



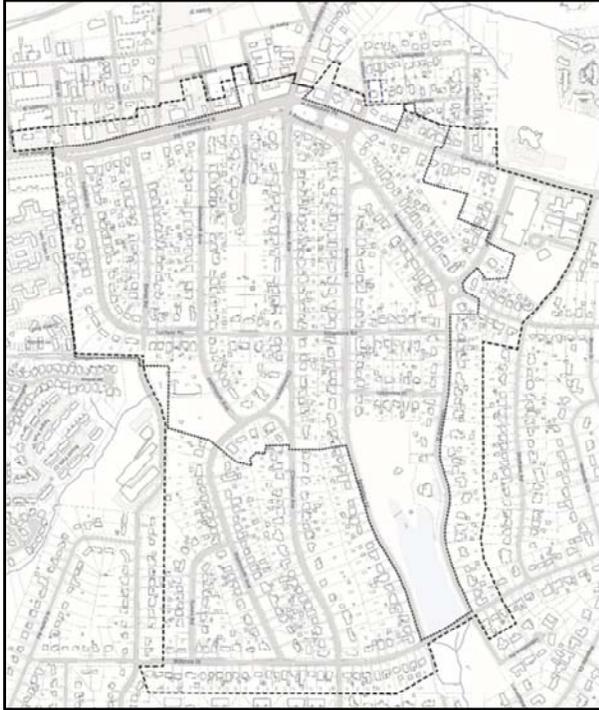
City of Avondale Estates Historic District Guidelines

March 25, 2020

 LORD AECK SARGENT
ARCHITECTS

Hello, We thank you for joining us what may be Avondale Estates' first online public meeting.

We apologize that this is not a live session but we are hopeful that our next meeting will be live-stream or in-person!



Agenda

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

Your (online) team



Karen M. Gravel AA, AIA, LEED AP
Principal-in-Charge
(today's presenter)



Marco Ancheita AIA
Senior Urban Designer

LORD AECK SARGENT
ARCHITECTS

Given the technical difficulties of having to work from home, this will only be a one person presentation.

The presentation we have for you today will be available via the website as a PDF so that you may view and read at your own pace.

The same web page will have a link to an online "survey" to allow you to provide comments & feedback on what we are presenting today.

The last public meeting we talk talked about the approach to this project.

Today, we're going to quickly go over where we are in that process & what we have heard so far from the some of the feedback.

The bulk of this presentation will focus on our initial review of your guidelines and process along with some initial thoughts on how to move forward.

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*

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Despite the current state of things, we are still hopeful that we will be able to complete this project within the given timeline.

However, we will be ready to adjust as we coordinate with the City's efforts & the National Park Service operations during this time.

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

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Today's meeting is the first of two public sessions for the phase of the project. We will come back to you on April 21st to present the preliminary guideline updates. As mentioned before: Given that this public session is online, the City will be launching another online survey to allow people to respond and give feedback on today's 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.

Our presentation today will elaborate on the main goal that we are protecting Avondale Estates as the thriving historic city born of the intersection of urban planning, landscape architecture and architecture.

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.**

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We have been brought on to ensure that the Historic District continues to thrive & be a sense of pride for its citizens.

The current guidelines are not being thrown out but re-evaluated to make sure they are clear, representative of the needs of the historic district and the City, and in accordance with the standards set forth by the National Parks Service.

As a funding entity for this project, the SHPO will be reviewing the proposed changes.

Lastly, the most important component of this process is ensuring the public is engaged with the process so that there is the thoughts & concerns of citizens are reflected in the changes made to the guidelines.

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**

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Last time we presented, we briefly talked about some of our initial observations. These were some of the items that stuck out to us along with some of the initial feedback we were hearing from stakeholders.

What we've heard

Common topics so far from survey & stakeholder feedback:

↓
Clarity

↓
Consistency

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Over the last month we have continued to garner feedback through conversations & an online public survey (+120 people) and have culled out some recurring topics. These topics are organized under- “clarity” & “consistency” as we those two broader themes as the crucial basis for good design guidelines.

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**

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Overall, people's comments reflected a need for there to be a clearer understanding on how to go about the process & establish a better understanding of what is allowed and what is not allowed. The absence of supporting content that helps clarify those areas was noted.

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**

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When it came to consistency there was a focus on the lack of consistency in the process itself and the new construction not being consistent with the scale of the historic development.

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

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Based on those initial & subsequent observations along with the public input, we think there are six areas that need to be addressed & studied in order to successfully retool the Historic District guidelines. Some are bigger picture questions that merit conversation & others are more about the details of the guidelines themselves. We will walk through each of these and talk about our initial thoughts & potential changes to study.

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**

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Before going into the actual guidelines, it is important to understand WHY it is important to have them in the first place! These three bullets outline that your historic district is extremely unique for the area and that has been/and is recognized by any person that encounters the City.

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.

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Having a Historic District is an important construct to help acknowledge this uniqueness and tap in to the cultural & economic opportunities this history provides.

What makes Avondale Estates historic?

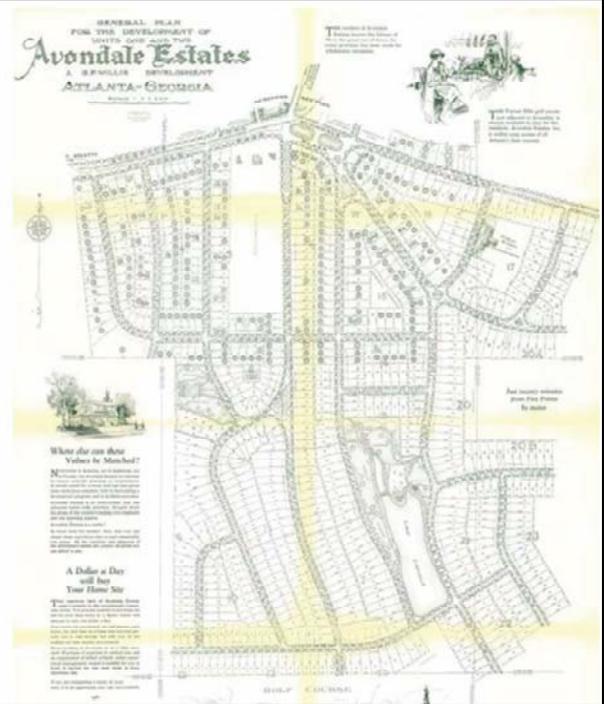
An intact combination of
Urban Planning,
Landscape Architecture,
and Architecture
attributes unique to early 20th century practices



1986 National Historic Register District Outline

The combination of these three intact elements of the early 20th century are what really make Avondale Estates Historic.

