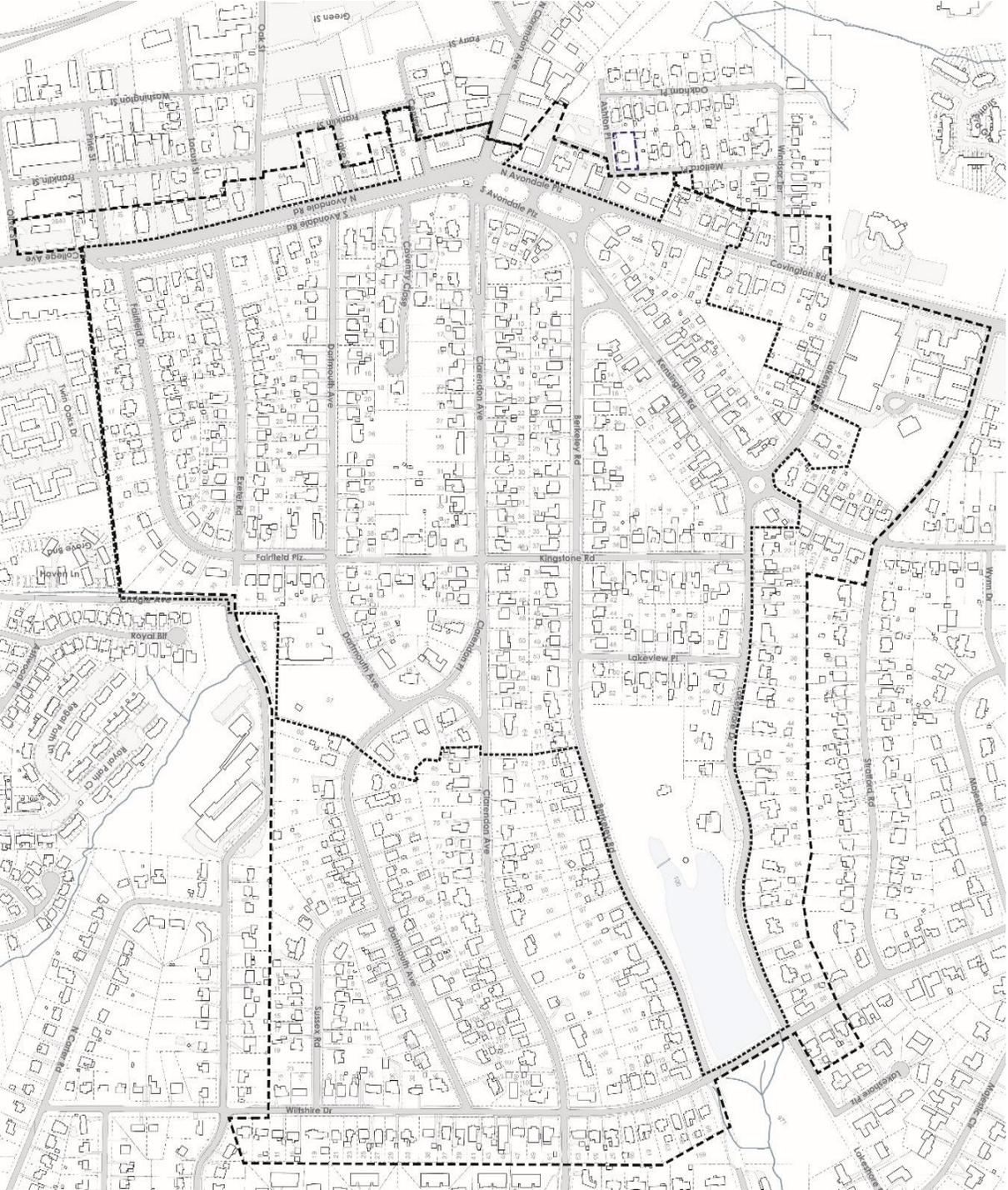




City of Avondale Estates Historic District Guidelines

March 25, 2020



Agenda

- Process recap
- What we've heard
- Initial Assessment / Areas to Address

Your (online) team



Karen M. Gravel AIA, CDT, LEED AP
Principal-in-Charge

(today's presenter)



Marco Ancheita RLA
Senior Urban Designer

Process

Phase 1 – Review & Research

Phase end *Mid-March*

Phase 2 – Identify Improvements

Phase end *Mid-April*

Phase 3 – Draft Guidelines

Phase end *Late-May*

Phase 4 – Final Guidelines

Phase end *End of June*

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.

New online survey to be added to allow for public comment →

Community Engagement & Feedback

March 25th – Findings/Initial Recs

April 21st– Draft Guidelines



Avondale Estates is a thriving historic city that uniquely manifests the intersection of urban planning, landscape architecture and architecture.

Streamlining and clarifying the guidelines will help protect the three resources above and alleviate confusion in allowable treatments.

Coordinating the guidelines with the zoning code will help streamline the process & address many issues relating to the effects of new construction on the existing fabric.

What is the intent of this project?

To improve & retool existing Design Guidelines to bring clarity & consistency to the treatment of existing buildings/properties, as well as infill construction, within the City's Historic District.

In addition, the project:

- **Must be in accordance with the Secretary of Interior Standards for Preservation written by the National Park Service**
(they helped fund the study and will review changes)
- **Fully engage the public through meetings and feedback opportunities.**

Initial Observations

Physical

- **Infill Development size, 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**

What we've heard

Common topics so far from survey & stakeholder feedback:



Clarity



Consistency

What we've heard

Common topics so far from survey & stakeholder feedback:

Clarity

Consistency

- **Process difficult to follow**
 - How the process works?
 - Accessing information / timelines
- **What is allowed or not allowed?**
- **Direction / vagueness of language**
 - Shall / should
- **Tier System logic & organization**
- **Lack of Graphics, Diagrams, and Images of examples**
- **What triggers HPC review?**
- **Guidelines & examples for new materials**

What we've heard

Common topics so far from survey & stakeholder feedback:

↓
Clarity

↓
Consistency

- **Scale / Mass of New Construction (too big / out of context)**
- **Stringency of certain requirements and not enough in other (i.e. new builds)**
- **Language in guidelines is too vague and makes for conflicting interpretations**
- **Enforcement & interpretation of guidelines by HPC/City varies**
- **Length of approval process**

Areas to Address

- Articulate WHY this is Important
- Evaluate the National & Local District Boundaries
- Evaluate the Tier System
- Clarify the Organization & Direction of the Guidelines
- Evaluate and Clarify the Process
- Coordinate with the Zoning Code

What makes Avondale Estates historic?

- The **ONLY** documented example in the southeast of an **early 20th –Century planned “new town”**
- An intact combination of **Urban planning, Landscape, and Architecture** attributes unique to early 20th century practices
- Period of significance is **1924-1941**

Why have a historic district?

- **Protects & enhances** the unique livability & physical attributes of the historic plan for current & future generations to enjoy.
- Ensures new elements fit well with the old and are **compatible with the values of original development intent.**
- Offers opportunities for participation in the State and Federal **Tax credit & grant program** for commercial and residential property owners.
- Captures the benefits of **tourism & economic development.**
- It is a huge effort, **accomplishment and honor** to be on the National Register as a District.

What makes Avondale Estates historic?

An intact combination of
Urban Planning,
Landscape Architecture,
and Architecture
attributes unique to early 20th century practices



1986 National Historic Register District Outline

Character Defining Features –

The Urban Plan

- Multi-modal transportation corridor
People, Cars, & Trolleys (soon to be bikes!)



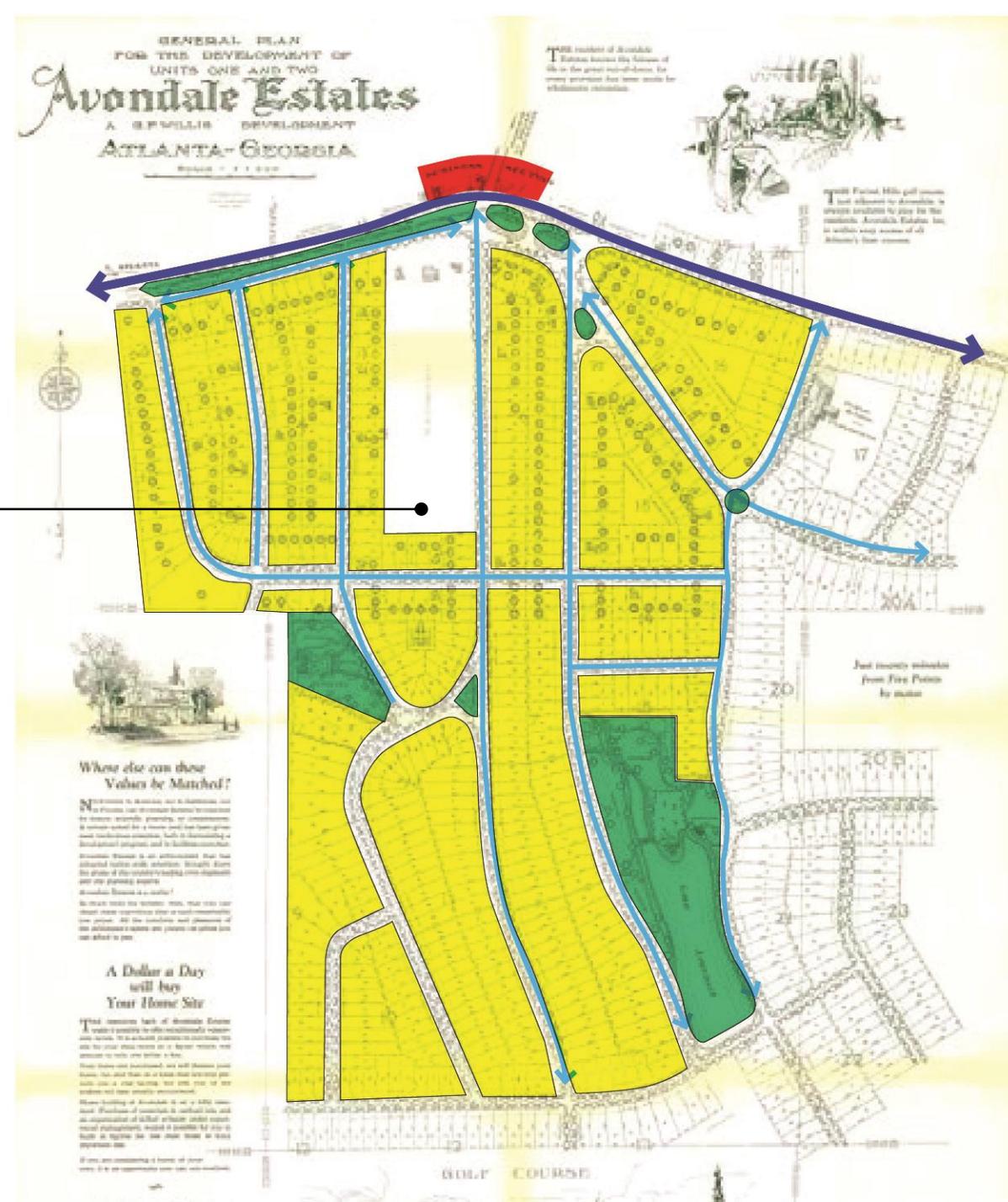
Original Plan (Streets, Blocks, & Lots)

Character Defining features –

The Urban Plan

- Connected commercial core to buffered residential pedestrian-focused neighborhood
- Diverse landscape features

Dairy Farm
was part
of original plan!



