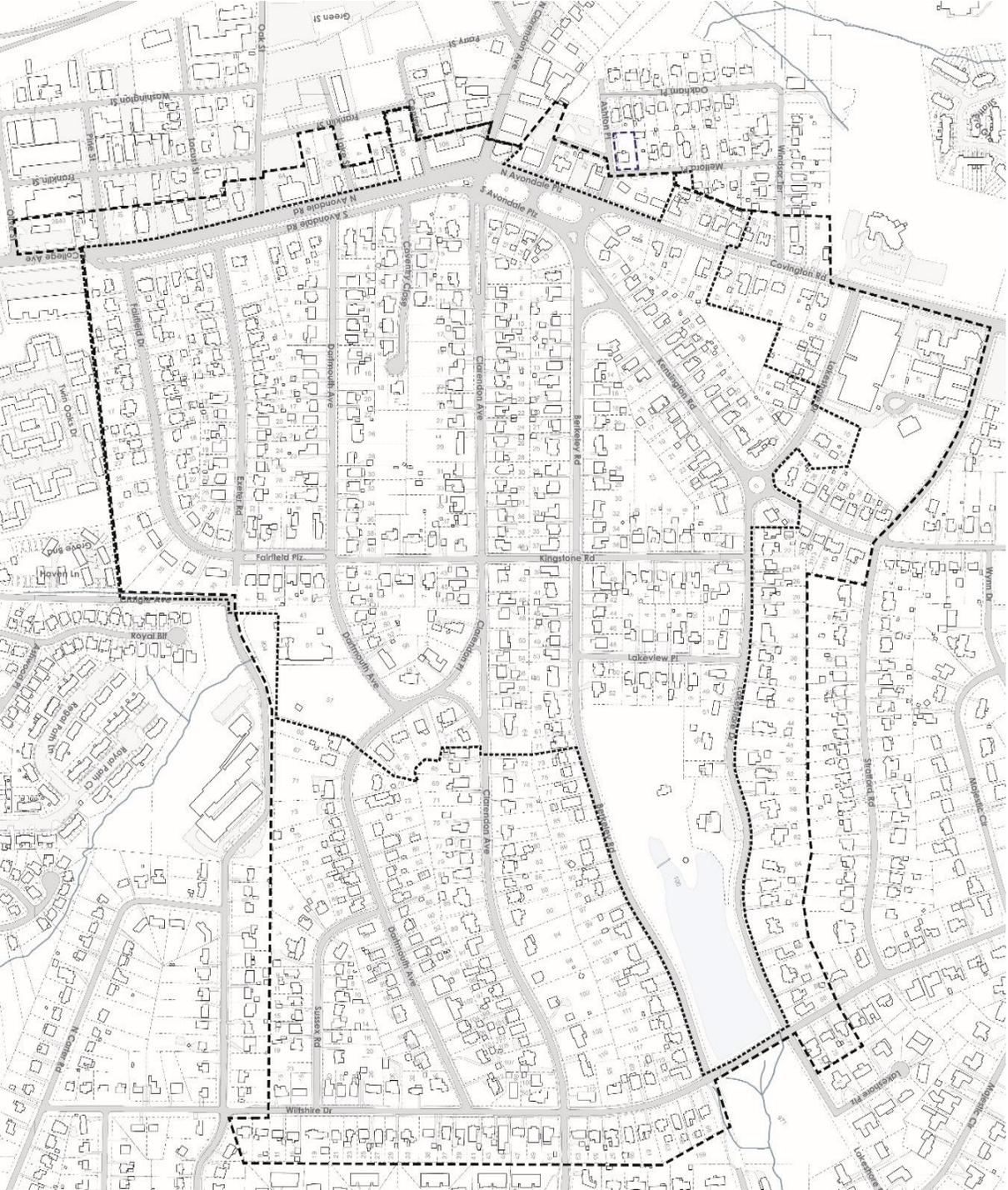




# City of Avondale Estates Historic District Guidelines

UPDATE – May 4, 2020



## Your (online) team



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



**Marco Ancheita** RLA  
Senior Urban Designer

# Agenda

- Review progress and notable updates
- Preparing for draft to go to Historic Preservation Division
- **Q&A** :If on a computer or tablet, feel free to ask questions in “Q&A” box  
OR  
Questions can be asked anytime after (or if you’re on the phone) at:  
[www.AvondaleEstates.org/comments](http://www.AvondaleEstates.org/comments)

# Process

Phase 1 – Review & Research

Phase end *Mid-March*

Phase 2 – Identify Improvements

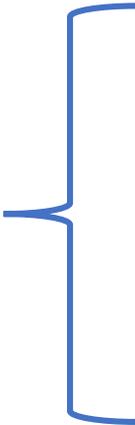
Phase end *Mid-April*

**Phase 3 – Draft Guidelines**

Phase end *Late-May*

Phase 4 – Final Guidelines

Phase end *End of June*



Present to the public the ideas and concept for the guideline redesign.