Character Defining Features –

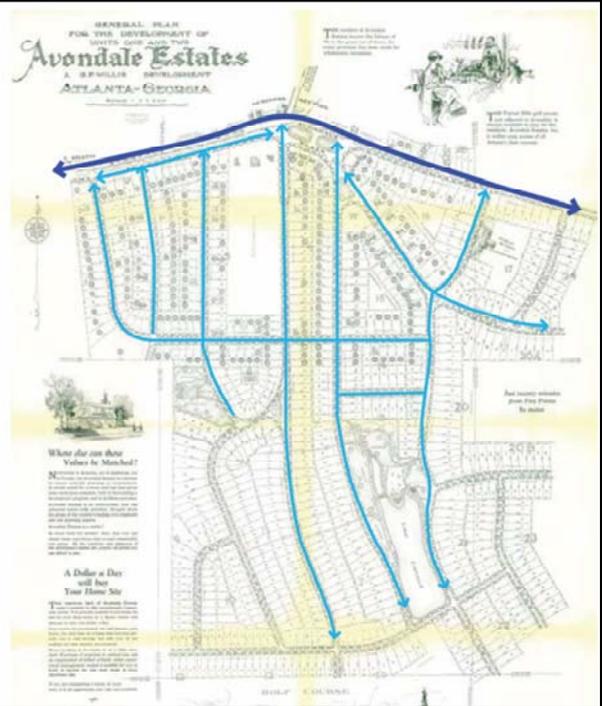


Original Plan (Streets, Blocks, & Lots)

The urban plan is one of the most recognizable character defining features of the historic district. The historic district embodies planning and development features which reflect the planning principles and concepts promoted by developer George F. Willis in the mid-1920s. These ideas and features have guided the development of the historic district and the entire city ever since.

**Character Defining Features –
The Urban Plan**

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



Original Plan (Streets, Blocks, & Lots)

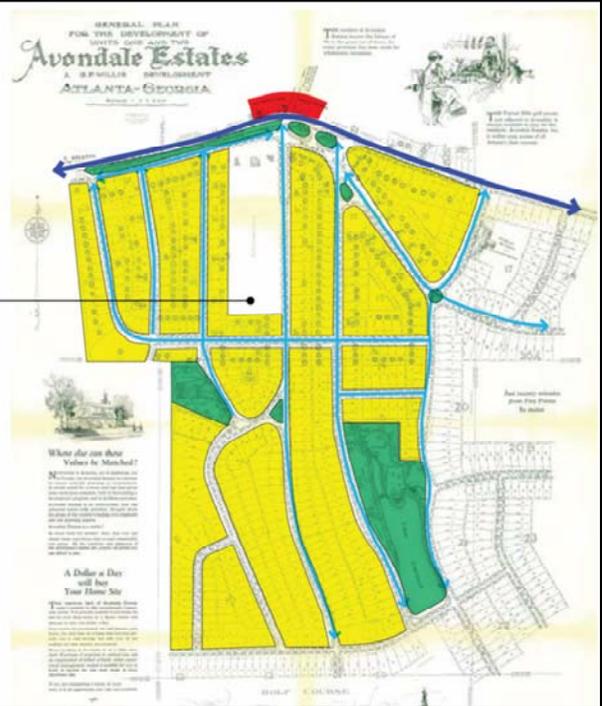
A key component being a transportation corridor, now North Avondale Road, as the prime street to a robust vehicular & pedestrian transportation system.

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)



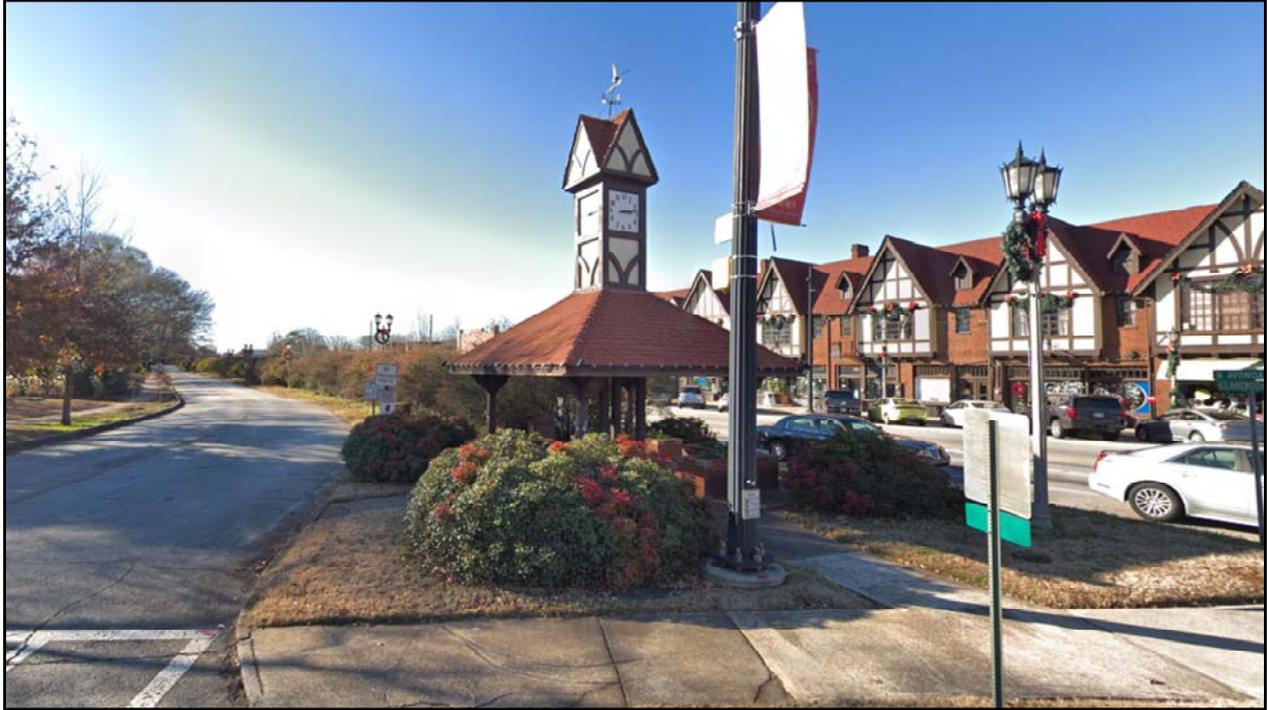
This framework of streets created distinct use zones that were physically separated by an array of diverse landscape features.



These features accentuated the separation of use by helping to buffer the busy commercial street from...



The quiet residential street.

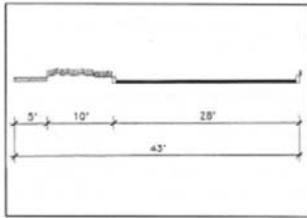


With crossing for vehicles and pedestrians at only a few key areas.

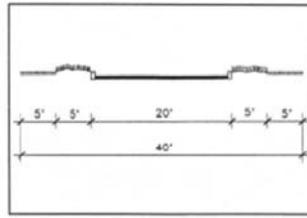
Character Defining Features –

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



The focus on a robust pedestrian system along with a vehicular system was a novel technique at the time and another one of the district's key defining features. Sidewalks with large planted buffers, mid-block crossings, and planted traffic circles are unique techniques that create an enjoyable pedestrian environment while helping to buffer and calm vehicular traffic. Not many neighborhoods today are built with an emphasis on this.

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



Intertwined with the previous features is the naturalistic landscape elements that were employed during this time period. The array of elements listed here are still very much intact and help create the holistic public realm experience still found within the Historic District



The combination of the urban plan, circulation, and landscape combine to evoke the atmosphere desired by the designers in 1924.