Original Plan (Streets, Blocks, & Lots)







11 12 1
10
9
8
7
6 5 4

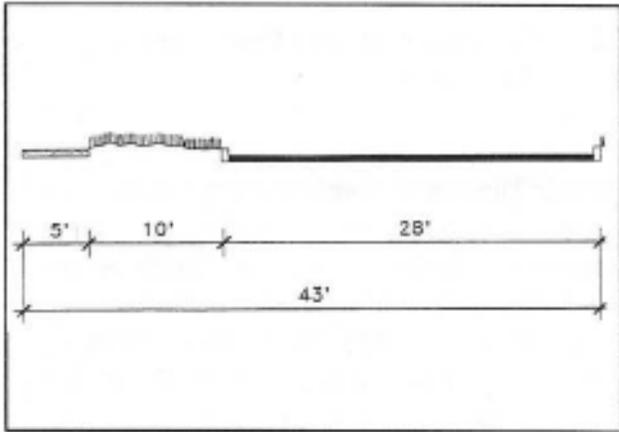
NO THROUGH TRAFFIC
AVONDALE AVENUE

AVONDALE AVENUE

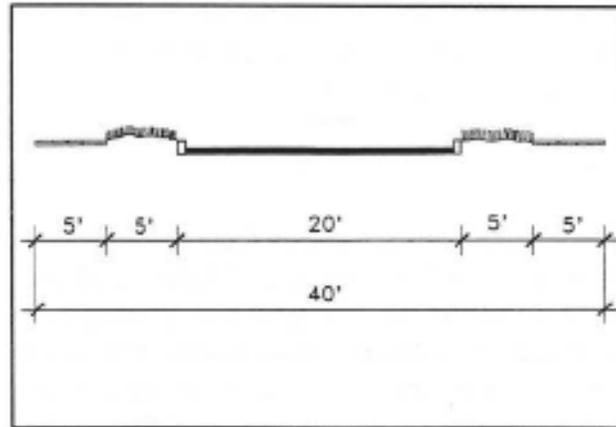
Character Defining Features –

Forward thinking infrastructure

- Pedestrian-focused & traffic calming elements
 - Sidewalks with large buffers, mid-block crossings
 - Planted medians & traffic circles



Streetscape Section A: Berkley Road



Streetscape Section C: Dartmouth Avenue



Character Defining Features –

Naturalistic/informal landscape- typical of 20th – century planning

- Addition of natural features- hedges, trees, lawns, Lake Avondale
- Tree-lined streets
- Large parks & interior-block parks
- Entry gate & markers
- Stone & concrete walls/curbs









KEEP
→
RIGHT





Character Defining features –

Development pattern:

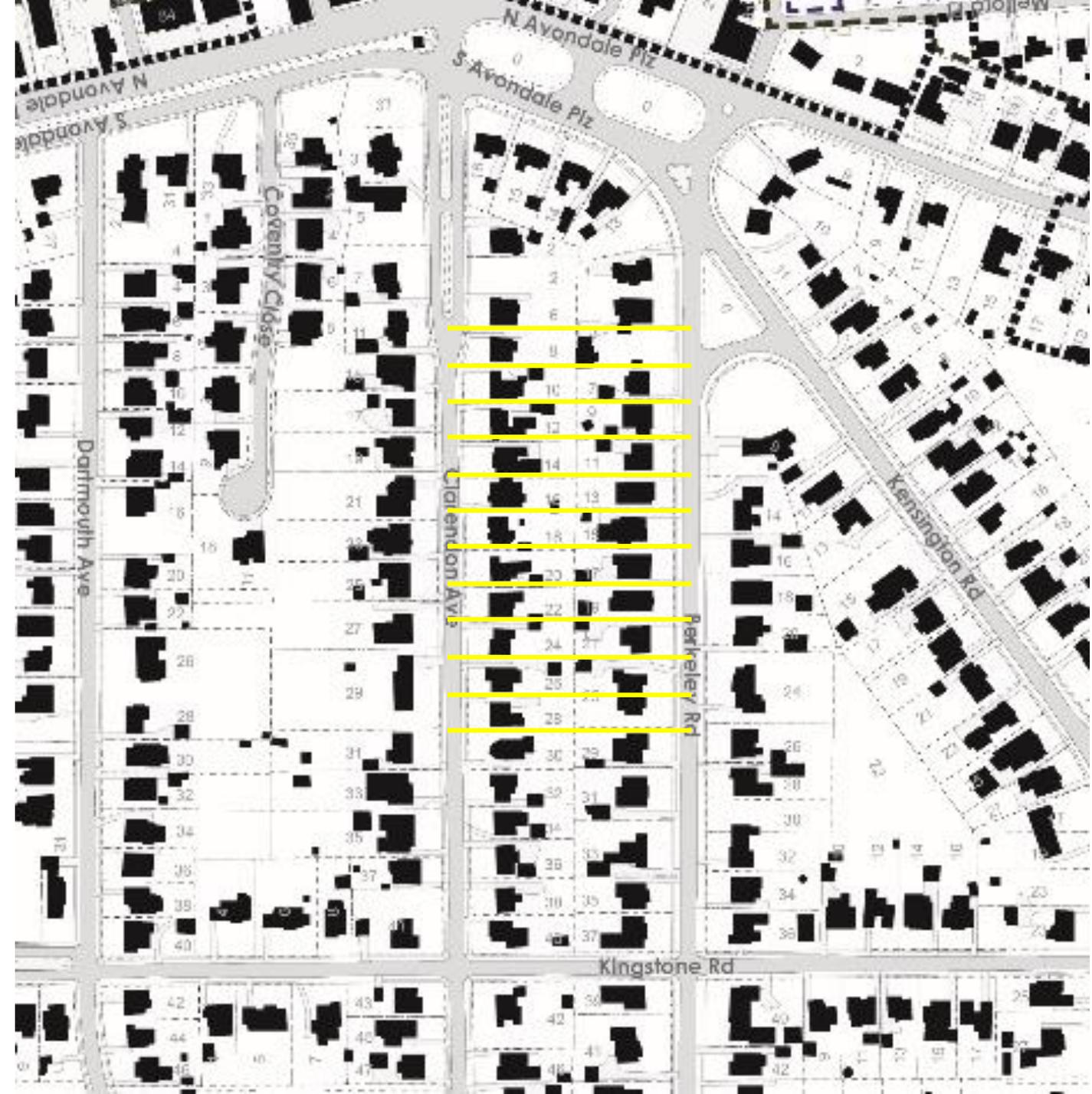
- **Building setbacks**
- Lot size- typ. small, narrow, & rectangular
- Placement of buildings, drives, etc.
- Massing of buildings- size, height, and scale



Character Defining features –

Development pattern:

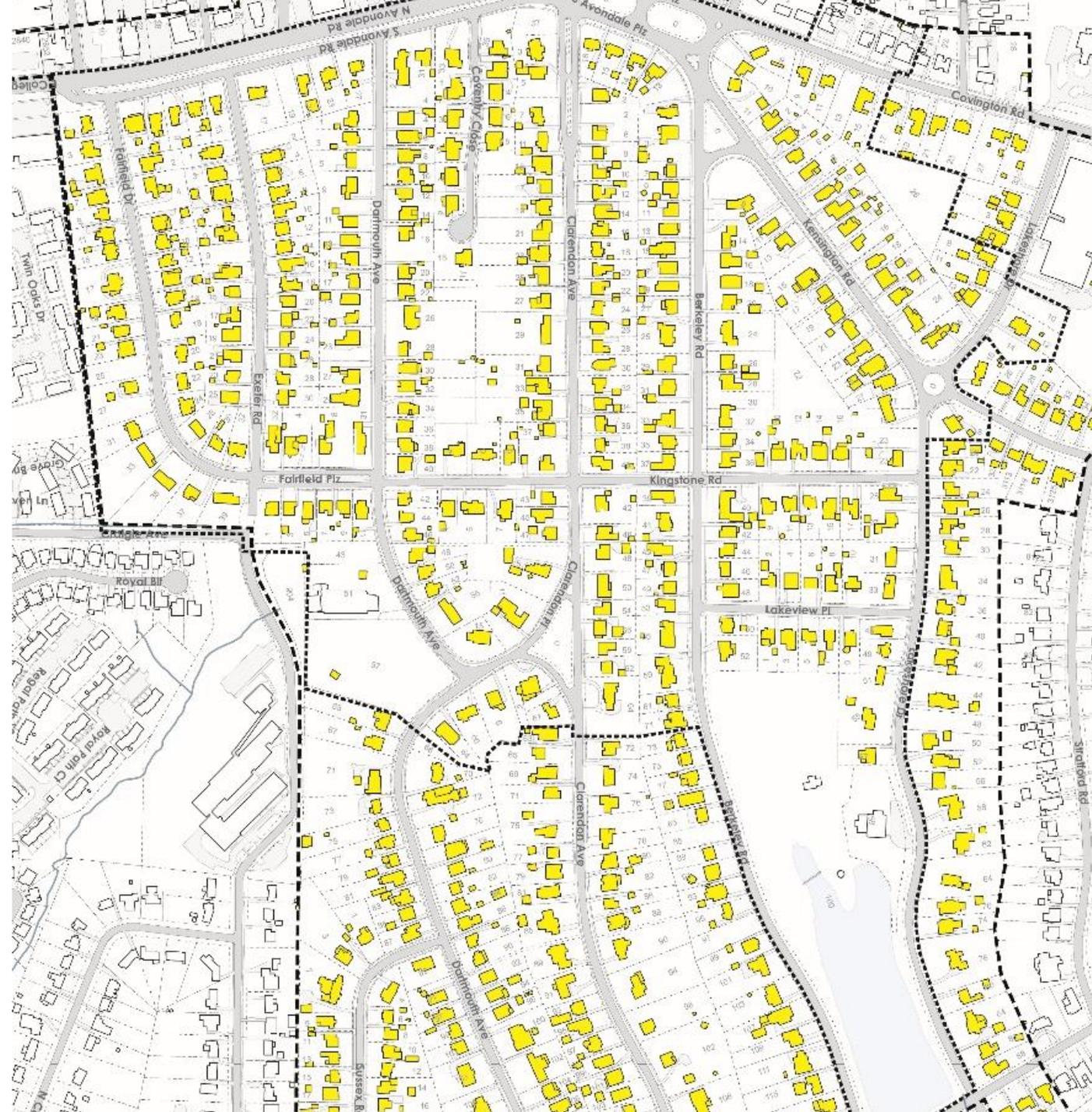
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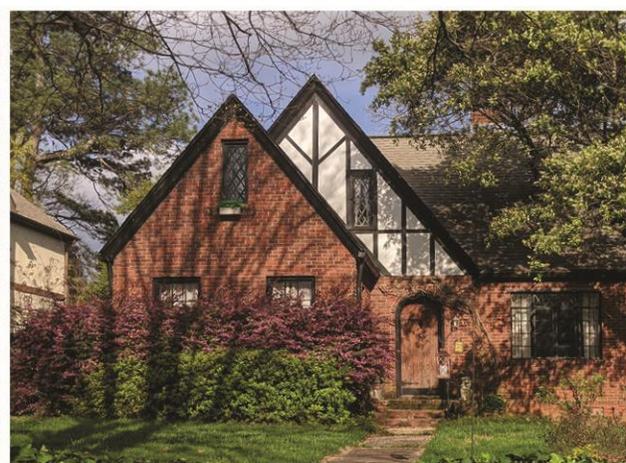


Character Defining features –

Development pattern:

- Building setbacks
- Lot size- typ. small, narrow, & rectangular
- Placement of buildings, drives, etc.
- **Massing of buildings- size, height, and scale**





Character Defining features –

Development pattern:

- Building setbacks
- Lot size- typ. small, narrow, & rectangular
- Placement of buildings, drives, etc.
- Massing of buildings- size, height, and scale

→ ***This type of development was novel for its time as there were no regulatory requirements.***

In today's world, these types of standards are set by Zoning







VOTES
MATTER



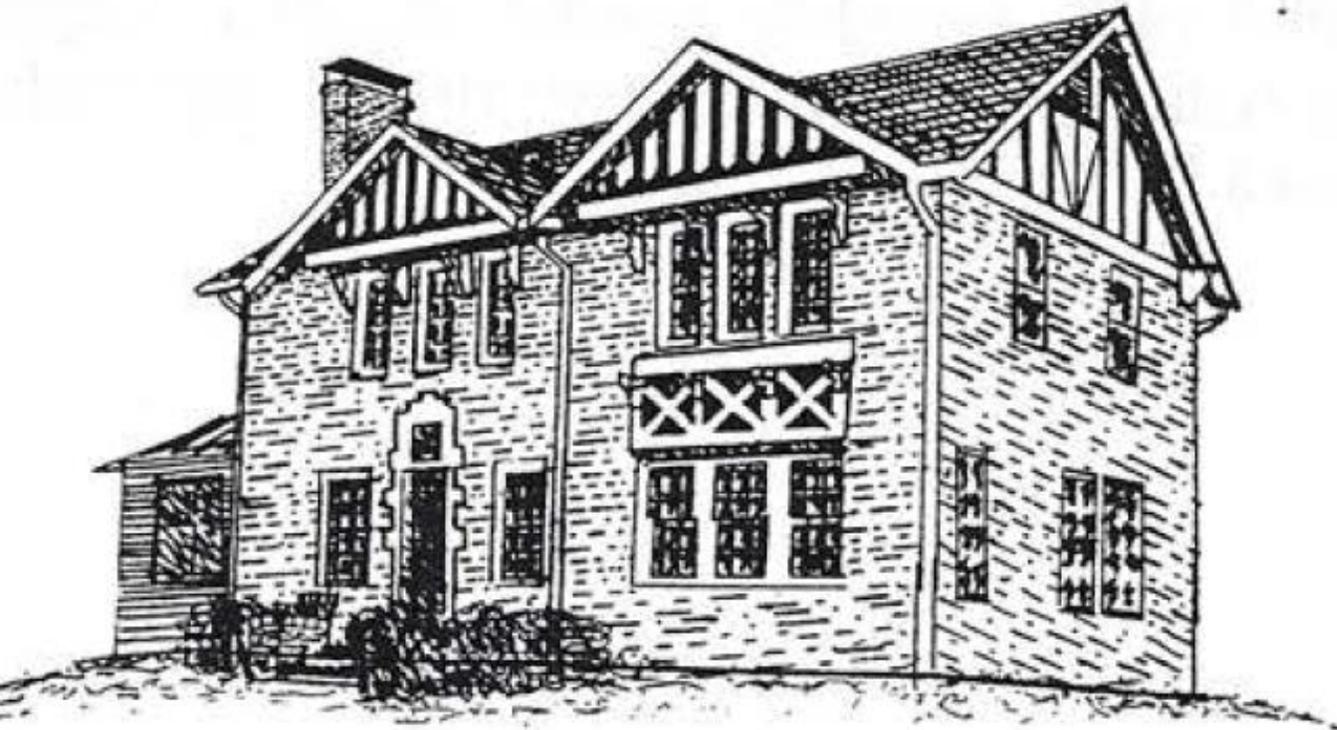
Character Defining features –

- Examples of early 20th century building types: Commercial, Residential, & Recreational
- Materials indicative of this period: Combination of weatherboards, brick, stucco & stone. Details in brick, wood, stone or concrete.