# 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)*
- **Should fully engage the public through meetings and feedback opportunities.**

# Recommended Updates

- Alter / Update designation system
- Clarify the Organization & Direction of the Guidelines
- Evaluate and Clarify the Process
- Coordinate with the Zoning Code

# Update designation system:

- **Combine Tier I & II to Preservation Designation**
  - Tier I & II are nearly the same. Too much nuance to create a consistent design review process.
  - Recommend a review of the current designations of properties
  - Ensure guidelines are inline with recommended practices and Secretary of Interior Standards
- **Convert Tier III to Compatible Designation**
  - “Adaptation” is not a standard treatment recognized by the National Parks Service
  - Ensure guidelines are inline with recommended practices.



# Make highly graphic

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

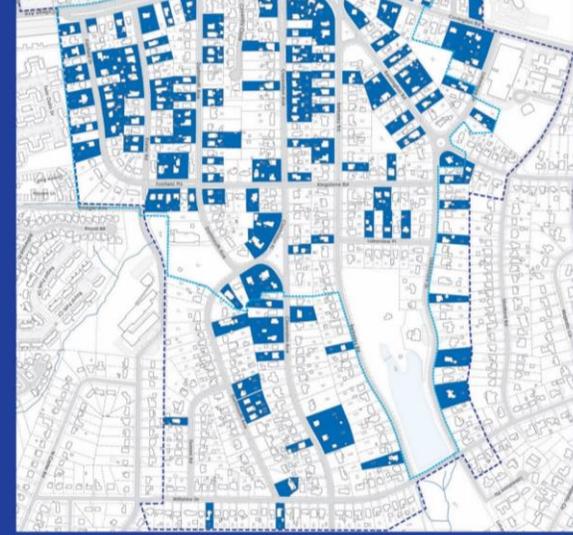


## Treatment Designations

Historic Avondale Estates has a myriad of residential properties with different types of structures. Many are historic and are significant because they maintain their character with existing historic materials. Others are older and also contribute to the overall character of the neighborhood with their size, scale and the way they sit in relation to the street and each other. Residential structures are divided into two categories in order to guide the City and residents on their treatment.

**Preservation Designation**  
When Avondale Estates was deemed a historic neighborhood, properties were designated as "contributing" to the historic district in the official National Register documentation. Contributing refers to any property, structure or object that adds to the historic integrity or architectural qualities that make the local and federal historic districts significant. There was a distinct list of properties that were considered contributing.

Over time and through the implementation of the historic ordinance, these elements were expanded and further classified into tiers with separate titles: Preservation, Conservation and Adaptation that corresponded with Tier groupings 1, 2 and 3 respectively. There was also a fourth category of entirely new structures and how they relate to and are situated in the historic district described as simply a Construction category. While thorough in description, these categories and descriptions were difficult to navigate and implement and did not correlate directly with standard descriptions used by the Secretary of Interior National Park Service.



## Preservation Designation

Preservation Designation includes properties that were built during the period of significance of 1924 and 1941 and distinctly contribute to the historic integrity through material details and/or architectural qualities and make the historic district significant.

## Compatible Designation

Compatible Designation includes properties that were built after the period of significance, but because of their siting within the historic plan, should be treated as a part of the larger historic and not negatively impact the look and feel of Avondale Estates. The materials, size, siting, and scale of structures on these properties shall fit into the plan of the City in a way that the original houses fit into the plan.

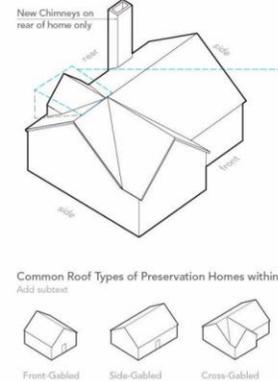
## Roofs

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. Roofs have distinct design elements and materials.

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, etc.

Roofing materials on homes are significant in their contribution to the character of the house. Uniquely, Avondale Estates has a few homes with significant roofing applications such as simulated thatched roofs. The 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.

- The roof pitch and shape shall be protected and maintained and shall not be removed or altered. PR.1
- The roof materials of tiled and slate roofs shall be protected and maintained. The roof materials of simulated thatched roofs shall be replicated whenever roofings. Other roofing materials may be replaced with composite shingles, wood shingles, slate, tile or in some instances standing seam metal. PR.2
- All original dormers shall be protected and maintained. PR.3
- New dormers may be added on the rear of the house. New dormers are not allowed on the front of the house. Side dormers are discouraged but allowed on the rear half of the house. PR.4
- All new dormers & new windows shall be appropriate to the scale and style of the house. New dormer type shall be equal to that of existing dormers on the house. PR.5
- All original chimneys shall be protected and maintained and shall not be removed or altered. PR.6
- New chimneys shall be placed at the rear and use brick, stone or true stucco building materials. PR.7