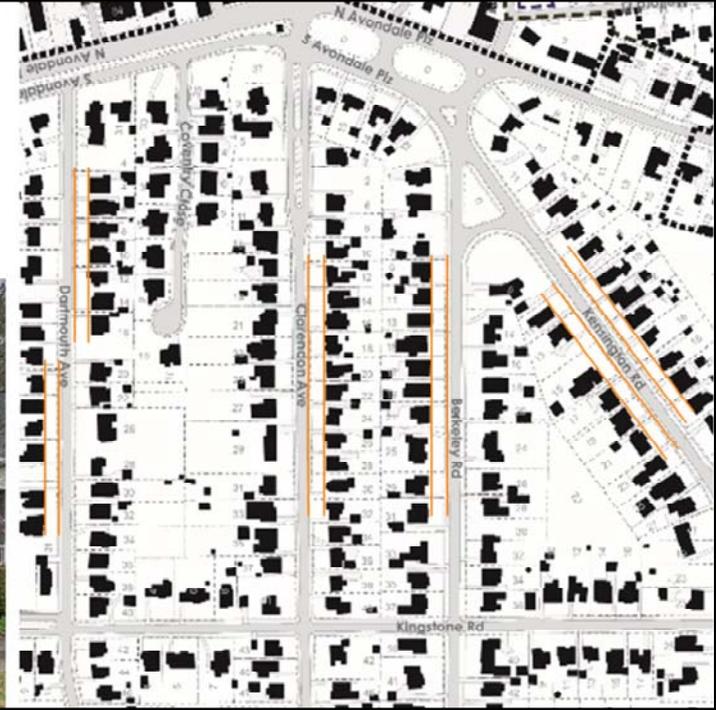




Character Defining features –

Development pattern:

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



The physical development of the historic district mirrors the attention to detail of the dimensions of the public realm through close attention to specific elements that affect the mass and scale of the neighborhood. While they vary slightly, each historic home has a consistent distance from the street that allows for the landscape to flank the sidewalks & gives breathing room to the pedestrian & house owner. A feature not typically found in urban environments at the time it was built.

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

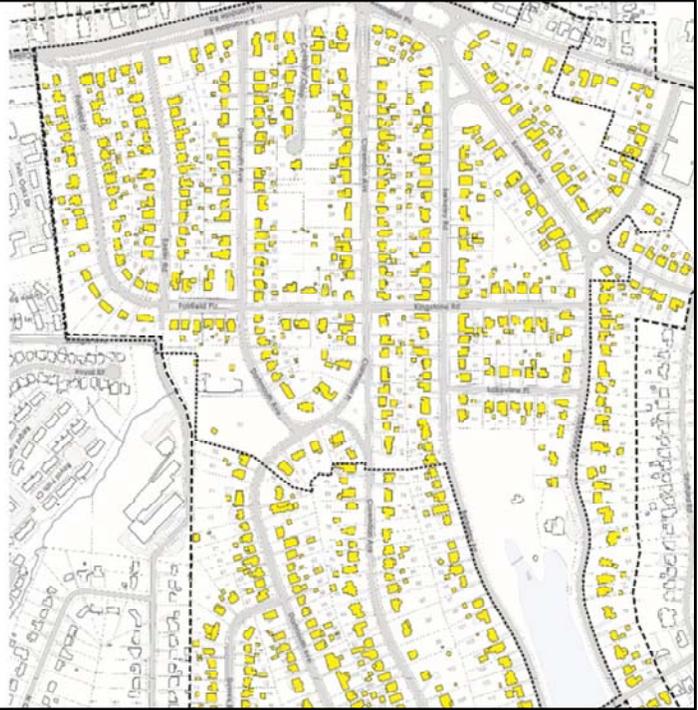


While their size is also tied to the amount of development potential, the lots within the historic district are predominantly narrow, small, and rectangular. Homes are placed at the front-center of the parcels with driveways being placed discretely on one side of the property with landscape elements beside them. The establishment of this development pattern creates a distinct rhythm to the flow of the street and neighborhood. Despite homes having different styles, it sets up a cohesive experience that makes for a more pleasant walk. This type of narrow lot development is extremely rare to find these days and is one of the most crucial development pattern features of the historic district.

Character Defining features –

Development pattern:

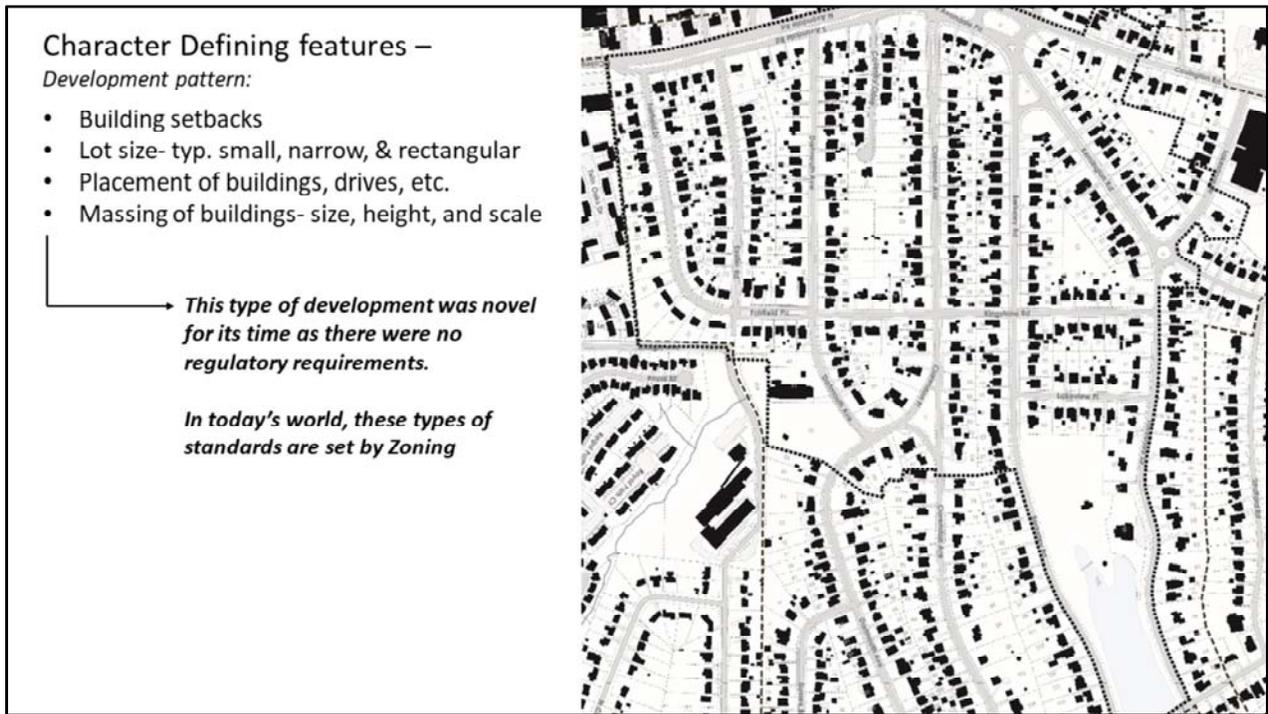
- Building setbacks
- Lot size- typ. small, narrow, & rectangular
- Placement of buildings, drives, etc.
- **Massing of buildings- size, height, and scale**



The collection of historic homes within the historic district works together to create a succinct rhythm & pattern that ties into the three previous elements.