Character Defining features –

- An eclectic mix of Architectural styles & construction techniques representative of 1920's-40's period. Difficult to recreate today.



Tudor Revival

Character Defining features –

- An eclectic mix of Architectural styles & construction techniques representative of 1920's-40's period. Difficult to recreate today.

English Cottage

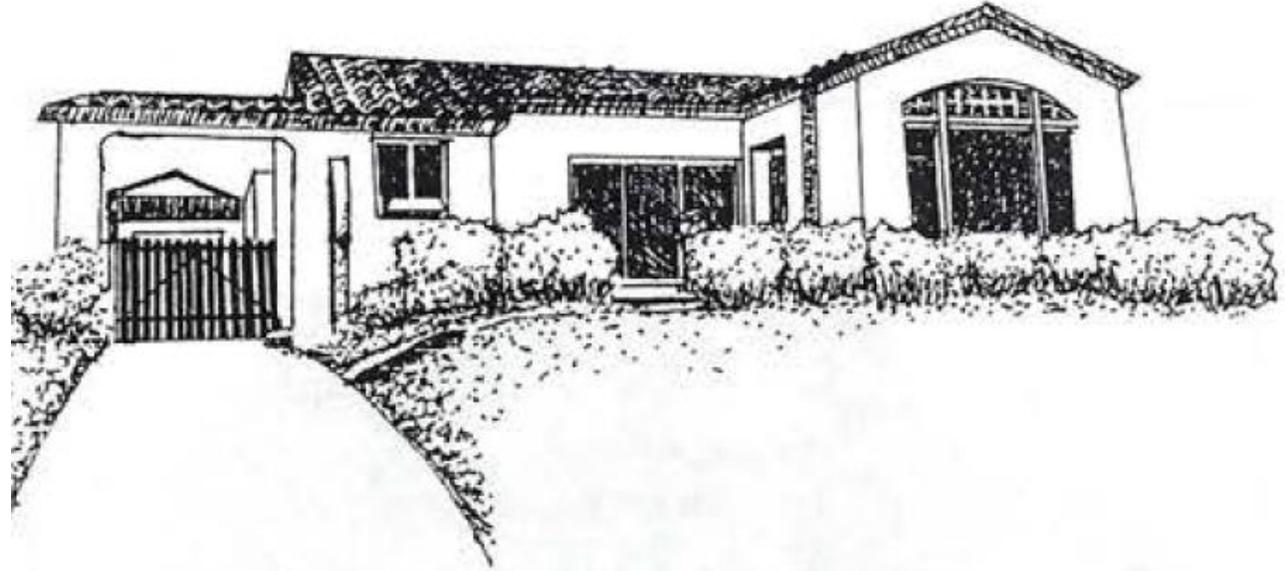


Dutch Colonial

Character Defining features –

- An eclectic mix of Architectural styles & construction techniques representative of 1920's-40's period. Difficult to recreate today.

Craftsman

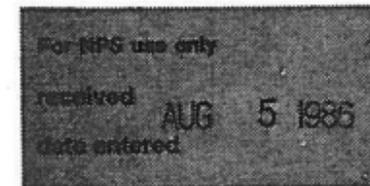


Spanish Mission

Character Defining features –

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet Significance

Item number 8

Page 11

What makes Avondale Estates historic?

Architecture

Distinct mass, scale, type, style,
& material of the period of significance

Landscape Architecture & Urban Plan

Distinct street plan, circulation, building
placement, and landscape

Compatible Infill

Contribute to mass & scale
of the overall neighborhood &
emphasize history of original development

Contributing/Non-Contributing Resources:

- 15 Contributing commercial buildings (row-type commercial structures in three blocks)
- 143 Contributing residential buildings
- XXX Contributing automobile garages (unable to inventory with verifiable accuracy)

- 2 Contributing landscaped parks
- 3 Contributing interior-block parks
- 12 Contributing landscaped traffic medians, islands, circles
- 1 Contributing transportation corridor (combines thoroughfare, residential street, trolley right-of-way, sidewalks, and landscaping)
- 1 Contributing historic circulation plan featuring thoroughfares, residential streets, sidewalks, mid-block walkways, and streetscaping
- 1 Contributing entrance gate

- 178 Contributing Resources

- 160 Non-contributing resources (all are non-historic, compatible houses)

Each historic feature is singularly important, yet each is an integral part of the larger planned development. The historic district provides the immediate environmental setting in which the planning elements, the landscape features, and the architecture work together to create and maintain the overall early 20th century character and appearance of this historic suburb.

*-1986 National Register Designation
Excerpt from summary statement of significance*

Bigger picture:

Evaluate the National Register &
Local Historic **District Boundaries**

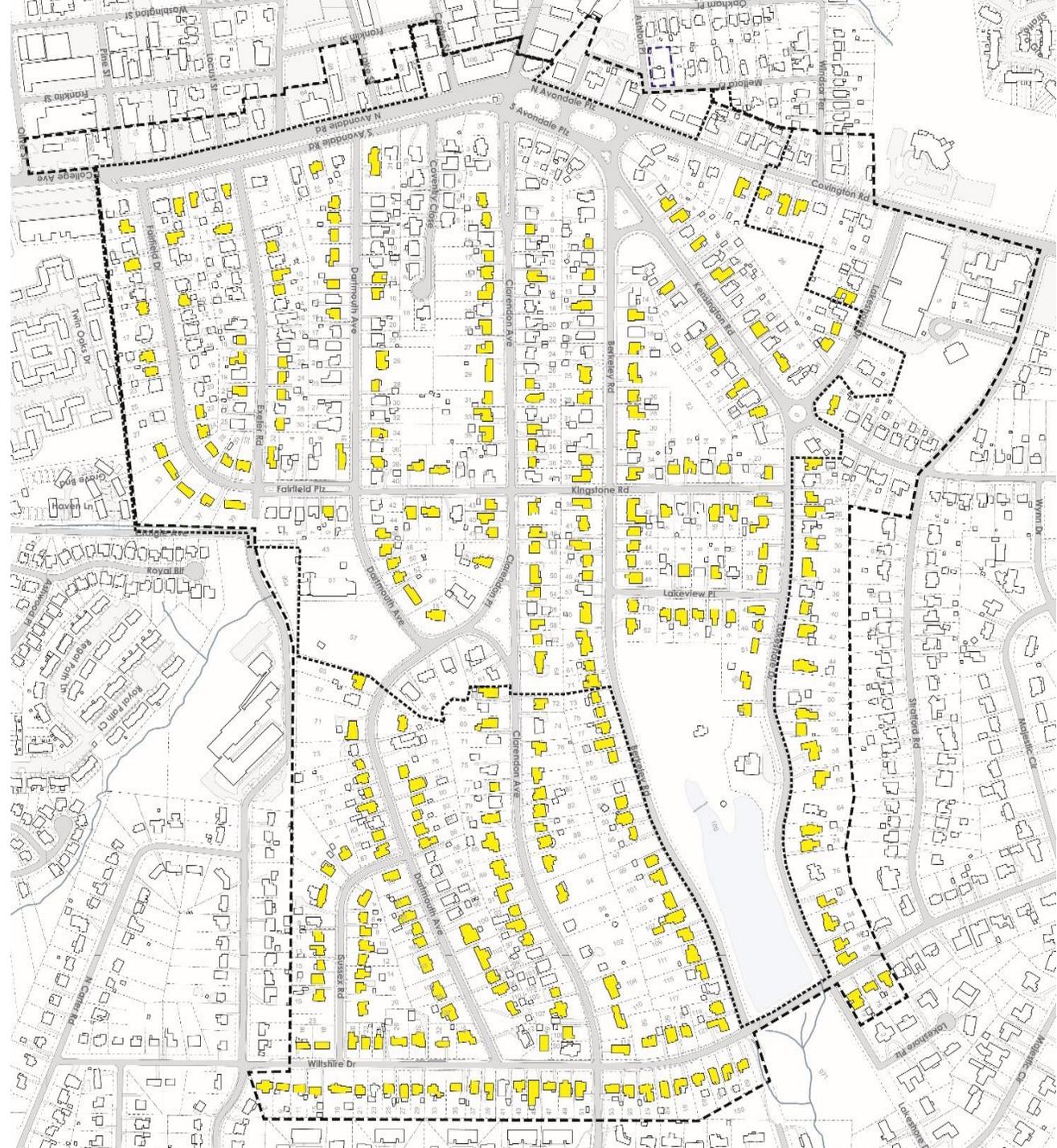
Post World War-II homes

Post WWII homes are both within & outside of the current National Register District

Structures built from 1941-1970 that have not been significantly altered are **now** eligible for listing on the National Register.

They are currently not protected.

Note: Homes shown here are Tier III.
See 2013-14 Historic Assessment for more details on historic eligibility