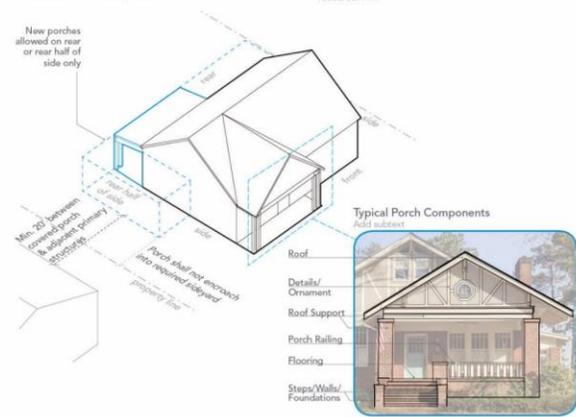
## Porches

Porches are a combination of roof, roof supports, flooring, foundation and stylistic details. Prior to the advent of air-conditioning, porches were used as a place to find relief from heat.

In Avondale Estates, porches are usually integral to the facade opening and do not stray far from the flush plane of the front of these homes. Front porches do include a range of recessed entries, stoops, and small entry porches, which may also feature roofs that mirror the main roof. Larger porches generally are located to the side and may have been enclosed originally or quite early to become sunrooms. Bungalow forms feature integral and proportionally larger front porches.

On vernacular buildings, stylistic expression is often limited to the porch area. Because of their significance, changes to porches should carefully consider the impact to historic material, details, massing and proportion. Refer to City zoning for additional measures on the construction of a new porch.

- All original porches shall be protected, maintained and shall not be removed or altered. Repair original elements to the extent possible before replacement. Any replacement pieces shall match the original in size, configuration and materiality of the original components. PR.1
- Side porches may be enclosed with glazing or screening set behind the primary railings or decorative elements. PR.2
- Rear porches may be enclosed or removed for additions. PR.4
- New porches are limited to the rear or rear half of the side elevations and should be appropriate to the scale and style of the house. PR.5
- New porches are subject to the minimum distance required between primary structures within zoning. PR.6
- Porches impact lot coverage. Lot coverage shall not exceed 40% of the total lot. This encompasses all impervious elements including structures and site features. PR.7

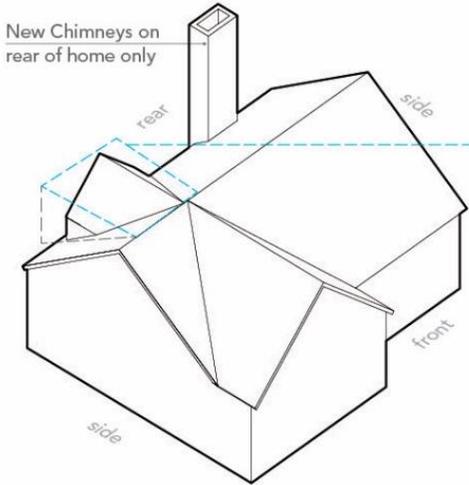


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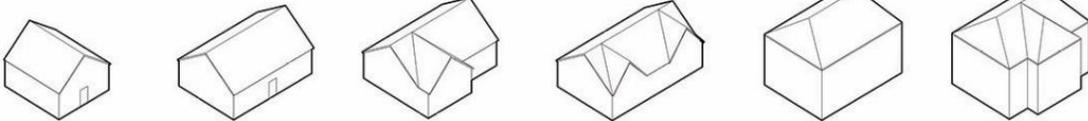
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Roofing materials on homes are significant in their contribution to the character of the house. Uniquely, Avondale Estates has a few homes with significant roofing applications such as simulated thatched roofs. Tile roofs are also prominent among revival styles. Attention to detail—when preserving historic roofs, changing materials, and patterning new roofs—is essential to maintaining Avondale's early twentieth century character.



## Common Roof Types of Preservation Homes within the District

Add subtext



Front-Gabled    Side-Gabled    Cross-Gabled    Parallel Gables    Hipped (simple)    Cross-Hipped

• The roof pitch and shape shall be protected and maintained and shall not be removed or altered. P.R.1

• The roof materials of tiled and slate roofs shall be protected and maintained. The roof materials of simulated thatched roofs shall be replicated whenever reroofing. Other roofing materials may be replaced with composite shingles, wood shingles, slate, tile or in some instances standing seam metal. P.R.2

• All original dormers shall be protected and maintained. P.R.3

• New dormers may be added on the rear of the house. New dormers are not allowed on the front of the house. Side dormers are discouraged but allowed on the rear half of the house. P.R.4

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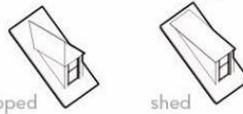
## Roof Dormer Types

For new dormers, utilize the same type & design (for both dormer & window) as existing dormers to ensure harmony with existing architectural elements. Pay attention to existing roof pitches, window locations, & materiality.



