

League City Historic District
**DESIGN & MATERIALS
GUIDELINES**



It is the Intent of the Design and Materials Guidelines to encourage the District resemble a historic setting before 1940 – not to replicate this time period exactly as it was. The Vision of the Guidelines is 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.

Adopted by Resolution 2008-53 on December 9, 2008

ClearCreek
ARCHITECTS

April 17, 2008

League City Historic District
DESIGN & MATERIALS GUIDELINES



Residential

New Construction, Addition and Renovation

<p>EXTERIOR MATERIALS Match, as closely as possible, existing or similar to those commonly used in the District before 1940.</p>	<p>Examples</p>
<p>Vertical Surfaces</p> <ul style="list-style-type: none"> • Siding & Trim: Wood or fiber cement boards, in lap, flush, drop, butt or batten configurations. • Brick: Period or Antique, other as approved by Historic Commission. • Stone. Austin, River, other as approved by Historic Commission 	
<p>Roof:</p> <ul style="list-style-type: none"> • Metal • Cement fiber • Composition (dimensional) • Awnings fabric or metal <p>Roof Shape</p> <ul style="list-style-type: none"> • Gable • Hip • Combination of Hip/Gable <ul style="list-style-type: none"> • Flat roofs as approved by the Historic Commission • No overly complex roofs as approved by the Historic Commission 	
<p>INTERIORS No District Requirements</p>	

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Residential

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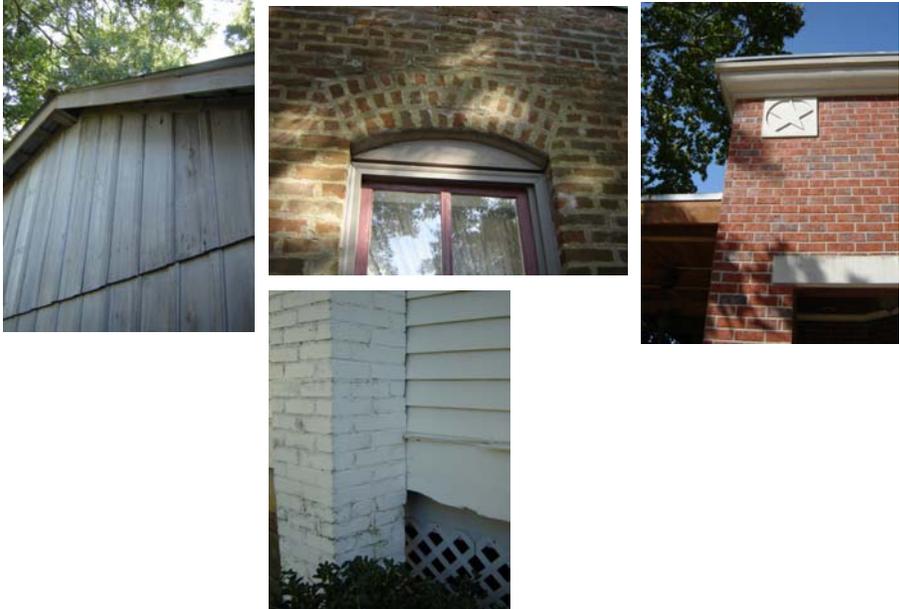
EXTERIOR MATERIALS	Examples
<p>Windows</p> <ul style="list-style-type: none"> • Single or Double Hung • Awning/Casement type • Divided lite <p>Materials</p> <ul style="list-style-type: none"> • Wood • Wood clad • Vinyl, Vinyl Clad wood • Metal <p>Doors</p> <ul style="list-style-type: none"> • Wood, Metal, Fiberglass Panel w/ or w/o glazing 	
<p>Porches</p> <ul style="list-style-type: none"> • 6'-8" minimum depth • 50% minimum of primary front elevation must be porch 	
<p>INTERIORS No District Requirements</p>	

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Commercial

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<p>Roof:</p> <ul style="list-style-type: none"> • Metal • Cement fiber • Composition (dimensional) • Awnings fabric or metal <p>Roof Shape</p> <ul style="list-style-type: none"> • Gable • Hip • Combination of Hip/Gable • Flat w/ screen for mech. 	
<p>INTERIORS No District Requirements</p>	