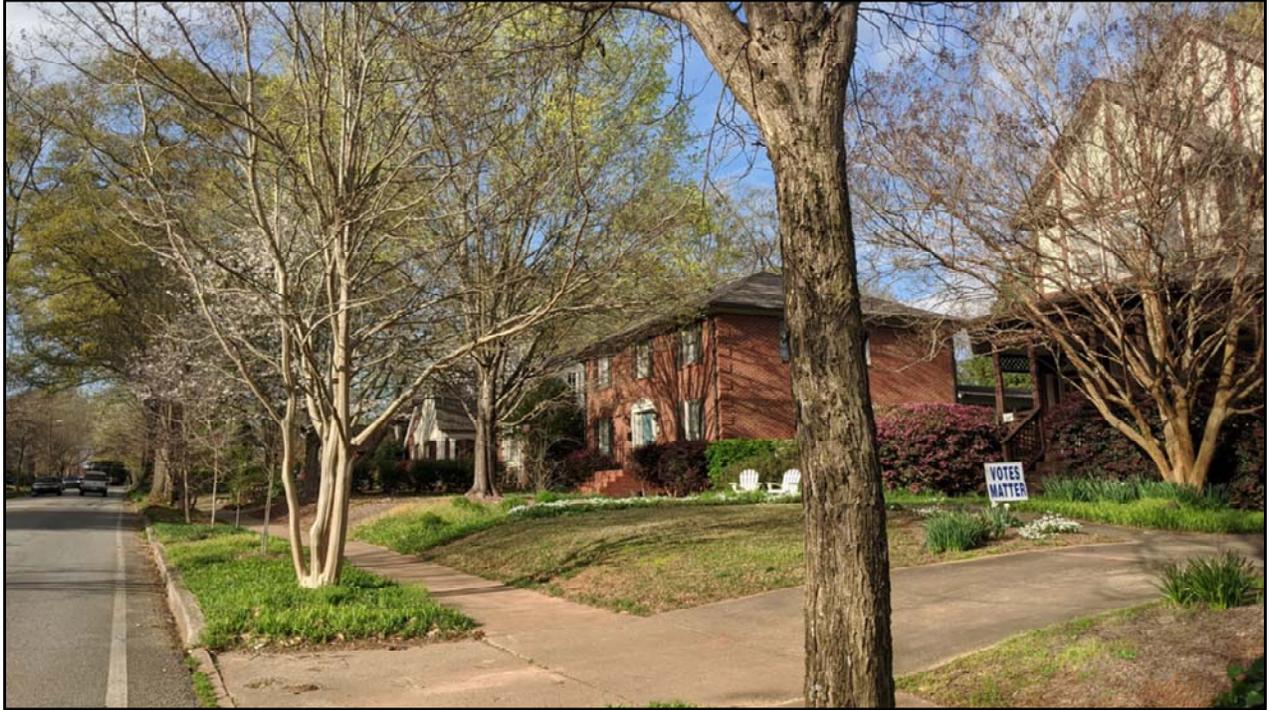
Despite the array of styles, the framework for the district established a language of scale & massing that allows these houses to display their individuality while fitting in to the broader development pattern system. There is a balance of height and width along with an attention to the relationship to neighboring buildings- a gradient rather than a stark contrast.



It is important to note that the original development only built out a certain amount of lots. Most of the infill development that followed has stuck to the established pattern language of mass & scale. The outliers can quickly be identified and it is imperative that all new development within the district should pay attention to this in order to not take away from the district character.



Development pattern as a whole



Development pattern as a whole



Development pattern as a whole

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.



The Architecture of the commercial historic district is undeniably one of the most recognizable elements of the district, most notably the commercial portion along North Avondale. Within the whole district, the architecture displays a unique set of residential building types and materials that allow one to place the district within its time period.

Character Defining features –

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



Tudor Revival

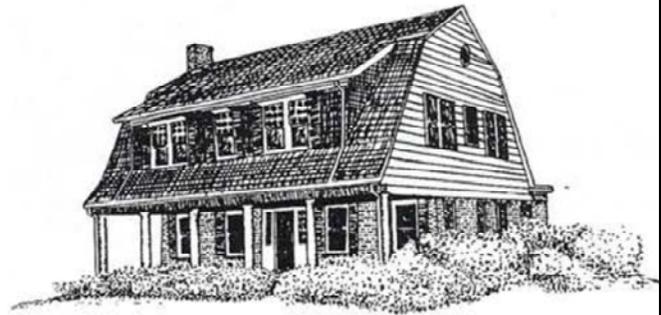


The flexibility to develop one & two story residential structures allowed for the construction of homes in an array of architectural styles of importance to the period of significance. Concurrently, these styles are difficult to recreate today, both in style and material, and as such are important elements in helping evoke the original character of the neighborhood.

Character Defining features –

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

English Cottage

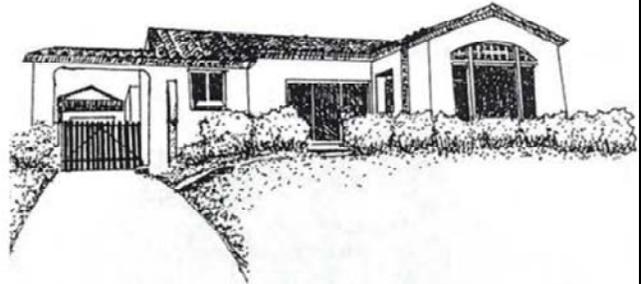
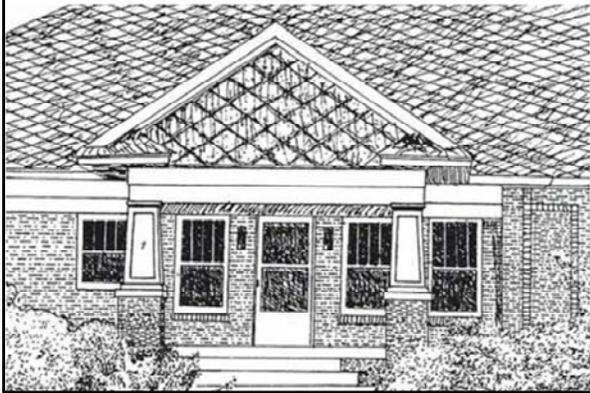


Dutch Colonial

Character Defining features –

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

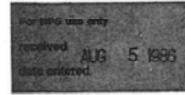
Craftsman



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)

All-in-all there is a quantifiable inventory of elements that create this district and give its unique atmosphere. To lose one resource would reduce the importance of others.

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*

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The National Register nomination acknowledged this and made a point to say that the overall character and appearance of the district was created by the combination those key three elements.

Bigger picture:

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

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Before getting into the details of the guidelines themselves, it was important to understand and evaluate the existing historic district boundaries and parameters.