Gabled roof dormers are the most common in the district given the typical historic roof types. Other types exist to match the specific design, style, and scale of a home and thus are not typically mixed & matched.

Other common roof dormer types



hipped

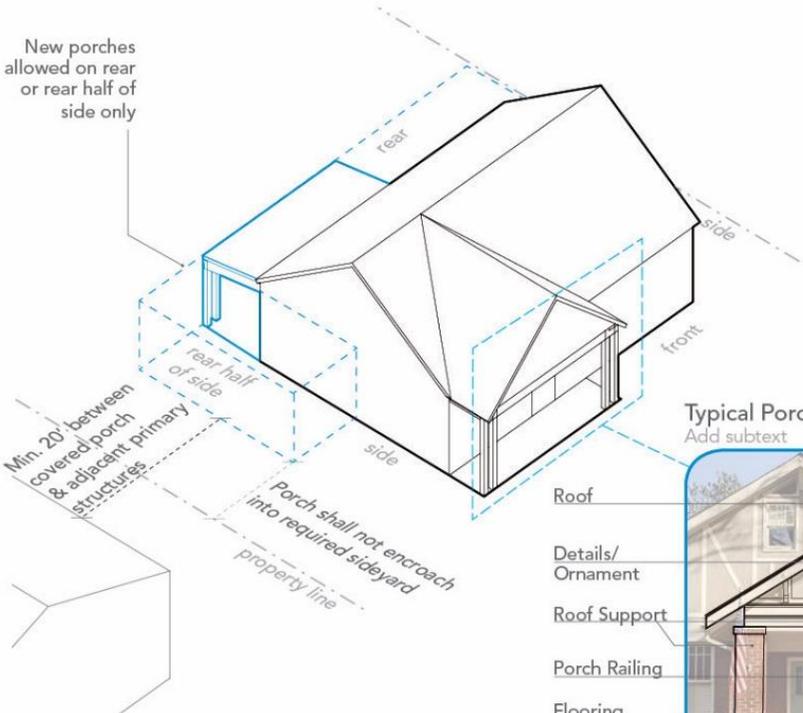
shed

# Porches

Porches are a combination of roof, roof supports, flooring, foundation and stylistic details. Prior to the advent of air-conditioning, porches were used as a place to find relief from heat.

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• Side porches may be enclosed with glazing or screening set behind the primary railings or decorative elements. P.P.3

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• New porches are subject to the minimum distance required between primary structures within zoning. P.P.6

• Porches impact lot coverage. Lot coverage shall not exceed 40% of the total lot. This encompasses all impervious elements including structures and site features. P.P.7

## Typical Porch Components

Add subtext



# Site & Setting

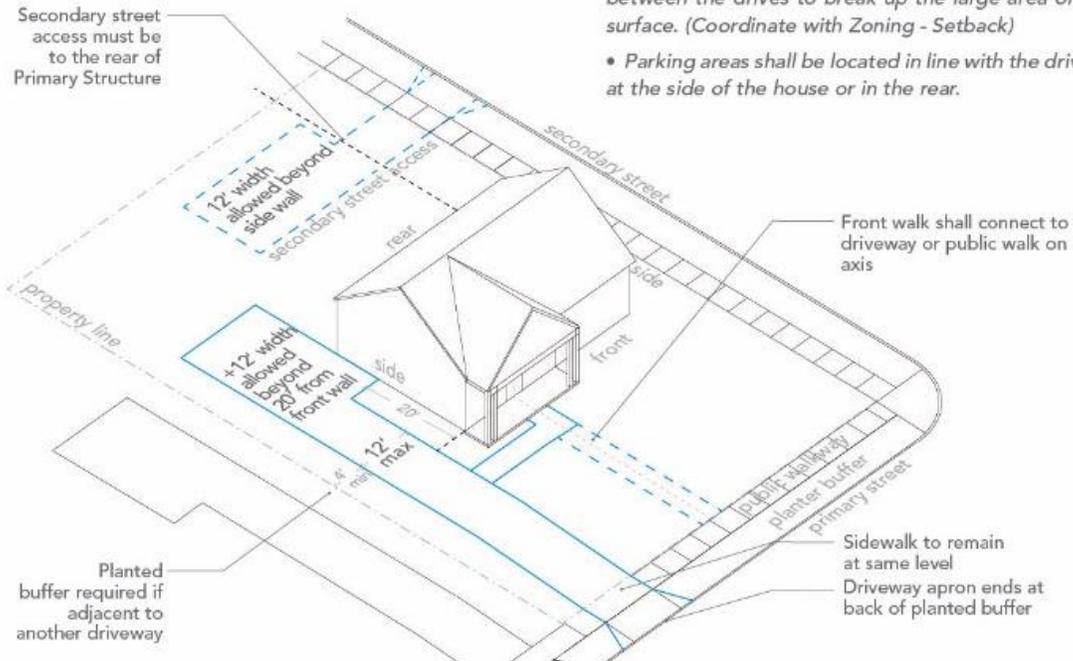
A building's surroundings—including but not limited to fences, enclosures, pavement, site walls, apparatuses and fixtures—have a significant impact upon the appearance and character of the property and its contribution to the historic district as a whole.