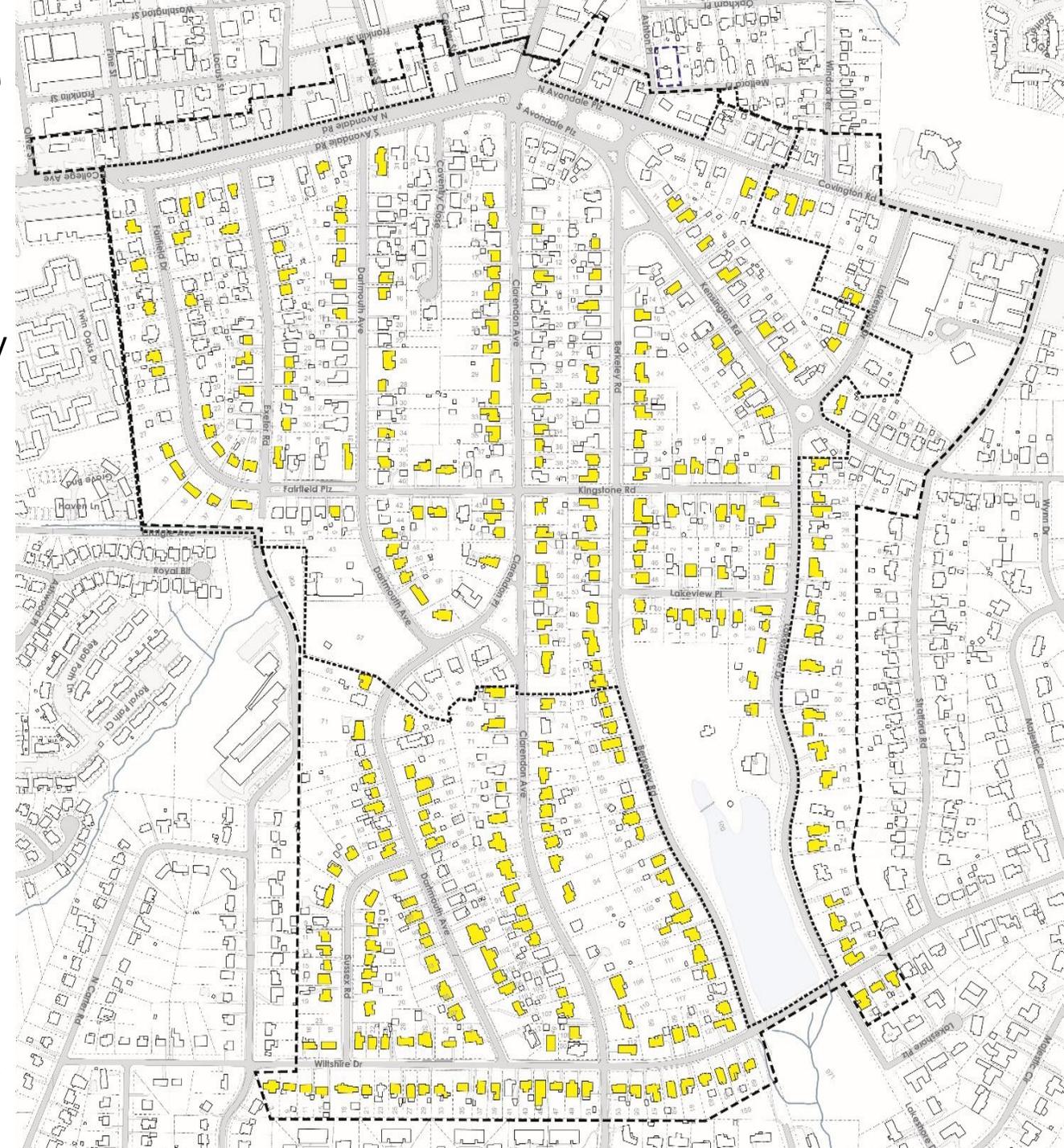




If AE would like to protect these resources, then:

- Post-WWII Homes in the local district – The National Register Entry may be officially changed through a formal National Register of Historic Places amendment process outlined in 36 CFR 60, as amended to expand the period of significance.
- Post-WWII homes in the adjacent neighborhoods - A new National Register district is required to protect these structures.

Note: Homes shown here are Tier III.
See 2013-14 Historic Assessment for
more details on historic eligibility



Evaluate the **Tier System**

Tier Definitions

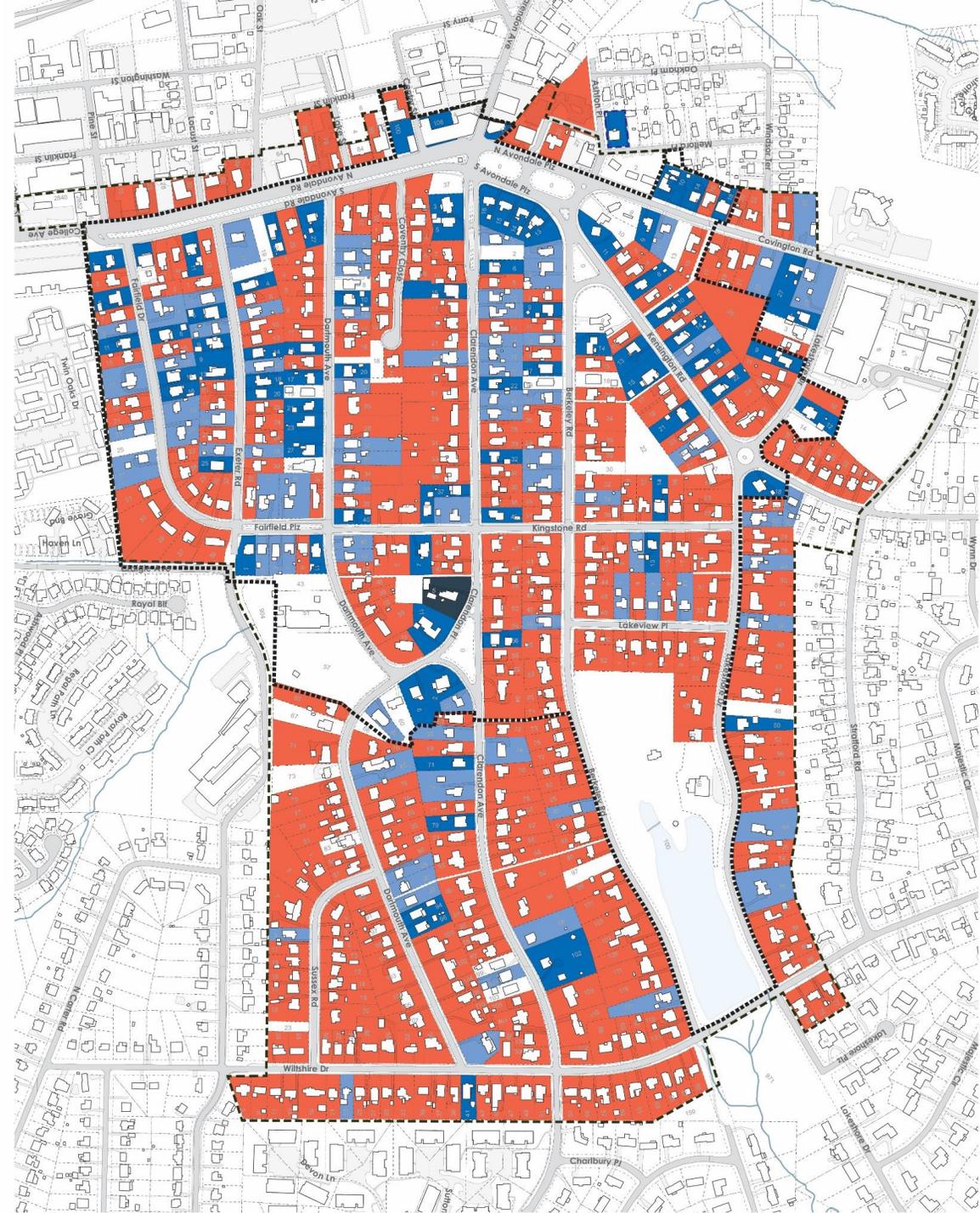
Tier I is also known as **Preservation-**
*Properties determined to have highest level of
significance & retain high degree of integrity*

Tier II is also known as **Conservation-**
*Properties determined to have a high degree of
significance & retain the minimum level of historic
integrity*

Tier III is also known as **Adaptation-**
*Widest latitude for sensitive changes.
However, it is not a recognized treatment
by National Parks Service*

Tier Designations
(to be verified)

-  Preservation - Tier I (±83)
-  Conservation - Tier II (±81)
-  Adaptation - Tier III (±353)



Tier Types

±164 - Tier I & II properties are largely structures built during the period of significance (1924-1941).

There is a limited quantity.

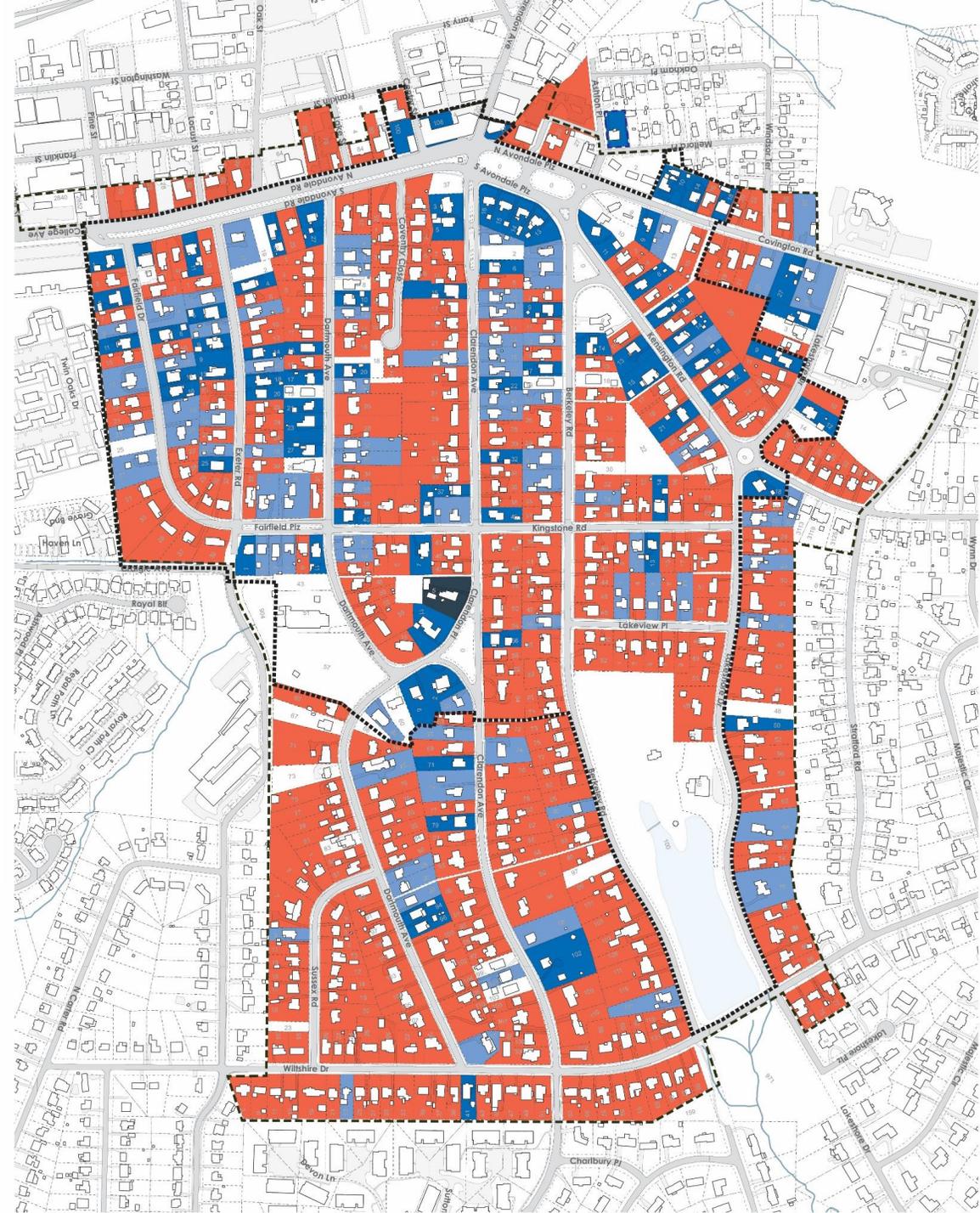
±353 - Tier III properties are largely structures built post World War II

Most now eligible for historic designation

All properties are within the historic urban plan & contribute to the mass/scale of the neighborhood

Tier Designations
(to be verified)