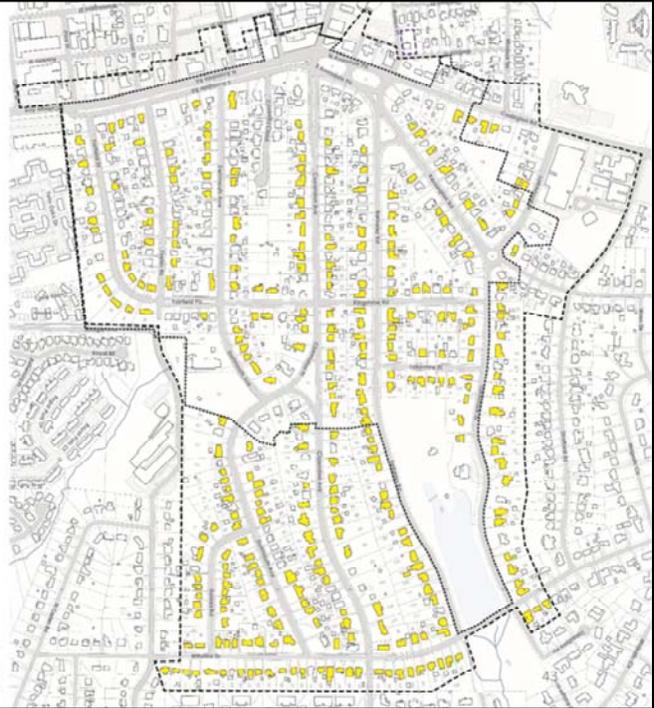
Post World War-II homes

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



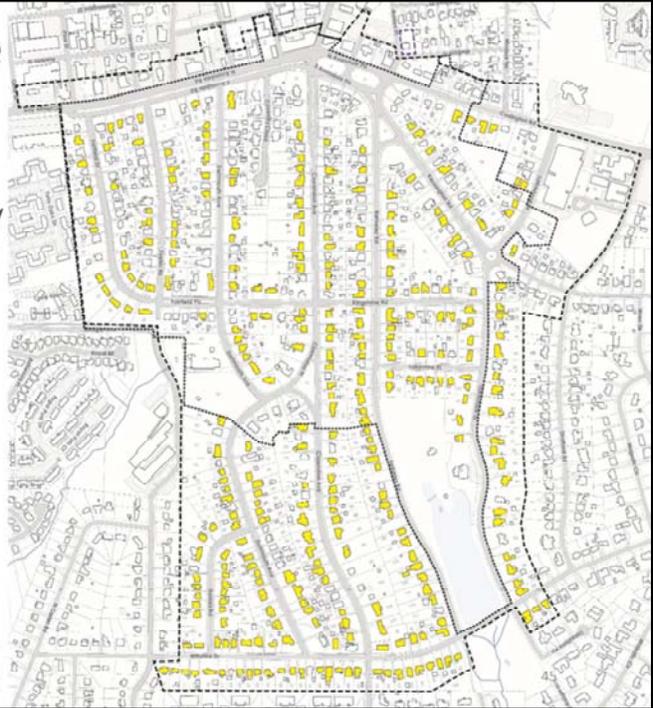
The outer line indicates the local district. The inner line represents the National District. One of the most notable elements of the existing district fabric are that the Post World War II homes are both inside and neighboring the districts. During the original district nomination, these homes were not eligible for historic designation because they were not included in the period of significance (1924-1941) While the original application acknowledges them and their contribution to mass/scale to the district- it does not protect them.



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.

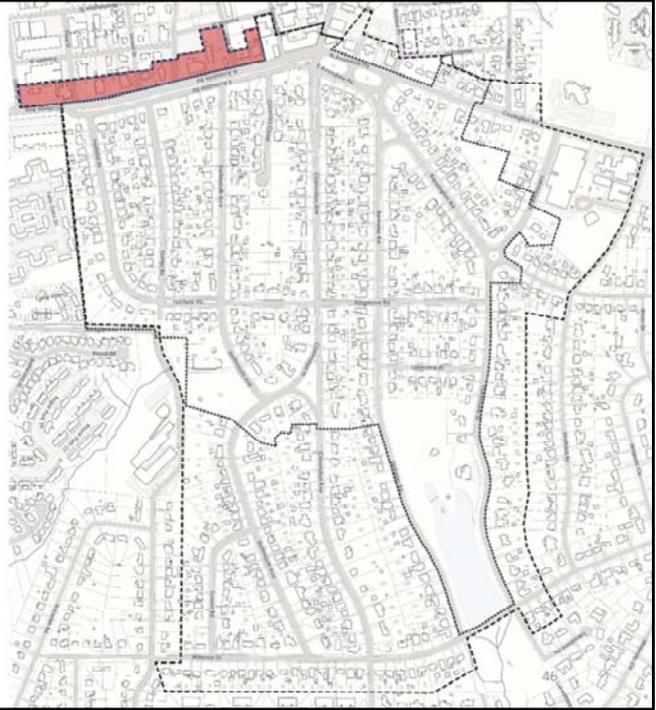
Note: Homes shown here are Tier III.
See 2013-14 Historic Assessment for
more details on historic eligibility



It is important for the City to think carefully about how to approach these homes as they are very a large portion of the historic district and contribute to it. The National Register can be amended to include them in the period of significance or neighboring areas can be made into a new district.

Existing Local District Boundaries

- Study the need to include commercial properties not included in the National District and evaluate. This can be done by City of AE.
- Future zoning can address massing, scale, & placement of this area



Our initial feedback from the public suggested studying the extents of the local district. Given that future zoning can address issues of massing, scale, and placement and the National District does not include this portion of North Avondale Road, we will be studying the need for it to be within the district.

Evaluate the **Tier System**

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One of the most notable comments we have heard was the need for updates and/or clarity of the Tier system.

Tier Definitions

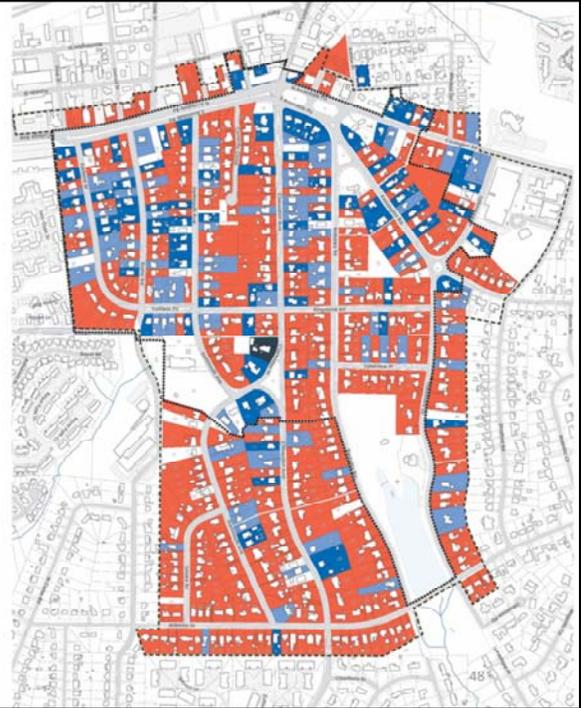
Tier I is also known as **Preservation**-
*Properties determined to have highest level of
significance & retain high degree of integrity*

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)



We did find that the information on the tier system was difficult to follow. Our first step was to understand how the Tiers were defined themselves.