Avondale Estates' is characterized by large lush lawns with fences relegated to side and rear yards, masonry retaining walls addressing grade changes along walks & drives, ample trees and mature vegetation, and low visibility of potential visual intrusions - modern elements and semipermanent fixtures. Placement of these elements is the most important factor. Additionally, stock modern materials (e.g. vinyl fencing, timber retaining walls) from a home improvement center may have a negative impact by reducing the historic character of the setting to that of a new suburb. The District's landscapes, both public & private, are a hallmark of the Avondale Estates Planned community. As such, common sense dictates that modern elements and semi-permanent fixtures are less intrusive in side and rear yards. See City zoning for additional measures on these elements.

All original site and setting components shall be protected and maintained and shall not be removed wherever possible.

## Paving & Driveways

- In addition to historic paving materials, gravel, plain concrete (not colored or stamped), pervious concrete, gravel, stone, brick, concrete pavers are the only allowed paving materials.
- Front walks shall be either straight to the public walk on axis with the front door or curvilinear to driveway and shall be between 3'-5' wide.
- Driveways shall connect via one side of the primary structure from the front yard or to the rear of the primary structure from a secondary street.
- Only one curb cut allowed per property. Driveway apron depth shall not extend beyond the planted buffer in the right-of-way.
- Driveways shall be a maximum of 12' in width (excluding driveway apron). Width above 12' is allowed beyond 20' of the front wall of the Primary Structure. If access is from a secondary street, driveway width above 12' is allowed beyond the sidewall of the Primary Structure.
- If two drives are located adjacent to one another, a planted buffer of not less than 4'-0" shall be constructed between the drives to break up the large area of drive surface. (Coordinate with Zoning - Setback)
- Parking areas shall be located in line with the driveway at the side of the house or in the rear.

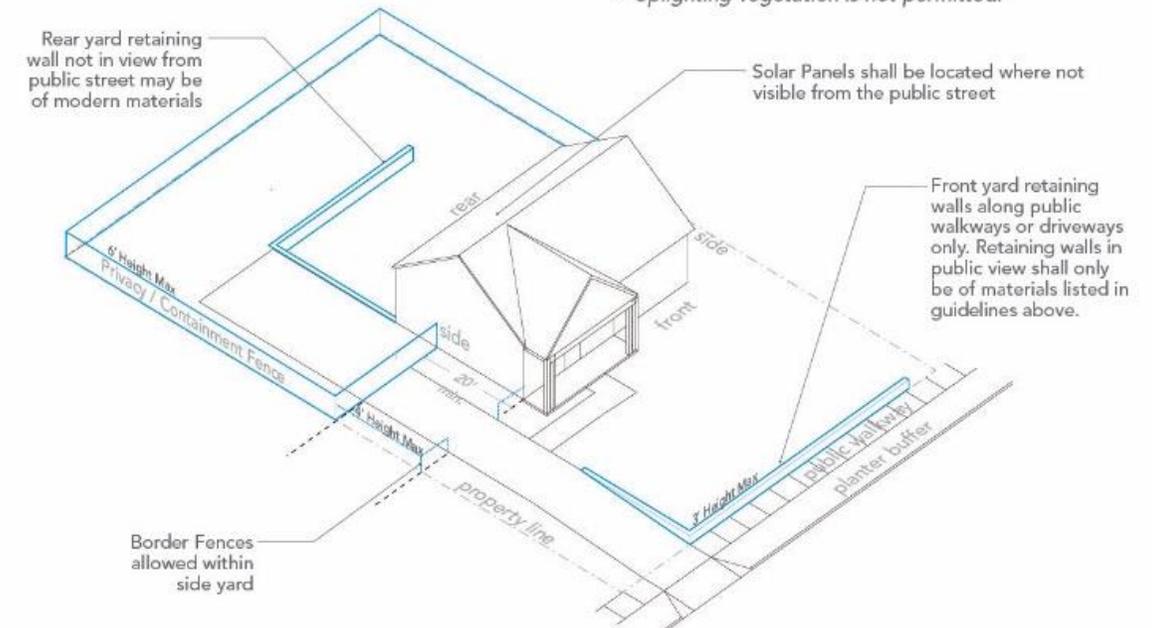


## Fences, Gates and Arbors

- Front yard fences, gates and arbors are not permitted. They were not components original to the design and planning of Avondale Estates.
- Side yard and border fences are allowed. Privacy and containment fences are allowed if set back at least 20' from the front wall of the house.
- In all areas not visible from the public street all fences, gates and arbors are allowed.