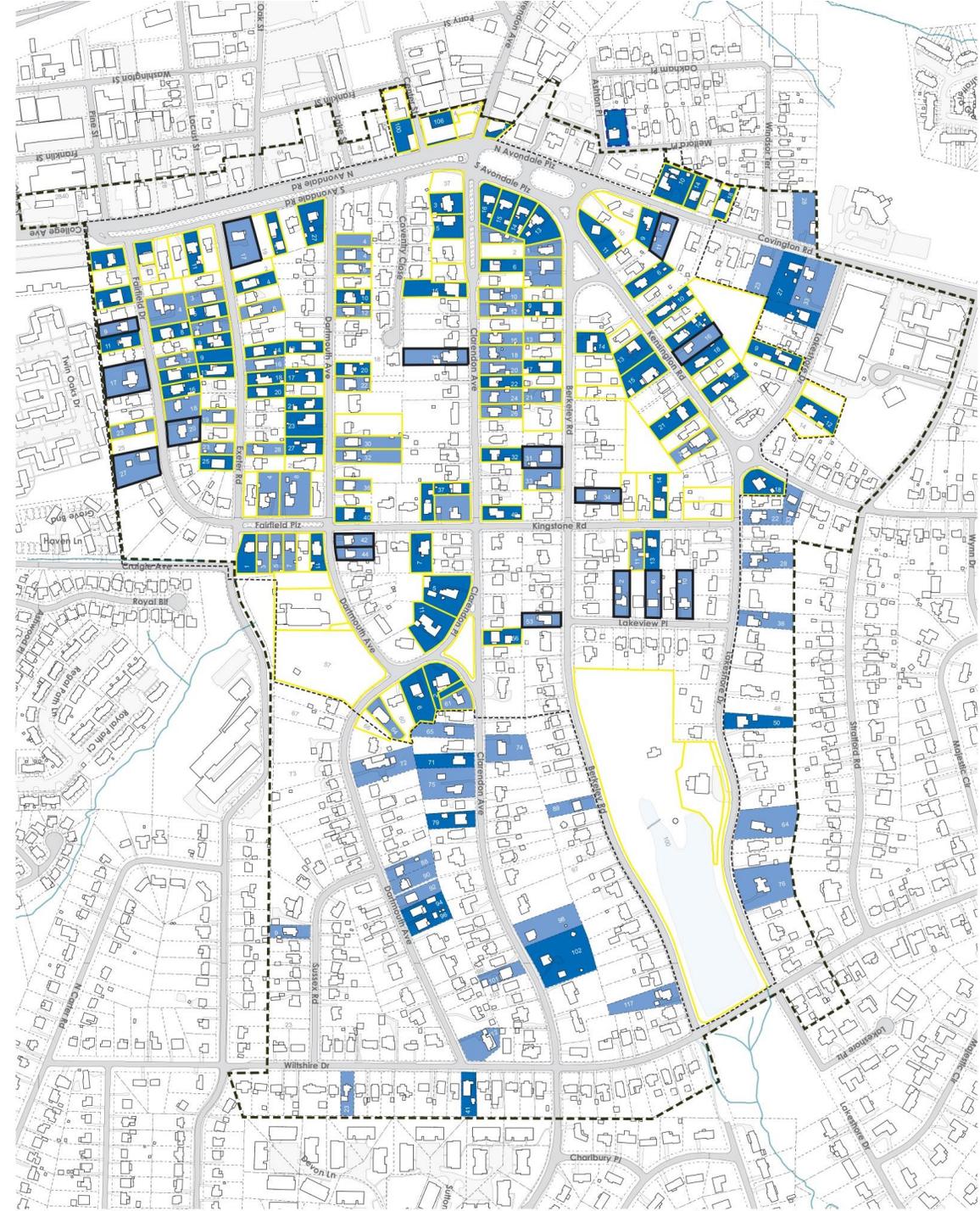
-  Preservation - Tier I (±83)
-  Conservation - Tier II (±81)
-  Adaptation - Tier III (±353)



Tier I & Tier II are treated nearly the same in the guidelines.

Tier Designations
(to be verified)

-  Preservation - Tier I (± 83)
-  Conservation - Tier II (± 81)
-  Contributing property per National Historic District Document



**What are the differences in the guidelines?
Roofs, Porches, Windows & Entrances**



Tier 1



Tier 2

Differences as areas for negotiation – ○

All other guidelines are equal

Roofs

p r e s e r v a t i o n

roof pitch and shape:

- ▶ shall be preserved

roof materials:

- ▶ **significant materials** shall be preserved
- ▶ **significant design/application** shall be replicated
- ▶ other roofing materials may be replaced with **appropriate materials**

dormers:

- ▶ original front and side dormers shall be preserved
- ▶ new rear dormers may be added
- ▶ **new side dormers are discouraged**
- ▶ new dormers shall be appropriate to the scale and style of the house

chimneys:

- ▶ original chimneys shall be preserved
- ▶ new chimneys shall be placed at the rear and use **traditional chimney design**

preserved = should not be removed
significant materials = these materials include slate which are integral to the structure of the house

significant design/application = simulated thatched roofs

appropriate materials = conventional shingles, slate (in some instances), standing seam metal

roof pitch and shape:

- ▶ shall be preserved

roof materials:

- ▶ **significant materials** shall be preserved
- ▶ other roofing materials may be replaced with **appropriate materials**

dormers:

- ▶ original front and side dormers should be preserved
- ▶ **new dormers may be added on all elevations**
- ▶ new dormers shall be appropriate to the scale and style of the house

chimneys:

- ▶ original chimneys shall be preserved
- ▶ new chimneys should be placed at the rear and use **traditional chimney design**

c o n s e r v a t i o n

traditional chimney design = brick with some stucco acceptable (no lapboard); exterior (should be shingles); dimensions should reflect historical

Differences as areas for negotiation – ○

All other guidelines are equal

Porches

p r e s e r v a t i o n

front porches:

- ▶ shall be **preserved**
- ▶ **original elements** should be repaired rather than replaced
- ▶ repairs must **match** the original elements

side porches:

- ▶ preservation is encouraged
- ▶ may be enclosed with glazing or screening (not solid enclosure)
- ▶ enclosing material must be set behind railings or decorative elements

rear porches:

- ▶ **preservation is encouraged**
- ▶ may be enclosed or removed for additions

new porches:

- ▶ limited to the rear elevation or the rear half of side elevations
- ▶ should be appropriate to the scale and style of the house

preserved = may not be removed c

match = shall match material, size and design (roof form and decorati

nearly match = match width and hei
match decorative features

modern = may use non-tradition
materials

elements = includes, but is not li

front porches:

- ▶ shall be **preserved**
- ▶ repairs must **match** the original elements

side porches:

- ▶ preservation is encouraged
- ▶ may be enclosed
- ▶ **solid enclosures must meet Additions guidelines**

rear porches:

- ▶ may be enclosed or removed for additions

new porches:

- ▶ limited to rear and side elevations
- ▶ side porches should be appropriate in scale and style for the house

c o n s e r v a t i o n

Differences as areas for negotiation –

All other guidelines are equal

Windows & Entrances

p r e s e r v a t i o n

front elevation windows:

- ▶ shall be **preserved**;
- ▶ replacements must **match** the original windows.

rear elevation:

- ▶ should be **preserved**;
- ▶ replacements that **nearly match** the original windows are encouraged.
- ▶ replacements may also be **modern**.

storm windows:

- ▶ shall not obscure nor detract from historic windows;
- ▶ shall match the color of the window sash,
- ▶ shall match the dimensions of the windows,
- ▶ shall match the meeting rail.

new openings:

- ▶ shall be limited to the rear elevation;
- ▶ shall **nearly match** historic examples and placement.

preserved = may not be replaced; must be demonstrated as irreplaceable

match = size, design (pane configuration); materials may be wood; must be TDLs or SDLs

nearly match = match (configuration); materials may be wood; must be TDLs or SDLs

front elevation windows:

- ▶ shall be **preserved**
- ▶ replacements must **match** the original windows

side elevation:

- ▶ may be replaced; preservation is encouraged
- ▶ replacements must **nearly match** the original windows

rear elevation:

- ▶ may be replaced; preservation is encouraged
- ▶ replacements that **nearly match** the original windows are encouraged
- ▶ replacements may also be **modern**

storm windows:

- ▶ shall meet all **preservation guidelines**

new openings:

- ▶ shall be limited to the rear elevation or the **rear half of side elevations**
- ▶ side elevations should **nearly match** historic examples and placement
- ▶ rear elevation may be **modern** and use non-traditional placement

c o n s e r v a t i o n

wood, must be TDLs or SDLs

modern = may use non-traditional configuration), and materials; grilles allowed

new openings = includes entire changes in dimension of existing

Tier I & II Overlap

The Guidelines only differ between Tier 1 & 2 in:

- **Side dormers** are allowed anywhere on Tier 2
- **Side porches** may be enclosed with a more solid façade in Tier 2.
- **Side and rear window treatment** is less stringent on Tier 2.
- Tier 1 language is more consistent as it relates to actual preservation of material.



Guidelines should follow NPS standards

- A way to set consistent and established standards
- New guidelines will require NPS review given funding for this study

Technical Preservation Services

Guidelines

< HOME >

Standards
Guidelines

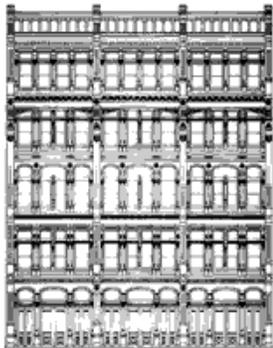
Masonry
Wood
Metals
Roofs
Windows
Entrances/Porches
Storefronts
Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

Guidelines for Rehabilitating Historic Buildings

Introduction to the Guidelines



The **Guidelines for Rehabilitating Historic Buildings** were initially developed in 1977 to help property owners, developers, and Federal managers apply the Secretary of the Interior's **Standards for Rehabilitation** during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are not codified as program requirements.

Together with the Standards for Rehabilitation they provide a model process for owners, developers, and Federal agency managers to follow.

The Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell owners or developers which features of their own historic building are important in defining the historic character and must be preserved--although examples are provided in each section--or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
REHABILITATION &

ILLUSTRATED
GUIDELINES ON
SUSTAINABILITY
FOR
REHABILITATING
HISTORIC
BUILDINGS

Improving the system: initial thoughts

- **Tier I & II can potentially be combined**
 - Find the opportunities for negotiation between the two:
 - *Roofs, Porches, Windows, & Entrances.*
 - Recommend a review of the current designations of properties
 - Ensure guidelines are inline with recommended practices
- **Evaluate Tier III / Adaptation Category**
 - “Adaptation” is not a standard treatment by the National Parks Service
 - Ensure guidelines are inline with recommended practices



Clarify the Organization & Content
of the **Guidelines**

Existing Guidelines & Initial Thoughts

- All the right information but it is a bit scattered
- Information on specific tier designations, small projects, Certificate of Appropriateness, actual documents for process/review is limited

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Existing Guidelines & Initial Thoughts

- All graphics have been removed from the current guidelines (no district map)
- Graphic design will need to improve upon hierarchy of information

preservation

Preservation guidelines plan for the protection and maintenance of historic properties. Although preservation does include restoration efforts (recapturing the pristine original design of a building), preservation of a local historic district generally allows for some limited rehabilitation measures.

This treatment is applied to resources having the highest level of significance and having maintained the highest degree of integrity of design, materials and setting.

treatments for design review decisions

The HPC shall apply the appropriate treatment category to the property, Preservation, Conservation, Adaptation, or Construction. Each resource in the district has been assigned a treatment category based upon the HPC's evaluation of the building's contribution to the overall district, as well as its individual significance, associated history, architectural character, degree of integrity, setting, etc. The current assigned Treatment Category for each building is listed in Appendix A or can be obtained at City Hall.

design review decisions shall consider:

- consistency of the proposed change with the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties
- consistency of the proposed change with the Avondale Estates Historic District Residential Design Guidelines, utilizing the currently assigned treatment level

adaptation

Adaption guidelines plan for the sensitive approach to the historic district during proposed changes. The purpose is to allow the widest latitude for alteration provided that such changes do not impair the integrity of the district.

This treatment is applied to resources having the a low degree of significance or integrity or to non-historic resources.

what is design review?

The Historic Preservation Ordinance provides for a design review process. Design review consists of the evaluation of any proposed exterior work upon a designated property. Both minor and extensive projects must be reviewed and approved prior to beginning work. The design review process is often triggered by a building permit application; however, building permits can not be issued until design review is complete and a COA issued. Although some types of work projects, such as installation of a retaining wall or a satellite dish, may not require a building permit, design review is still required.

which properties require design review?

All designated properties require design review. Designated properties include all properties within the historic district. Please note that design review covers both historic and non-historic properties. The city's Official Zoning Map shows the Avondale Estates Historic District and a smaller version of the map is included in this booklet. A quick call to City Hall can confirm whether or not a property is designated.

what type of work requires design review?

All work involving a change to an exterior feature of a designated property requires design review. Projects that physically alter the property include but are not limited to:

- changes to exterior of buildings,
- changes to the setting,
- relocation or demolition, and
- new construction.

Neither interior alterations nor a change in

the use of the property require a COA; however, other municipal requirements may apply (see last question). The Preservation Ordinance applies only to the external appearance of the property and regulates neither land use nor zoning. Ordinary maintenance does not require a COA.

what is a certificate of appropriateness?

When planning a work project, an owner must submit a completed application for a Certificate of Appropriateness (COA). Applications are available from and should be submitted to City Hall. The deadline for applications is two weeks prior to the HPC's regular meeting. Please contact City Hall to confirm the regular meeting date.

Utilizing preservation criteria and the residential design guidelines, the HPC shall decide to approve or deny the application. If the application is approved, design review is complete and a Certificate of Appropriateness is issued.

what happens if work begins before a COA?

If work is initiated prior to approval of a COA application and/or obtaining a building permit, a stop work order may be issued. If these requirements are not met, the property owner may face fines or an order to restore the original condition of the property.

where can additional assistance be found?