Tier Types

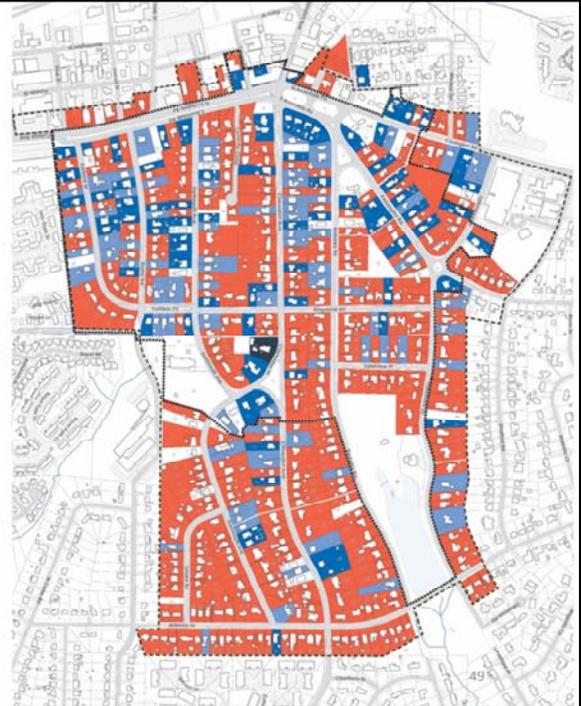
±164 - Tier I & II properties are largely structures built during the period of significance (1924-1941).
There is a limited quantity.

±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)

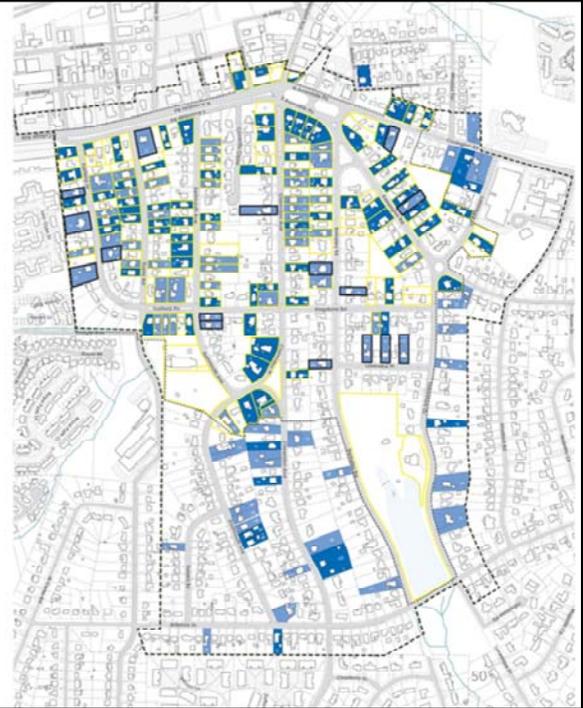
- Preservation - Tier I (±83)
- Conservation - Tier II (±81)
- Adaptation - Tier III (±353)



While not explained within the existing guidelines or ordinance, further analysis showed that most of the Tier I & Tier II properties were part of the building stock constructed during the period of significance. Tier III contains Post-World War II homes described earlier. The guidelines describe how each category is to be handled but the parameters set for each tier may make property owners feel like they are being treated unfairly when compared to others.

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



In looking at the guidelines, the separation between Tier I & Tier II seems to be minimal. Moreover, the combination of Tier I & II properties, which are largely contributing buildings, makes up less than half of the homes within the district. It is important to look at these two categories as extremely important resources to the preservation of the district character and feel.

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



Tier 1



Tier 2

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The difference between Tier I & Tier II is sometimes hard to discern visually. Tier I structures seem to maintain all original elements with no additions & Tier II structures may alteration or addition. Aside from that, both Tiers are homes that were considered “contributing” to the historic district’s original character defining features. We will be looking at the ways the can be treated equally.

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 include original slate which are integral to the structure of the house
significant design/application = simulated thatched roofs
appropriate materials = copper 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 shall 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 square); dimensions should reflect historical

The difference between the treatment of Tier I and Tier II when it comes to roofs regards dormers. Tier II houses can have new dormers on all elevations.

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

The difference between the treatment of Tier I and Tier II when it comes to porches is evident in the construction of the Tier II enclosures.

Differences as areas for negotiation – ○
All other guidelines are equal

Windows & Entrances

<p>p r e s e r v a t i o n</p> <p>front elevation windows: ▶ shall be preserved; ▶ replacements must match the original windows.</p> <p>rear elevation: ▶ should be preserved; ▶ replacements that nearly match the original windows are encouraged. ▶ replacements may also be modern.</p> <p>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.</p> <p>new openings: ▶ shall be limited to the rear elevation; ▶ shall nearly match historic examples and placement.</p> <p>preserved = may not be repl must be demonstrated as irreg</p> <p>match = size, design (pane co must be TDLs or SDLs</p> <p>nearly match = match ; configuration); materials may wood; must be TDLs or SDL</p>	<p>front elevation windows: ▶ shall be preserved ▶ replacements must match the original windows</p> <p>side elevation: ▶ may be replaced; preservation is encouraged ▶ replacements must nearly match the original windows</p> <p>rear elevation: ▶ may be replaced; preservation is encouraged ▶ replacements that nearly match the original windows are encouraged ▶ replacements may also be modern</p> <p>storm windows: ▶ shall meet all preservation guidelines</p> <p>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</p> <p>c o n s e r v a t i o n</p> <p>modern = may use non-traditi configuration), and materials; grilles allowed</p> <p>new openings = includes enti changes in dimension of existin</p> <p>54</p>
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The difference between the treatment of Tier I and Tier II when it comes to windows is evident in the degree of replacement allowed on the side and rear elevations. We are reviewing this particular section in detail with guidance from the National Park Service Technical Preservation briefs on sustainability and will recommend a clearer direction and options for window treatment.

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.



55

Out of the 8 categories and various parameters within each category, these are the only locations with Tier I & Tier II differ. We will study this to see where there are points of negotiation.

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 resource.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & ILLUSTRATED GUIDELINES ON SUSTAINABILITY FOR REHABILITATING HISTORIC BUILDINGS

U.S. Department of the Interior
National Park Service
3/6

The Secretary of Interior's Standards written by the National Parks Service will continue to be the basis for the Guidelines.

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



This process will review the language and direction of the Guidelines but from a big picture standpoint this is where we think more clarity can be added.

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

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In regards to the physical guideline document, there is a need to rethink the graphic design of it and how it communicates information.

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

table of contents	
history	4
▸ developmental history	
▸ historic district map	
▸ national recognition	
▸ local designation	
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▸ significant features	
▸ architectural styles & examples	
review	8
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criteria	10
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▸ abbreviated glossary	
appendix a - treatment category	32

As outsiders, we found that the guidelines have the right “subheadings” and content but that sometimes this content was hard to find or buried in text.

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 buildings. Although preservation does not require a Certificate of Appropriateness (COA), the Historic Preservation Commission generally advises for some limited alterations to historic buildings.