## Retaining Walls

- Front yard retaining walls shall only be placed along public walks or driveways. They shall not be placed as a series of terraces up to the residence.
- Front yard retaining walls shall be less than 3' above grade and constructed of coursed granite, random coursed granite, flush or beaded mortar and brick are only allowed. The walls may be a veneer, but the veneer must match the historic materials.
- Side and rear yard retaining walls constructed of coursed granite, random coursed granite, flush or beaded mortar and brick are allowed.
- Modern materials such as railroad tie walls, metal panels, flagstone, synthetic stone, etc., are allowed only in rear yards and in areas not visible from the street.



## Apparatus

- HVAC equipment must be placed in the side or rear yard and screened with fencing or vegetation so they are not visible from the public street.
- Satellite dishes shall never be visible from the public street.
- Permanent recreational fixtures such as pools, tennis courts, permanent basketball courts, trampolines, permanent bouncy houses, play structures and large equipment, etc. shall be located in rear yards only. Containment devices shall comply with fencing guidelines.
- Solar panels shall never be visible from the public street.

## Fixtures

- Historic markers shall be as small as possible and in compliance with the sign ordinance.
- Statutory and other art shall be located in the side or rear yards. Front yard locations for such objects are acceptable if there is a documented historic example of a similar scale and placement.
- Exterior lighting attached to the building shall be of an appropriate scale and size to the building. (Tighten?)
- Runway lighting along walks or drives lower than 3' tall are allowed. (needs to be tighter)
- Uplighting vegetation is not permitted.

# Organize into three clear parts

## ***Background & History***

- Introduction
  - *Preface, Purpose & Contacts*
- History
  - *History of Avondale Estates*
  - *National / Local Designations*
- ***Character Defining Features***
  - *Overview*
    - *Town Plan*
    - *Landscape Architecture*
    - *Architecture*

## ***Process for Changes to your Property***

- Treatment Designations
  - *Overview*
  - *Preservation Designation*
  - *Compatible Designation*
- Review Process
  - *What is Design Review?*
  - *What requires Design Review?*
  - *Process for Applying*
  - *Application Document examples*

## ***Guidelines for changes to your property***

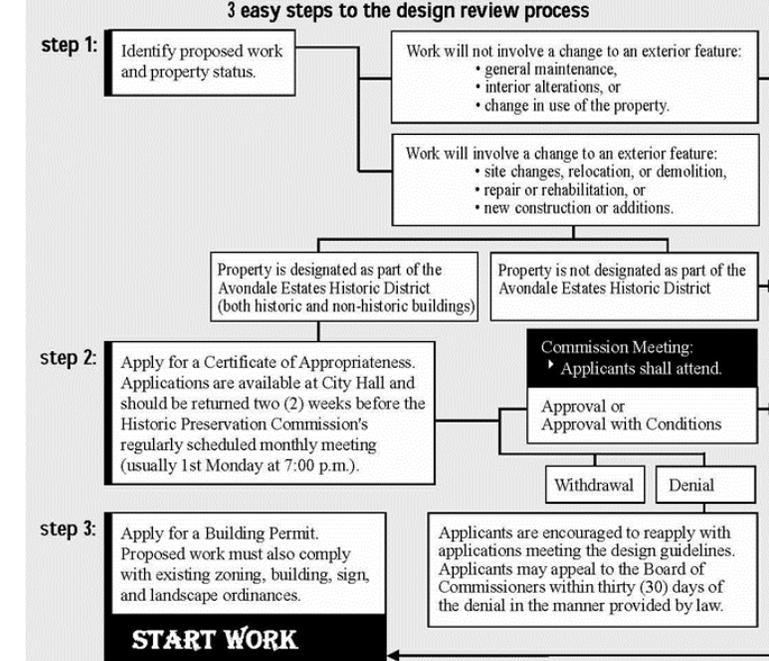
- Essential Preservation Concepts for Everyone
  - *Secretary of Interiors Standards for Rehabilitation*
- **Guidelines for Preservation Designation Properties**
  - *Roofs, Windows, Entrances, Porches, Additions, ADU's, Site & Setting, materials, & details.*
- **Guidelines for Compatible Designation Properties**
  - *Porches, Additions, ADU's, Site & Setting, New Construction, materials*