This booklet outlines design guidelines which are useful for project planning; however, the HPC does not actually develop plans or designs. Property owners are encouraged to review the design guidelines set forth in this booklet prior to planning any rehabilitation work or new construction. Familiarity with the design guidelines will facilitate design review. The HPC also allots a portion at the end of each regular meeting to answer questions for potential applicants. Additional reference sources are included in the rear of this booklet for your convenience. For information concerning the process or for assistance with the preparation of the

The baseline criteria used at national, state and local levels is the U.S. Secretary of the Interior's Standards for Rehabilitation, which presents general guidelines for the work upon historic buildings. In turn, these standards become building blocks for custom local design guidelines for historic districts.

rehabilitation
means 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

Developed in 1975 (as amended), the rehabilitation standards are available in extended, illustrated, and interpreted forms but are presented here abridged.

- **Rehabilitation Standards, 1975** Unillustrated, w/guidelines, 1990 (59 pg) Illustrated, w/guidelines and visuals, 1992 (160 pg, 230 illustrations). Illustrated, on-line, www.crtps.gov
- **Treatment Standards, 1992** Illustrated, w/guidelines and visuals, 1995 (188 pg, 79 illustrations). Video, w/discussion of guidelines and consequences of specific treatments, 1996 (40 min). Illustrated, on-line, www2.crtps.gov

standards for rehabilitation of historic properties

- A property shall be used for its historic purpose or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- Each property shall 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, shall not be undertaken.
- Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction shall 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.

common questions

Construction guidelines plan for the sensitive approach to the historic district during new construction. The purpose is to allow for infill development and redevelopment following the established pattern within the historic district.

This treatment is applied to existing empty lots or to lots where houses have been lost to natural disaster.

construction

criteria

Roofs represent a highly visible and significant character defining feature of any structure. At the same time, roofs experience periodic change due to the design life of the materials that comprise them. Roof features fall into two basic categories: design elements (either primary or secondary) and material elements.

Primary design elements of roofs include the pitch, shape, symmetry, and complexity. Secondary elements can include such items as dormers, vents, and chimneys. These design elements are a major component of the architectural styles found on Avondale Estates' homes, which feature such raked slopes, clipped gables, and eyebrow dormers.

Roofing materials on a few homes are significant in their contribution to the character of the house. Uniquely, Avondale Estates has a few homes with significant roofing application - simulated thatched roofs. Tile roofs are also prominent among revival styles.

Attention to detail - when preserving historic roofs, changing materials, and patterning new roofs - is essential to maintaining Avondale's early twentieth century character.

Existing Guidelines & Initial Thoughts

- The future guidelines should be balanced for web viewing rather than a “book”
- Coordination with website needed in future guidelines
- More bullets & images, less text.

preservation

roof pitch and shape:
 ▸ shall be preserved

roof materials:
 ▸ significant materials shall be preserved
 ▸ significant design/application shall be replicated
 ▸ other roofing materials may be replaced with appropriate materials

dormers:
 ▸ original front and side dormers shall be preserved
 ▸ new rear dormers may be added
 ▸ new side dormers are discouraged
 ▸ new dormers shall be appropriate to the scale and style of the house

chimneys:
 ▸ original chimneys shall be preserved
 ▸ new chimneys shall be placed at the rear and use traditional chimney design

adaptation

roof pitch and shape:
 pitch and shape may be altered
 changes should use traditional roof pitches and shapes

roof materials:
 materials may be replaced
 materials may be replaced with appropriate materials

dormers:
 dormers may be added or removed
 new dormers should use traditional size and scale

chimneys:
 chimneys may be added or removed
 new chimneys should use traditional chimney design

definitions

preserved = should not be removed or altered

significant materials = these materials include tile and slate which are integral to the architectural style of the house

significant design/application = refers to roofs with simulated thatched roofs

appropriate materials = composite shingles, wood shingles, slate (in some instances), tile (in some instances), standing seam metal (in some instances); because of the long life-span of such materials (slate, tile and metal) color shall match historic examples

traditional chimney design = brick or stone preferred, some stucco acceptable (no simulated stucco or lapboard); exterior (should be shouldered) or interior; dimensions should reflect historic examples

roof pitch and shape:
 ▸ shall be preserved

roof materials:
 ▸ significant materials shall be preserved
 ▸ other roofing materials may be replaced with appropriate materials

dormers:
 ▸ original front and side dormers should be preserved
 ▸ new dormers may be added on all elevations
 ▸ new dormers shall be appropriate to the scale and style of the house

chimneys:
 ▸ original chimneys shall be preserved
 ▸ new chimneys should be placed at the rear and use traditional chimney design

conservation

roof pitch & shape:
 use traditional roof pitches and shapes

roof materials:
 use appropriate materials

dormers:
 use dormers of traditional size and scale

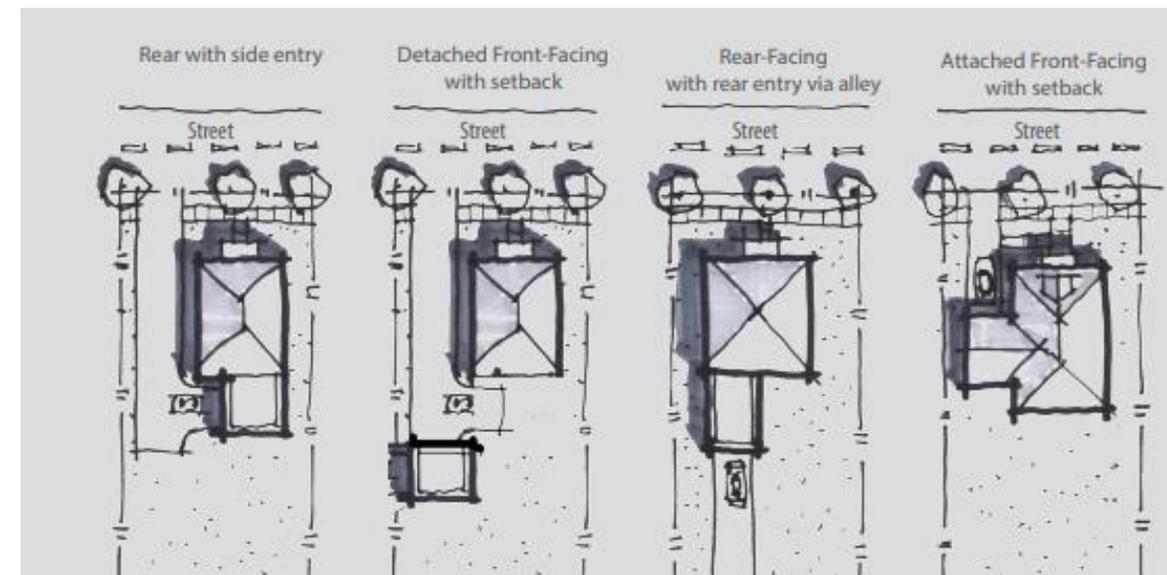
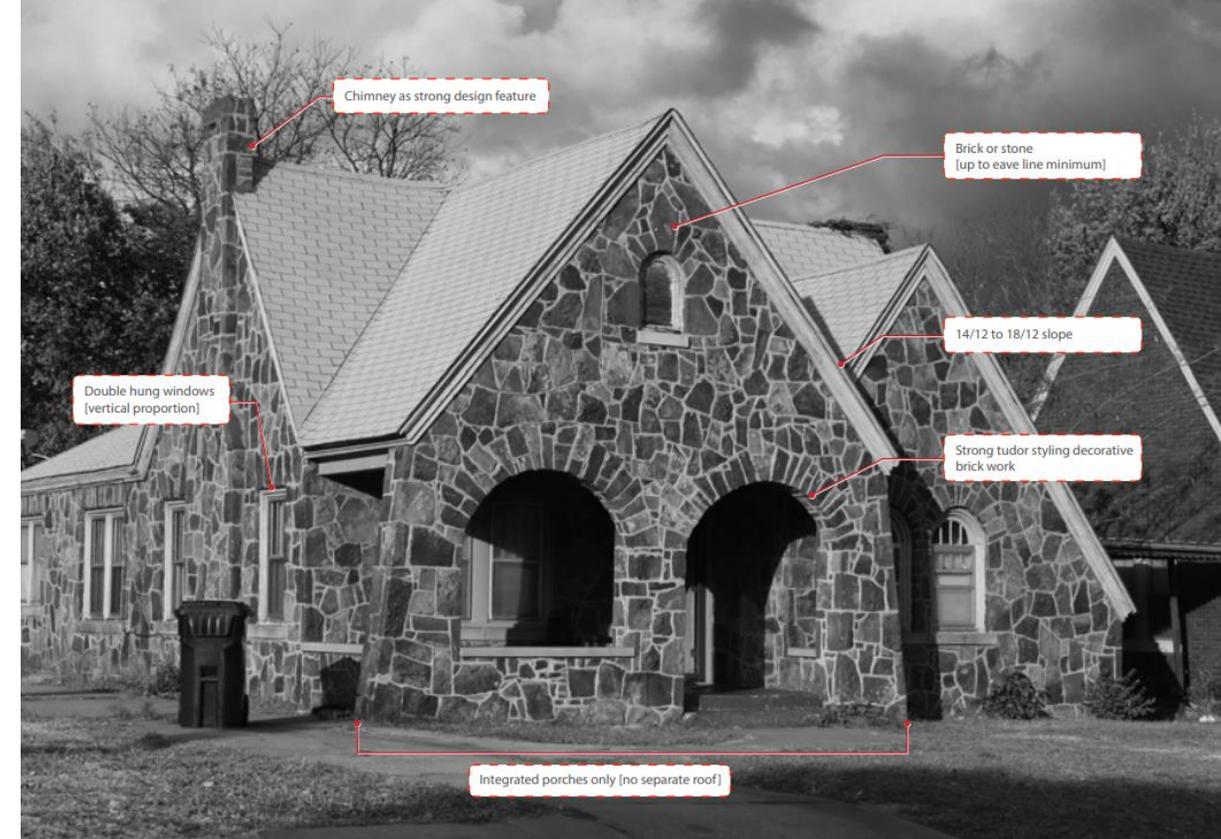
chimneys:
 use traditional chimney design

construction

Make highly graphic

Types of graphics needed:

- 3D diagrams & examples images for components & new construction
- 2D diagrams for placement, spatial requirements
- Photographs for materials
- Easily digestible application / checklists



Sample Graphics

H Siding Materials

- Brick or stone (up to eave line min.)
- Optional board & batten gables

I Windows/Doors

- Double hung
- Vertical proportion (2x height/width min.)
- No shutters
- Windows can be grouped – should be separated by a 4" min. mullion board
- Windows should replicate historic pattern and have depth and shadow
- Doors should be appropriately styled
- No grills or bars allowed

J Styling / Details

- Strong Tudor styling
- Chimney as strong design feature encouraged (brick or stone only)
- Minimal roof overhangs



A Height

- 1 story

B Roof

- Side gable – primary ridge line
- Front gable – accent only
- Asymmetrical front eave line option
- No hips
- 14/12 to 18/12 slope
- Minimum eaves overhang

C Roof Dormers

- No dormers

D Façade Symmetry

- Asymmetrical – offset transverse gables

E Front Porch Size / Location

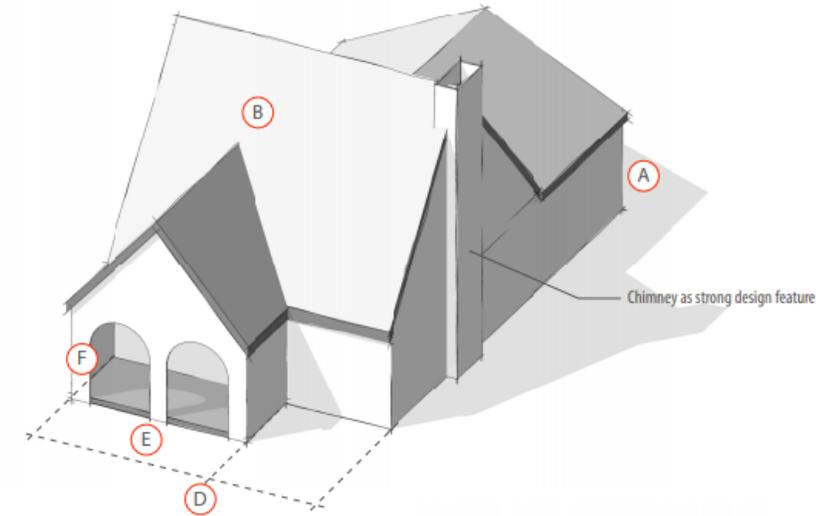
- Small porch
- Integrated porches only – no separate roof
- 5' - 7' min. depth