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

treatment for design review decisions

Preservation, Adaptation, or Construction Treatments for the historic building treatment require review upon the Historic Preservation Commission's review of the building's contribution to the overall district as well as its individual significance. Historic buildings contribute to the district's historic, architectural, character, degree of integrity, setting, etc. The review required Treatment of Changes for such buildings 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 American Institute of Historic Preservation's Standards for Rehabilitation, unless the project is at a higher level

adaptation

Adaptation guidelines plan for the sensitive approach to the historic district during physical change. The purpose is to allow the historic district to be altered in a way that does not require the removal of the historic fabric.

This treatment is applied to projects having the highest degree of significance or a high degree of integrity or to a new historic structure.

what is design review?

The Historic Preservation Ordinance provides for the design review process. Design review consists of the evaluation of all 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 are not required for design review in compliance with a COA record. Although some types of work projects, such as maintenance of existing walls or a window shutters, 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. Properties that design review covers both historic and non-historic properties. The city's Official Zoning Map shows the American Easton Historic District and a smaller version of the map is included in this booklet. A quick call to City Hall can resolve whether a work requires design review.

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 also affect other properties within the historic district include:

- * changes to exterior of buildings,
- * changes to the setting,
- * alterations or additions, and
- * new construction.

Neither exterior alterations nor a change to work is required.

For use of the property require a COA, however, other municipal requirements may apply (see text approval). The Preservation Ordinance applies only to the exterior appearance of the property and requires neither land use nor zoning. Other requirements for 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 the developer to be submitted to City Hall. The developer is responsible for the work project to the Historic Preservation Commission. Please contact City Hall to inquire for regular working days.

Unless preservation criteria and the applicable design guidelines, the Historic Preservation Commission may approve or deny the application. If the application is approved, design review is complete and a Certificate of Appropriateness is issued.

The historic criteria used as national, state and local levels in the U.S. Secretary of the Interior's Standards for Rehabilitation, which provide general standards for the work upon historic buildings. Within these standards, historic buildings have the historic local design guidelines for historic districts.

rehabilitation

Rehabilitation is the process of restoring a building to its original or a compatible use for a property through repair, alterations, and additions while preserving those portions or features which contribute to its historic, cultural or architectural value.

Developed in 1977 (re-revised), the rehabilitation standards are available in Appendix B, historical and architectural forms for use permitted have developed.

* **Rehabilitation Standards, 1977**
 Appendix B, historical and architectural forms for use permitted have developed.
 Appendix B, historical and architectural forms for use permitted have developed.
 Appendix B, historical and architectural forms for use permitted have developed.
 Appendix B, historical and architectural forms for use permitted have developed.

what happens if work begins before a COA?

If work is initiated prior to approval of a COA application, and if 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 return the original condition of the property.

when can additional assistance be found?

This booklet outlines design guidelines, which are useful for project planning. However, the Historic Preservation Commission is encouraged to review the design guidelines and work with the developer to ensure compliance. Familiarity with the design guidelines will facilitate design review. The Historic Preservation Commission will assist with any questions for project applications. Additional information is included in the top of this booklet for more information. For additional information, please contact the Historic Preservation Commission.

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 preserved and protected. The removal of distinctive materials or alterations 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 unimportant features or elements from other historic properties, shall not be undertaken.
- * Changes to a property that have no regard for historic significance in their own right shall be avoided and prevented.
- * Distinctive materials, finishes, fixtures, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- * Distinctive 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 elements 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.
- * Architectural features shall be preserved and repaired in place. If such features cannot be repaired, acceptable replacements shall be undertaken.
- * New additions, exterior alterations, or related new construction shall not destroy historic materials, finishes, 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, scale, and proportion, and meaning 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 it does not obscure or detract from the historic materials and workmanship of any historic property and its environment would be maintained.

construction guidelines plan for the sensitive approach to the historic district during physical change. The purpose is to allow for subtle development and interventions that do not detract from the historic district.

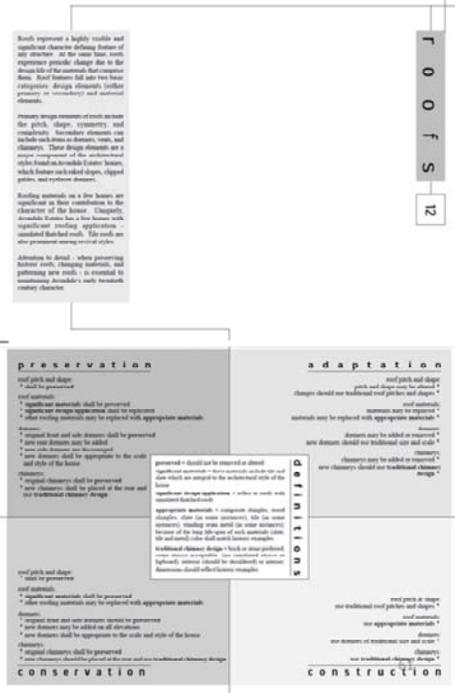
This treatment is applied to projects having the highest degree of significance or a high degree of integrity or to a new historic structure.

The original document had several images and included a district map. However, the version that is published on the web does not include any graphics and further accentuates the text heavy nature of some of the pieces of the guidelines. It is hard to discern where to actually take the time to read. Going forward, the graphic design should be organized in a clearer linear fashion.

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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.

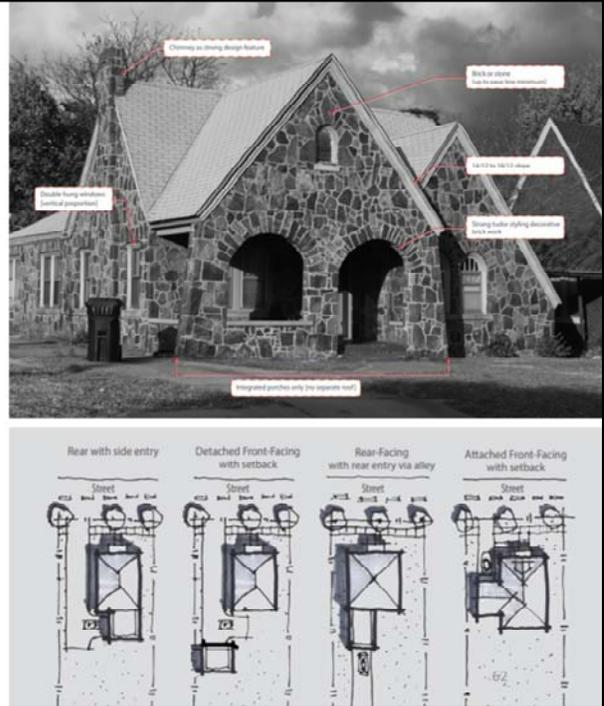


The way the public receives information is drastically different than when the current guidelines were written. Nearly all information is obtained via the web and as such the guidelines should be organized in a way that's web friendly and accessible. Additionally, given that these are guidelines and not a report, it is important to be clear and concise with information and limit text in key areas.

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



Part of being clear and concise relates to have good graphics to help convey ideas quickly. A good set of graphics will go a long way in helping to explain guidelines that are talking about physical elements.