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

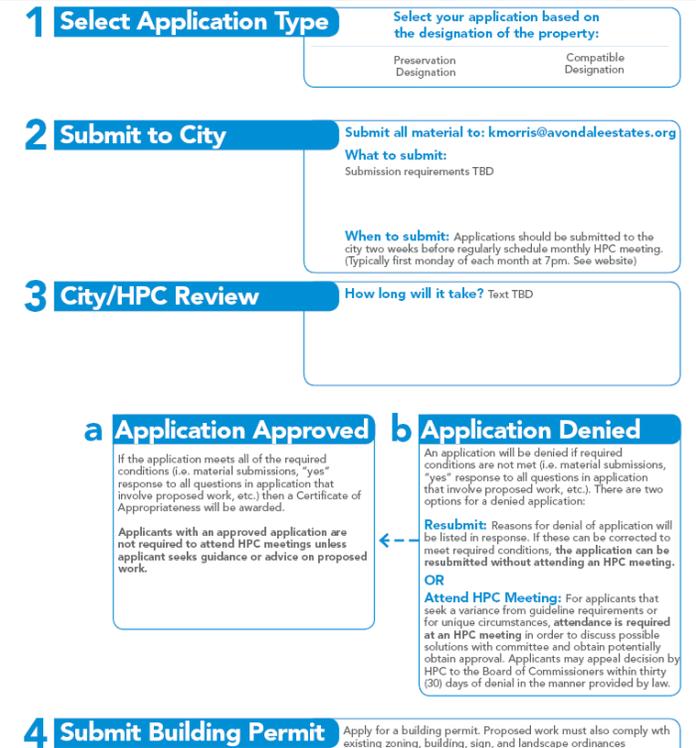
## Elements being addressed in the Process:

- 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.

Existing process /graphic-



Proposed process / graphic-



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

## Elements being addressed in the Process:

- 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”

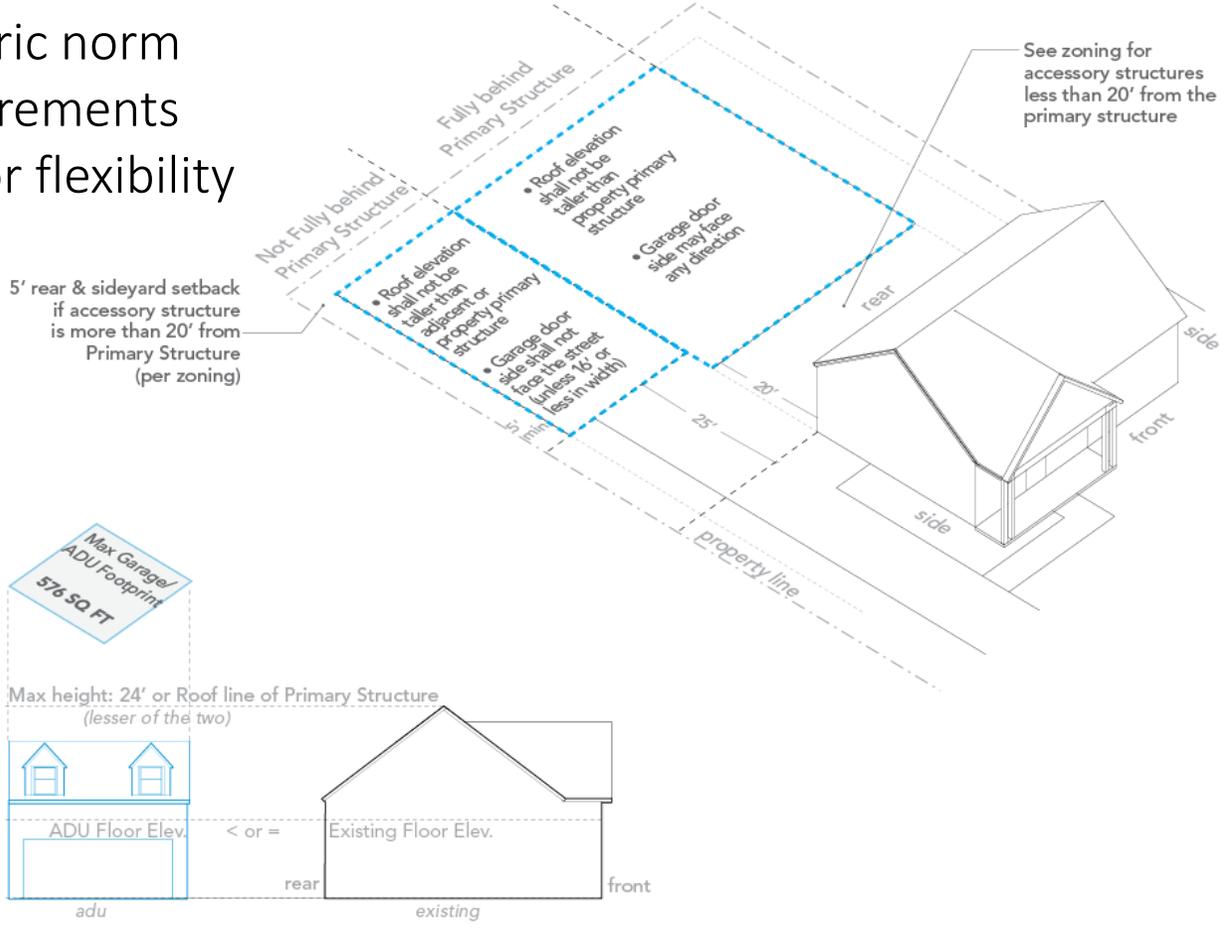
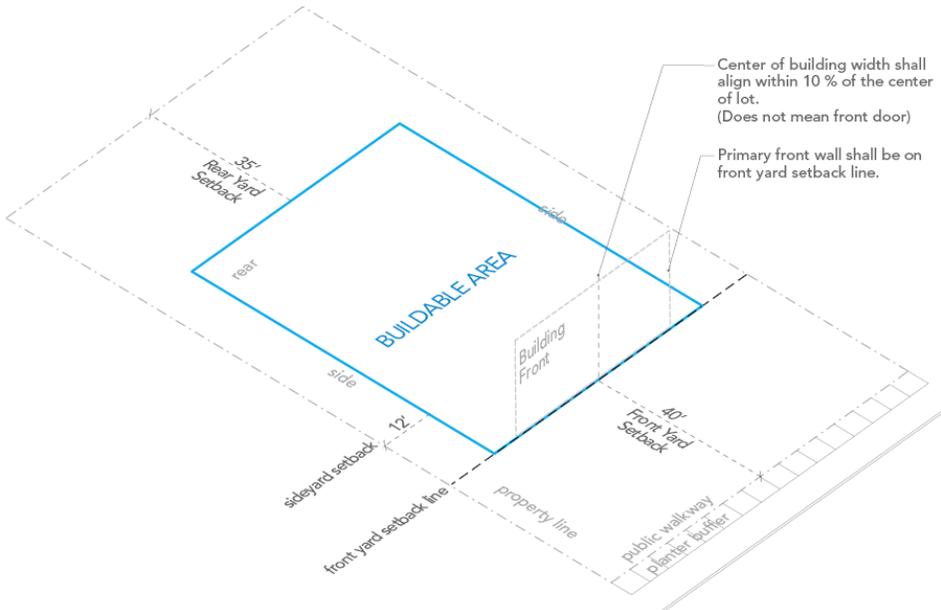
Initial draft of  
new application

