



City of Avondale Historic District Guidelines

Public Meeting I
February 26, 2019

Essential Design Review Elements

- Area of review
- Composition of reviewing body
- Mechanism for enforcement

Best Practices for Successful Guidelines

- Have a visual professional involved.
- Utilize user friendly language.
- Provide visual aids.
- Educate the public.

Clarity

- Re-evaluate regularly.
- Tailor guidelines to building types.
- Coordinate with other regulations.

Consistency

What is it about Avondale?

What are your Character Defining Features?

- Landscape Architecture, Architecture, City Planning all combined to create a early 20th century planned suburban city.

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Defining Elements

- Lot sizes
- Street layout
- Sidewalks, medians, traffic circle
- Setbacks – how far from the street
- Massing of buildings – size, height and scale of structures
- Configuration with nature – hedges, trees, lawns, lakes
- Transportation corridor

What is it about Avondale?

What are your Character Defining Features?

- Landscape Architecture, Architecture, City Planning all combined to create a early 20th century planned suburban city.
- Distinct architectural styles
 - both residential and commercial

Process

Phase 1

Phase end *Mid-March*

Phase 2

Phase end *Mid-April*

Phase 3

Phase end *Late-May*

Phase 4

Phase end *End of June*

**Four phase project
over next ± 5 months**

Process

Phase 1 – Review & Research

Phase end *Mid-March*

Phase 2

Phase end *Mid-April*

Phase 3

Phase end *Late-May*

Phase 4

Phase end *End of June*

- Review documentation and existing issues.
- Understand procedural hiccups.
- Precedent Studies

Community Engagement & Feedback

March 2nd – HPC Meeting

Online Survey – *To be opened soon*

Process

Phase 1

Phase end Mid-March

Phase 2 – Identify Improvements

Phase end Mid-April

Phase 3

Phase end Late-May

Phase 4

Phase end End of June

- Identify necessary areas to change / review.
- Define what graphic representations are needed.
- Present to the public the ideas and concept for the guideline redesign.

Community Engagement & Feedback

March 23rd – Findings/Initial Recs

April 21st– Draft Guidelines

Process

Phase 1

Phase end *Mid-March*

Phase 2

Phase end *Mid-April*

Phase 3 – Draft Guidelines

Phase end *Late-May*

Phase 4

Phase end *End of June*

- Solidify changes to new guidelines.
- Obtain any further public input and feedback.

Community Engagement & Feedback

May 6th-24th: Draft Guideline revisions posted online for review & feedback

Process

Phase 1

Phase end *Mid-March*

Phase 2

Phase end *Mid-April*

Phase 3

Phase end *Late-May*

Phase 4 – Final Guidelines

Phase end *End of June*

- Finalized recommendations presented at final public meeting
- Packaged deliverable to City

Community Engagement & Feedback

July 15th: Presentation of Final Historic Design Guidelines Updates

Initial Issues to Address

Physical

- **Scale and location of additions and new construction**
- **Infill Development scale and placement**
- **Tear Downs**
- **Historic material treatment –
i.e Windows**
- **New Technology –
i.e. Solar Panels, Trex Decking**

Operational

- **Enforcement**
- **Clarity in use of guidelines**
- **Clarity in criteria for rulings**
- **Clarifying handling of unforeseen conditions**
- **Clear message on what is historic**