F Porch Columns

- Minimal quantity
- Integrated into roof / facade

G Side Bays

- No bays



Asymmetrical Front Eave Line



Double Front Gable Accent

Sample Graphics

Examples of acceptable fencing style



Decorative



Height does not block façade



Decorative / Vegetated



Decorative / Vegetated



Pervious

Examples of prohibited fencing style



Prohibited material: chain link



Prohibited material: chain link



Prohibited material: chain link



Prohibited material: cement block



Prohibited material: chain link



Prohibited material: chain link



Height blocks façade



Height blocks façade

Sample Graphics

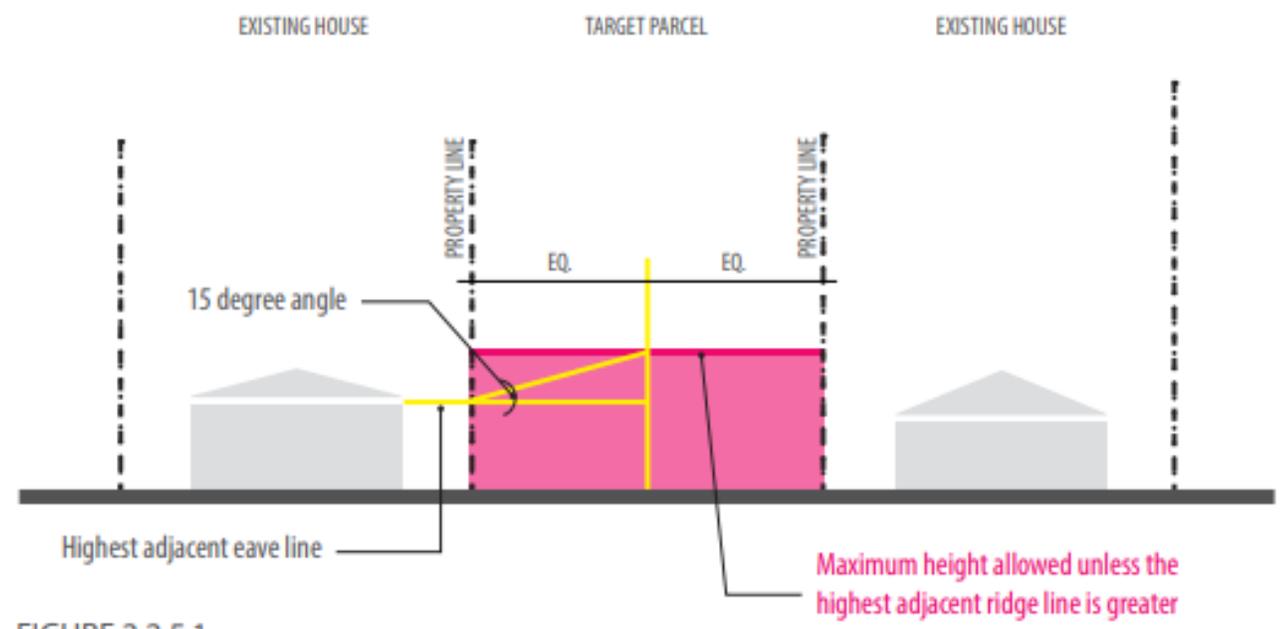
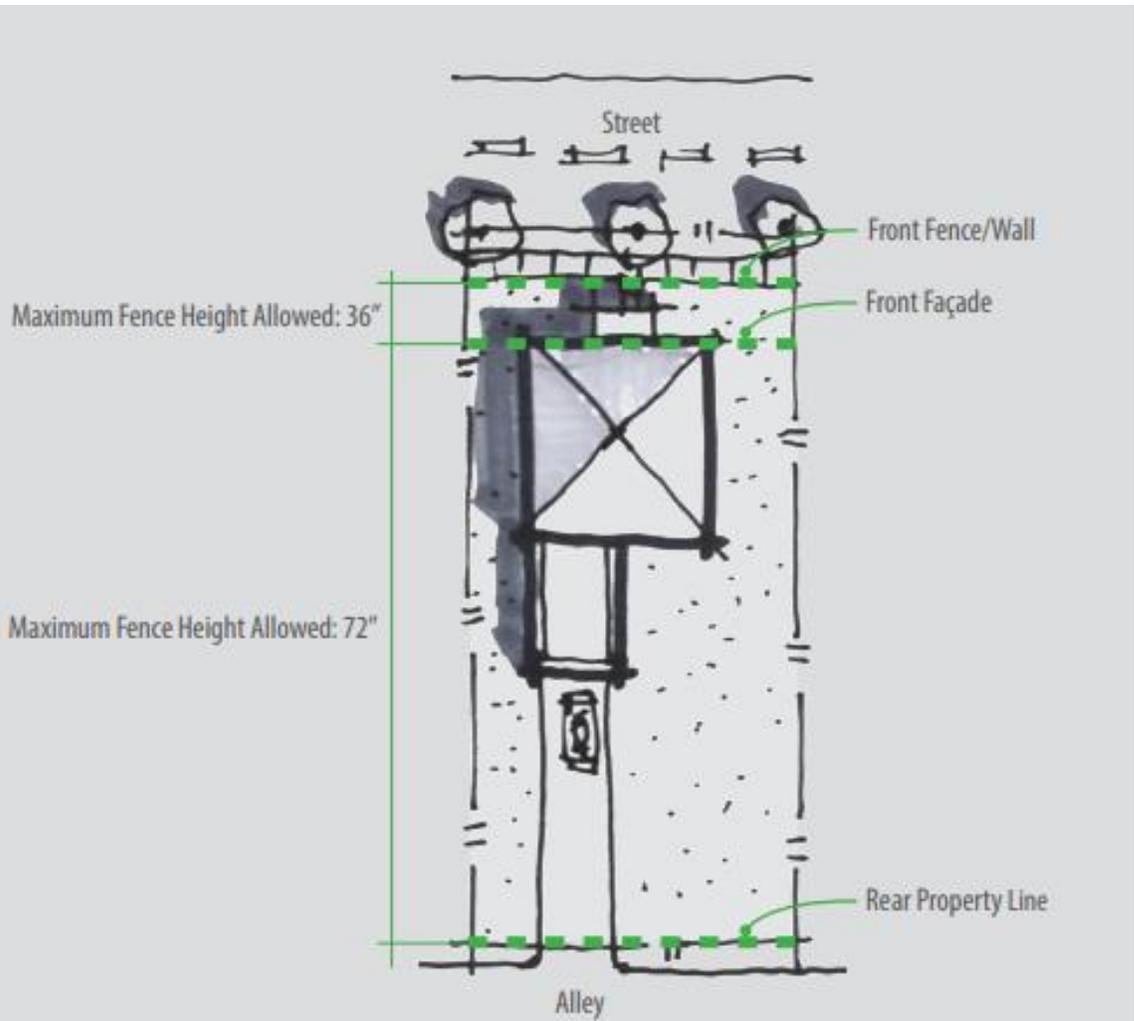
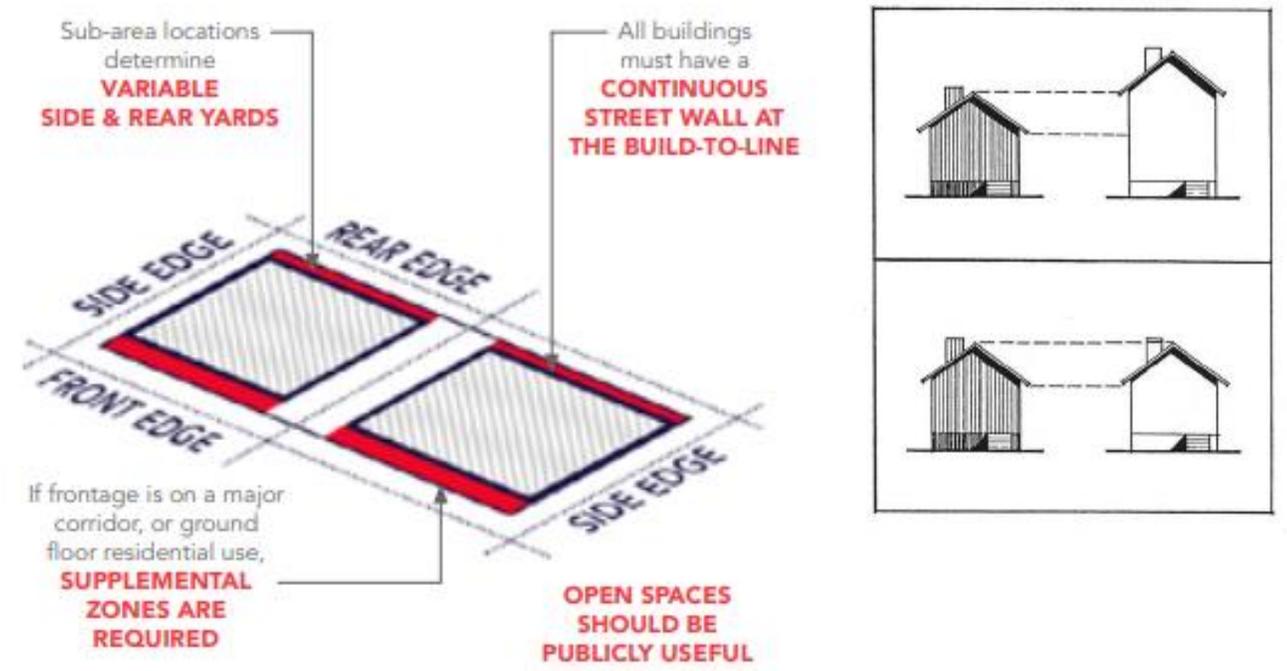
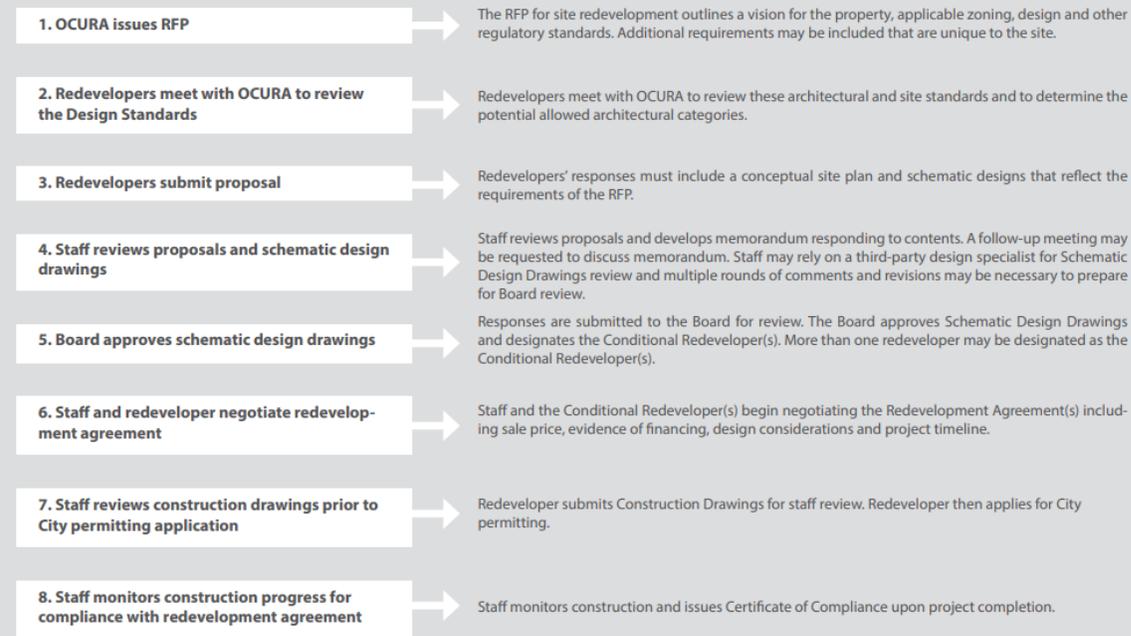