<b>ADDITIONS</b>	yes	no	n/a
1. Are all necessary drawings (site plan, building plan, and elevations) provided with application?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the project meet the setback requirements of the primary structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the addition limited to the rear or rear half elevation of the Primary Structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the addition footprint less than or equal to 80% of the primary structure footprint?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are the roof and floor elevations within the guideline requirements and do not exceed that of the Primary Structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. With the new addition, is the lot still under 40% lot coverage for all impervious elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Is there a visible juncture between the addition and primary structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is the addition attached directly to the primary structure with an enclosed, conditioned connection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>NEW ACCESSORY DWELLING UNITS AND/OR DETACHED STRUCTURES</b>	yes	no	n/a
1. Are the roof and floor elevations of the accessory structure at or below that of the Primary Structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the accessory structure less than 24' in height?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the accessory structure fully behind the Primary Structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the Accessory Structure NOT fully behind Primary Structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4a. Is accessory structure setback at least 25' from main rear wall of the Primary Structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4b. Is the roof elevation of the accessory structure below that of the primary structure and primary structures on adjacent properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4c. If the facade on which the garage door is placed faces the street, is that facade 16' or less?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is the footprint of the accessory dwelling unit at or below 576 square feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. With the new accessory structure, is the lot still under 40% lot coverage for all impervious elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PORCHES</b>	yes	no	n/a
1. Is only a side or rear porch being enclosed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If enclosing a side porch, is it enclosed with glazing or screen only?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If enclosing a side porch, is screen or glazing set behind the primary railings or decorative elements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are necessary drawings submitted to show a new porch is compatible with mass & scale of existing primary structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Does new front porch meet required setback/encroachments of a covered or uncovered porch?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Coordination with Zoning

Working in collaboration with re-zoning effort to address massing & scale issues of infill development.

- Establish setbacks that relate to historic norm.
- Regulate height in relation to adjacent structures
- Regulate placement of buildings within block to historic norm
- Regulate ADU's to have clear massing and scale requirements that fit within the historic district context but allow for flexibility



# 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 / Update: June*

Phase 4 – Final Guidelines

Phase end *End of June / Update: July*

## Next Steps:

- Formalize draft based on public & City comments
- **5/15** Submit draft to state Historic Preservation Office
- **±Mid/Late June-** Draft to be published online for public review  
*(Once comments are received and draft updated)*



*This presentation will be available  
via the link below*

# Thank you!

UPDATE – May 4, 2020

## Q&A

If on a computer or tablet, feel free to  
ask questions in chat box **OR**

Questions can be asked anytime after (or  
if you're on the phone) at address below:

[www.AvondaleEstates.org/comments](http://www.AvondaleEstates.org/comments)