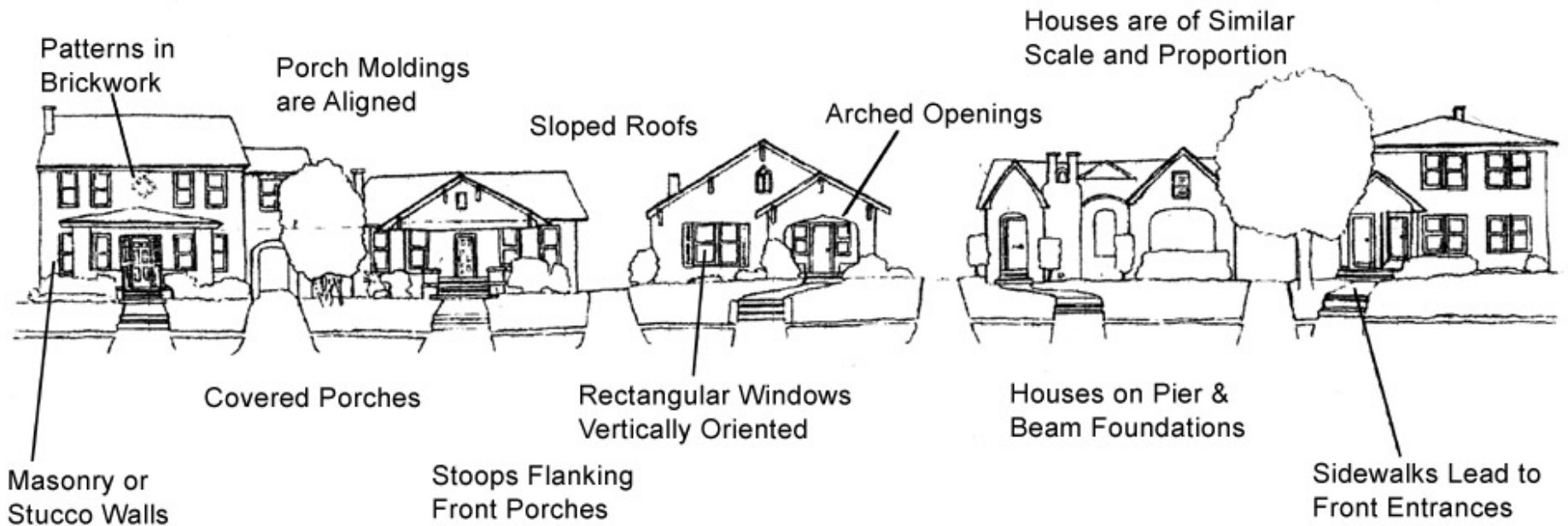
Close spacing between buildings

Garages located to the rear of lots

Fences set back a similar distance from property lines

Grassy front lawns providing sense of community







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