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

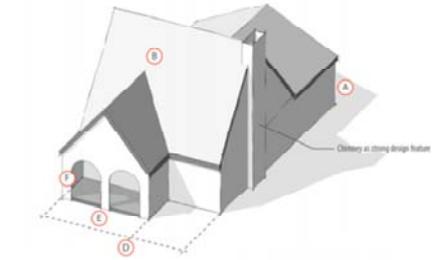
- Small porch
- Integrated porches only – no separate roof
- 5'-7" min. depth

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

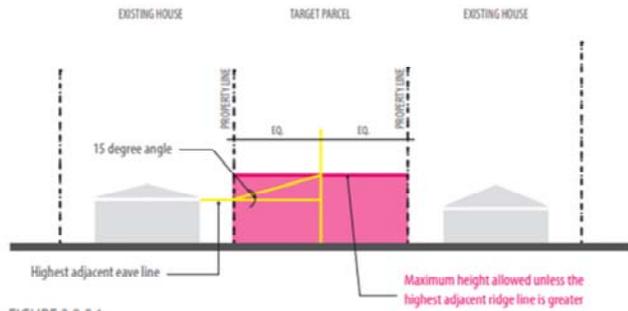
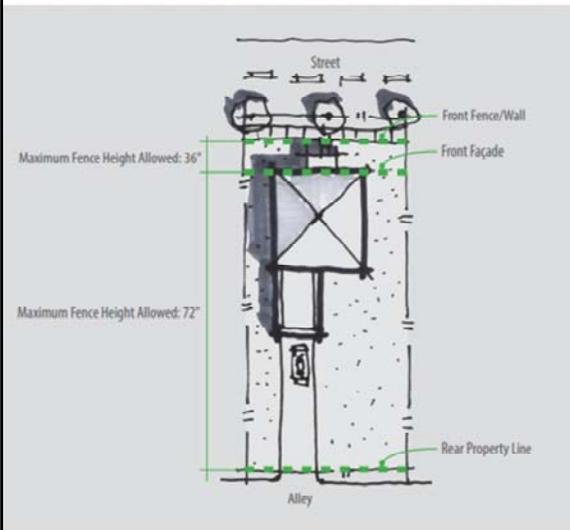
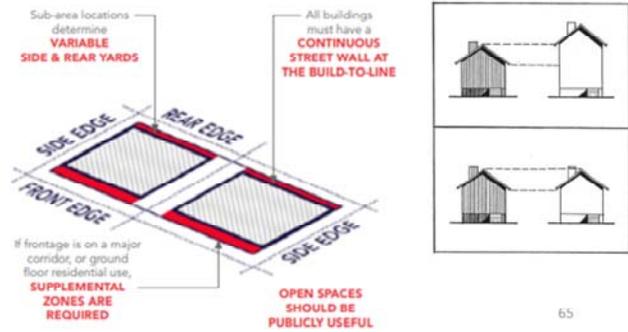
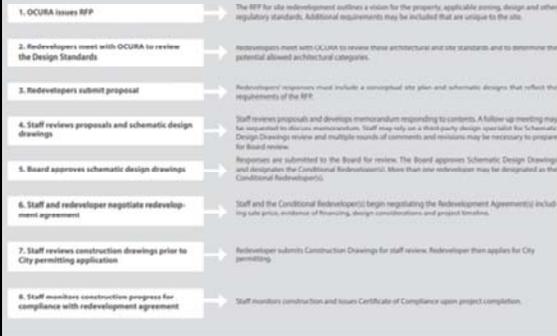


FIGURE 2.2.5.1



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"/>
Service	REQ	<input type="checkbox"/>
BD-4 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 0

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 Facades 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	-	-
Landscaping 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	5
Total Building Points	15	15
Total Open Space Points	0	0
Total Streetscape Points	2	2
Total Points	30	30

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

The graphics also should extend to process to make it easier for residents and the City to know what information is needed. We intend to recommend clear list based graphics for process and checklists.

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*

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The new guidelines should be very clear about the three main aspects of process: Understanding the Why- history and background, the How- Process, and the What- Changes. The goal will be to ensure all necessary information of a subject is located in one specific area.

Clarify the **Direction** of the Guidelines

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Diving deep into the language of the existing guidelines will be of paramount importance to helping the City be clear about what is allowed and what is not

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**

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

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

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

In many locations within the current guidelines, it is difficult to tell if something is allowed or not and, therefor, hard to know if it will get denied or not. Similarly, there are areas that have conflicting language, either with NPS standards or the City zoning.

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

d e f i n i t i o n s
d e f i n i t i o n s

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Being clear about materiality is something that many people have commented on. This is all part of the language. What is appropriate to use should be clear in the guidelines, including allowable materials.

Evaluate & Clarify the **Process**

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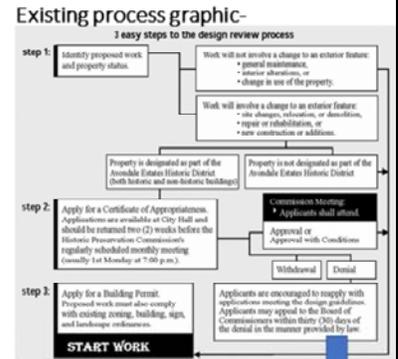
While not part of the “guidelines”, it is important that the process is equally as clear. This is a topic we have been hearing a lot about.

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”



Sample step-by-step graphic



Part of this study will take a look at the opportunities to streamline & improve upon your current process.

Coordinate with **Zoning**

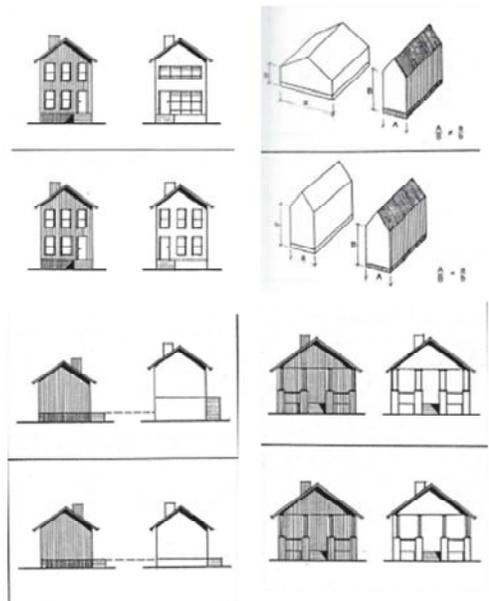
73

Lastly, zoning is what will have the greatest impact to new construction within the district.

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



Given that the City is currently going through a zoning update, it is a unique opportunity to ensure that the zoning & guidelines are in line with each other.

This is specific to the R-12 zoning that all of the single family homes are currently under. The R-12 zoning district extends beyond the original plan area where there is a different development pattern.

It will be important for the zoning to reflect the mass and scale for the areas specific to the historic district.

The guidelines will also create a good opportunity to graphically explain the parameters of the zoning.

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



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These are the six areas of concentration we will be looking at over the next month. When we come back to you, hopefully live, on April 21st, we run through a draft of the guidelines. Please do take a moment to provide feedback via the online survey that is on the City's web page.



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

Ending with this key statement again, we want to reinforce that fact that this is an extremely unique City and that improving this process is extremely necessary to ensuring that the character and feel of the Historic District remains intact for generations to come.



City of Avondale Estates Historic District Guidelines

Thank you!