FIGURE 2.2.5.1



Sample Graphics

3.2 Design Review



SB Site and Building Organization		REQS	ACHIEVED
SB-1	Mass and Block Dimensions	-	
	Block Dimensions	REQ	<input type="checkbox"/>
	Bulk	REQ	<input type="checkbox"/>
	Incentive Bonuses	-	
SB-2	Edges, Setbacks and Site Coverage	-	
	Continuous Street Wall	REQ	<input type="checkbox"/>
	Building and Open Space Coverage	REQ	<input type="checkbox"/>
	Open Space Incentive Bonuses	-	
	Setbacks	REQ	<input type="checkbox"/>
SB-3	Entries and Access	-	
	Pedestrian Entrances	REQ	<input type="checkbox"/>
	Vehicular Entrances	REQ	<input type="checkbox"/>
BD-4	Service	REQ	<input type="checkbox"/>
	Heights	-	
	Facade Heights	REQ	<input type="checkbox"/>
	Building Heights	REQ	<input type="checkbox"/>
	Transitional Height Plane (as applicable)	REQ	<input type="checkbox"/>
Total Organizational Points		5	

OS Open Spaces and Supplemental Zones		REQS	ACHIEVED
OS-1	Publicly Accessible Open Spaces	-	
	Types	-	
	Active Uses	-	
OS-2	Supplemental Zones	-	
	Active Uses	-	
	Materials	-	
	Walls	REQ	<input type="checkbox"/>
Total Open Space Points		8	

BD Buildings		REQS	ACHIEVED
BD-1	Ground Level	-	
	Active Uses	REQ	<input type="checkbox"/>
	Storefront Design	REQ	<input type="checkbox"/>
	Signage	REQ	<input type="checkbox"/>
BD-2	Façades and Enclosure	-	
	Materials	-	
	Articulation	REQ	<input type="checkbox"/>
BD-3	Roofs	-	
	Materials and Organization	-	
	Active Uses	-	
BD-4	Parking	-	
	Parking Structures, Exterior Design	REQ	<input type="checkbox"/>
	Shared, Carpool Parking	REQ	<input type="checkbox"/>
	ZEV Parking, Charging Stations	REQ	<input type="checkbox"/>
	On-Street Parking	-	
BD-5	Performance and Systems	-	
	LEED and/or Energy Star Certified	-	
	Green Infrastructure	-	
Total Building Points		15	

ST Streetscapes		REQS	ACHIEVED
ST-1	Sidewalk Zone	-	
ST-2	Tree and Furniture Zone	-	
	Hardscape Materials	REQ	<input type="checkbox"/>
	Trees	REQ	<input type="checkbox"/>
	Furniture	REQ	<input type="checkbox"/>
	Streetlights	REQ	<input type="checkbox"/>
Total Streetscape Points		2	

Total Inspiration Points		POINTS POSSIBLE	POINTS AWARDED
Total Organizational Points		5	
Total Building Points		15	
Total Open Space Points		8	
Total Streetscape Points		2	
Total Points		30	

00-10 : NEEDS IMPROVEMENT
 11-20 : ABOVE & BEYOND
 21-30 : MIDTOWN VISIONARY

Organize into three clear parts

Background & History

- Introduction
 - *Preface, Purpose & Contacts*
- History
 - *Developmental History, Map*
 - *National / Local Designations*
- ***Character Defining Features***
 - *What makes AE Historic?*
 - *Town Plan*
 - *Landscape Architecture*
 - *Architecture*

Process for Changes to your Property

- Treatment Designations
 - *Definitions & Designations of properties (refined Tier System)*
- Review Process
 - *Description / When to apply*
 - *Major / Minor Work descriptions*
 - *Application Process / Diagram*
 - *What is reviewed? How & When?*
 - *Application Document examples*

Guidelines for changes to your property

- Guidelines
 - (organization to be determined)*
 - *Existing Buildings*
 - *New Construction*
 - *Additions*
 - *New Homes*

Clarify the **Direction** of the
Guidelines

Clarify or eliminate language that is vague or conflicting

Examples:

dormers:
▶ original front and side dormers should be preserved
▶ new dormers may be added on all elevations
▶ new dormers shall be appropriate to the scale and style of the house

chimneys:
▶ original chimneys shall be preserved
▶ new chimneys should be placed at the rear and use traditional chimney design

No guidelines or supporting information on scale or style

lot coverage:
shall not exceed 35% of the total lot

Conflicts with zoning & does not state if that is the historic lot coverage

front/side porches:
designs should nearly match historic examples

rear porches:
designs may be modern

new structures: Conflicts with NPS standards for. No supporting content for scale/ mass

nearly match = match width and height, match roof form, match decorative features

c o n s t r u c t i o n

Clarify & update allowable materials

- Consolidate location of allowable materials & provide examples
- Clarify language
i.e. "in some instances"
- Include new materials/technologies
 - Treatment & examples of allowable new materials per NPS standards

preserved = should not be removed or altered
significant materials = these materials include tile and slate which are integral to the architectural style of the house

significant design/application = refers to roofs with simulated thatched roofs

appropriate materials = composite shingles, wood shingles, slate (in some instances), tile (in some instances), standing seam metal (in some instances); because of the long life-span of such materials (slate, tile and metal) color shall match historic examples

traditional chimney design = brick or stone preferred, some stucco acceptable (no simulated stucco or lapboard); exterior (should be shouldered) or interior; dimensions should reflect historic examples

preserved = may not be removed nor covered with another material

match = material, size, shape, and design

appropriate siding materials = brick (most appropriate, avoid bright white mortar color), half timbering & stucco (generally limited to gables and second stories), wood lapboard, cementitious lapboard (smooth surface not faux wood grain), natural stone (limited use - usually random coursed granite), squared wood shingles (generally limited to gables and second stories)

appropriate foundation materials = brick or stone

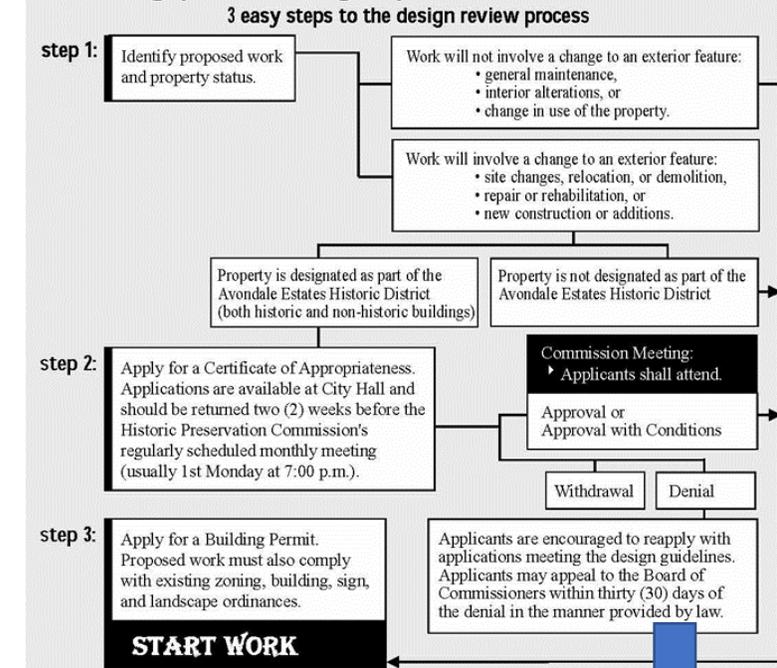
Evaluate & Clarify the **Process**

Make clear what the process entails, how to go about it, & simplify it where possible

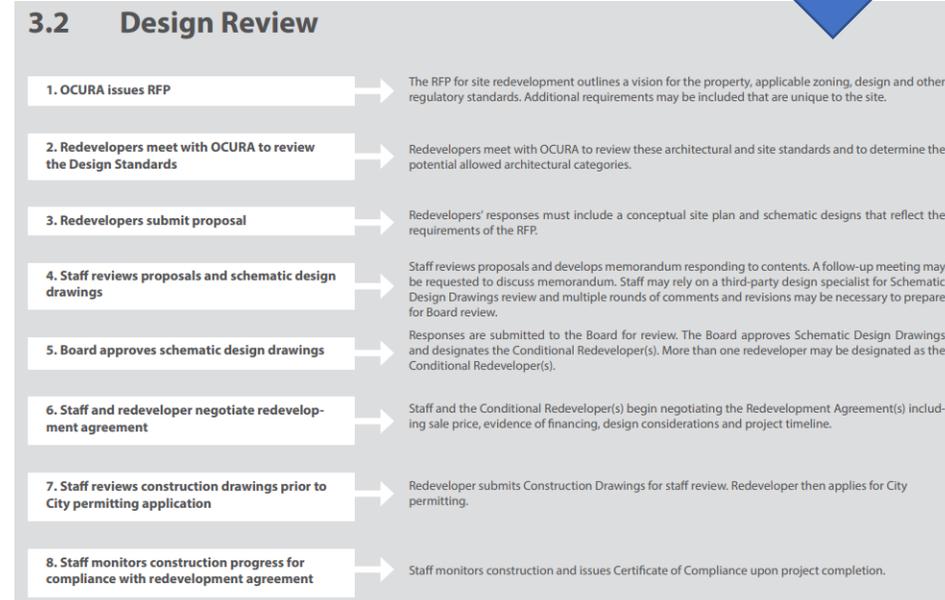
Potential elements to address in process:

- Clear graphics & diagrams on step-by-step process
- Clarify/Update when review is needed by HPC or only by City Staff
- Turn-around timeline
- When attendance is needed/not needed at HPC Mtg.
- Create a “check-list” procedure where possible
- Make clear how submissions will be reviewed
- Use guidelines to make review more objective & clear “yes” or “no”

Existing process graphic-



Sample step-by-step graphic

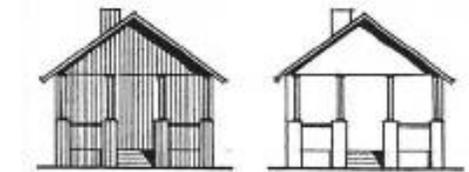
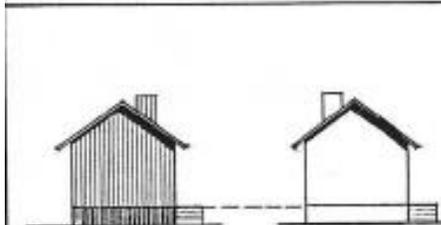
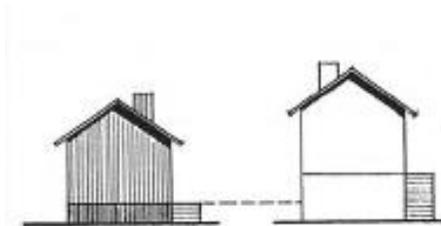
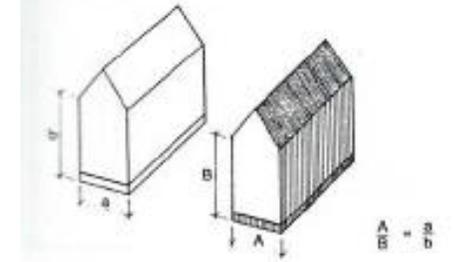
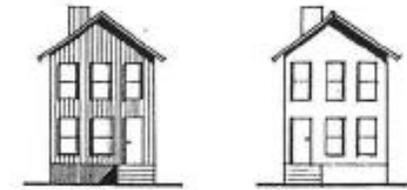
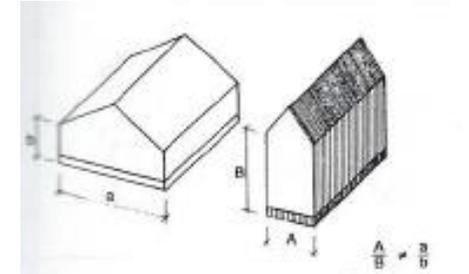


Coordinate with **Zoning**

Guidelines & Zoning should be coordinated to reflect the massing & scale of the Historic District.

This includes elements such as:

- New Buildings, Additions and ADUs
- Setting/Updating Maximums along with updating minimums on development dimensions
- Scale/Volume/Height in relation to surrounding structures / historic norm
- Height of ADUs / Relationship to original home
- Footprint, setbacks & lot coverage



Areas to Address

- Articulate WHY this is Important
- Evaluate the National & Local District Boundaries
- Evaluate the Tier System
- Clarify the Organization & Direction of the Guidelines
- Evaluate and Clarify the Process
- Coordinate with the Zoning Code

Community Engagement & Feedback

April 21st– Draft Guidelines Presentation



Avondale Estates is a thriving historic city that uniquely manifests the intersection of urban planning, landscape architecture and architecture.

Streamlining and clarifying the guidelines will help protect the three resources above and alleviate confusion in allowable treatments.

Coordinating the guidelines with the zoning code will help streamline the process & address many issues relating to the effects of new construction on the existing fabric



CHANGE

City of Avondale Estates Historic District Guidelines

Thank you!