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Commercial

New Construction, Addition and Renovation

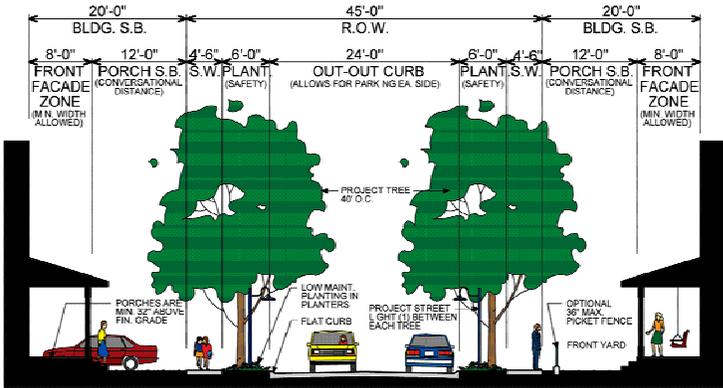
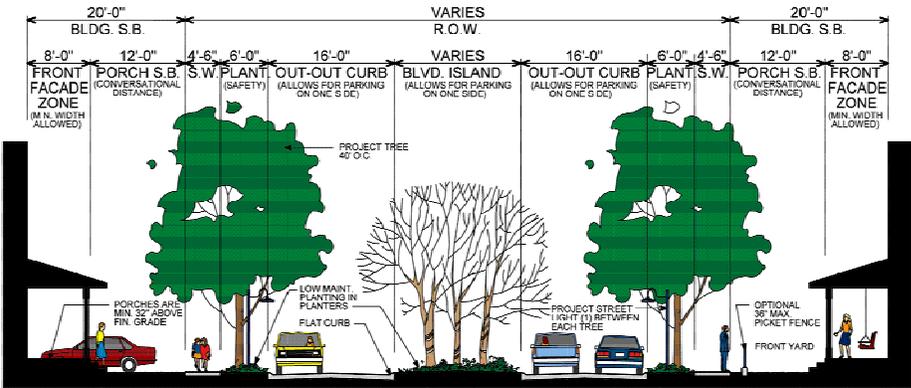
EXTERIOR MATERIALS	Examples
<p>Windows</p> <ul style="list-style-type: none"> • Single or Double Hung • Awning/Casement Type • Divided lite • Storefront systems which mimic historical patterns <p>Materials</p> <ul style="list-style-type: none"> • Wood • Wood clad • Vinyl, Vinyl Clad wood • Metal <p>Doors</p> <ul style="list-style-type: none"> • Wood, Metal, Fiberglass Panel w/ or w/o glazing • Commercial Storefront systems which mimic historical look <p>Materials</p> <ul style="list-style-type: none"> • Wood • Wood clad • Vinyl, Vinyl Clad wood • Metal 	
<p>INTERIORS No District Requirements</p>	

League City Historic District DESIGN & MATERIALS GUIDELINES



Site Development — Residential & Commercial

New Construction, Addition and Renovation

DESIGN & PLANNING	Examples				
<p>In the area bounded by the League City Historic District, the District allows the following Design & Planning guidelines which are interpreted by this document as compatible with the era before 1940.</p> <p>Street Layout Traditional street grid and ally access similar to the original Township Map.</p> <p>Minimum Street ROW</p> <ul style="list-style-type: none"> • Street ROW: 45' min. • Blvd. ROW: 70' min <p>Front Façade Zone</p> <ul style="list-style-type: none"> • 8' inside building Set Back • Eligible Elements: Covered Porches on the 1st Floor, Heated areas on 2nd and 3rd Floors. <p>Parking The following parking arrangements in addition to those found in the City Ordinance:</p> <ul style="list-style-type: none"> • Flexible car counts • Shared & off-site parking permitted and encouraged. • On Street parking permitted in the District per the intent of the original Township Map for 70' ROW streets except on FM 518 	<div style="text-align: center;">  <p>Sealy St. in Galveston</p> </div> <div style="text-align: center;">  </div> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border: none;"> <p>Residential Street: for low speeds and vehicular capacity of 20 to 25 mph. The streetscape consists of lay-down curbs and sidewalks. The landscaping consists of a continuous green space with plant material per Historic District Plant Palette.</p> </td> <td style="width: 40%; border: none;"> <p>Pavement Width: 24 feet out-to-out curb Pedestrian Crossing: 7 seconds Design Speed: 20 — 25 mph Radius Type: 6 feet</p> </td> </tr> </table> <div style="text-align: center; margin-top: 20px;">  </div> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border: none;"> <p>Boulevard Street: for low speeds and vehicular capacity of 20 to 25 mph. The streetscape consists of lay-down curbs and sidewalks. The landscaping consists of a continuous center island planter and single species trees, with continuous green-space with plant material per Historic District Plant Palette.</p> </td> <td style="width: 40%; border: none;"> <p>Pavement Width: 16 feet out-to-out curb Pedestrian Crossing: Four (4) seconds Design Speed: 20 — 25 mph Radius Type: 6 feet</p> </td> </tr> </table>	<p>Residential Street: for low speeds and vehicular capacity of 20 to 25 mph. The streetscape consists of lay-down curbs and sidewalks. The landscaping consists of a continuous green space with plant material per Historic District Plant Palette.</p>	<p>Pavement Width: 24 feet out-to-out curb Pedestrian Crossing: 7 seconds Design Speed: 20 — 25 mph Radius Type: 6 feet</p>	<p>Boulevard Street: for low speeds and vehicular capacity of 20 to 25 mph. The streetscape consists of lay-down curbs and sidewalks. The landscaping consists of a continuous center island planter and single species trees, with continuous green-space with plant material per Historic District Plant Palette.</p>	<p>Pavement Width: 16 feet out-to-out curb Pedestrian Crossing: Four (4) seconds Design Speed: 20 — 25 mph Radius Type: 6 feet</p>
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Site Development — Residential & Commercial

New Construction, Addition and Renovation

EXTERIOR MATERIALS	Examples
<p>Street & Parking Area Materials</p> <ul style="list-style-type: none"> • Streets: Concrete. • 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 conc. 	<div data-bbox="620 430 1075 772"> </div> <div data-bbox="1123 430 1497 919"> <p data-bbox="1302 928 1481 961">Crushed gravel alley</p> </div> <div data-bbox="620 1136 1075 1478"> <p data-bbox="857 1486 1068 1520">Gravel on-street parking</p> </div> <div data-bbox="1263 1136 1497 1310"> </div> <div data-bbox="620 1528 1042 1850"> </div> <div data-bbox="1117 1335 1507 1850"> <p data-bbox="1279 1858 1507 1892">Asphalt on-street parking</p> </div>

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Fencing

Front Fence 36" to 48" ht.
 Side/Private Yard Fence: 6' to 7'
 Max.

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



PVC



Stone and stucco



Treated Pine Pickets



Wrought Iron w/
 wood structural
 frame

Walks, Trails, Paths, Driveways

- Brick Pavers
- Regular & Stained Conc.
- Crushed Gravel
- Crushed Granite
- Pavers



Standard brick over
 4" concrete



Acid stain concrete
 w/ brick inserts



Pavestone brick on
 a sand bed



Acid stain concrete
 w/ Leaf Patterns

League City Historic District DESIGN & MATERIALS GUIDELINES



Signs

- Wood
- Metal
- Acrylic & Vinyl
- Brick & Stone
- Café “Menu” A-frame and easel type signs as approved by Historic Commission
- Combinations of above
- No internally lit signs



Exterior Lighting

- Standards to be Wood, Mtl., concrete
- Comply with ESI Code and non-polluting Dark Sky Guidelines
- Building Mtd. Lights
- Ground Mtd. Pedestrian Lighting
- Comply with current Energy Code
- New Home construction to meet or exceed “Energy Star” requirements
- Street Lighting



Standard Historic District-
Street Lights

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HISTORIC DISTRICT PLANT PALETTE

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

LOW PERENNIALS 9" - 24"
 Dianthus — e
 Gallardia -- n, x
 Rain Lilies
 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

MID-SIZE PERENNIALS 2' - 5'
 Crinum — e
 Daylilies — 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
 Pavonia -- 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

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

LAWN GRASSES
 St Augustine
 Palmetto

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

GROUND COVERS
 Thyme - Creeping — e
 Sedum — n, e
 Australian Violet — e
 Strawberry Begonia (shade) — bf

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

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

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

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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

RIGHT OF WAY TREES

- Each lot facing a ROW shall install one (1) tree with a min. trunk diameter caliper of four (4) inches.
- Where lots are greater than 50', place one (1) tree at 50' o.c. minimum.
- Irrigation of the ROW is to be installed and maintained by the owner.

ROW w/ no Aerial Easements

Live Oak
 Nuttall Oak
 Swamp Chestnut Oak
 Loblolly Pine

ROW w/ Aerial Easements

Mexican Plum
 Texas Persimmon
 Parsley Hawthorn
 Possum Haw Red Bud

OTHER PLANTS

Many other plants may be used, with approval, providing those plants are well suited to this climatic zone, and are not invasive or nuisance species

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

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