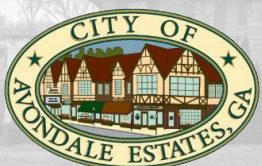


CITY OF AVONDALE ESTATES HISTORIC DISTRICT GUIDELINES



OCTOBER 2020
Designed for:
City of Avondale Estates
by Lord Aeck Sargent

Preface/Preamble

The purpose of these Guidelines is to illustrate, supplement and assist the City of Avondale Estates in the interpretation and implementation of the Historic District Ordinance. It also provides user-friendly information to guide and educate the public on historic preservation and cultural resource management. The Avondale Historic Preservation Ordinance governs the City’s local historic district which is based on an expansion of the boundaries of the National Register Nomination district from 1986. The local designation is rooted in the contributing elements of the historic plan and a period of significance from 1924-1941. The City of Avondale Estates initiated the latest update to these guidelines in 2019. This update acknowledges, incorporates and builds on information from the 1995 Design Guidelines by The Jaeger Company and the 2004 Historic Guidelines by Piedmont Preservation.

Acknowledgements

The HPC would like to acknowledge the foresight and inspirational efforts of many local officials, residents, and predecessors, who valued the community’s heritage, initiated preservation measures, and provided the sustaining leadership necessary to secure Avondale Estates’ legacy.

In addition, the upmost recognition goes out to all property owners in the historic district that have maintained and preserved their homes. Keeping the character of Avondale Estates would not be possible without their commitment. On behalf of the current and future citizens of Avondale Estates, thank you.

This project was initiated and financed by the City of Avondale Estates and the Historic Preservation Division grant program of the State of Georgia under the Department of Natural Resources.

Contacts

City of Avondale Estates
Clerk of the Historic Preservation Commission

21 North Avondale Plaza
Avondale Estates, Georgia 30002
(404) 294-5400 | www.avondaleestates.org

Role of the Historic Preservation Commission

The Avondale Estates Historic Preservation Commission (HPC) is a volunteer civic board appointed by the Board of the Mayor and Commissioners and serves the municipal planning function to implement the Guidelines. The HPC has five members, a majority of whom have demonstrated professional expertise in disciplines of history, architecture, landscape architecture, planning, archaeology, or other historic preservation-related disciplines. Having an active HPC, Avondale Estates qualifies as a Certified Local Government (CLG) community, a status affording eligibility for preservation funding at the state and federal levels. The HPC is responsible for:

- *Promoting, protecting, and preserving the cultural, historic, and aesthetic heritage of Avondale Estates.*
- *Carrying out the preservation provisions and goals of the ordinance*
- *Initiating preservation planning and research, public education and awareness, and local designation and design review*
- *The designation of historic landmarks and historic districts*
- *Design review process and for encouraging compatible and creative development.*

Role of the Property Owner

Property owners of Avondale Estates are encouraged to read, understand and learn about the history and development of their City and the Historic District Guidelines. With a robust community engagement framework and culture, the citizens of Avondale Estates have a unique opportunity to contribute to the process of ensuring Avondale Estates maintains its distinct character. Citizens are expected to:

- *Be responsible for helping to maintain the distinctive character of Avondale Estates historic district and properties*
- *Submit an application requesting an approval of a Certificate of Appropriateness (COA) prior to beginning work*
- *Submit drawings and photographs to support proposals*
- *Comply with existing zoning, building, sign, and landscape ordinances when applying for the necessary permits*
- *Complete work only as approved within the COA.*



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BACKGROUND & HISTORY

History of Avondale Estates

Located approximately seven miles east of downtown Atlanta, Avondale Estates occupies lands that until the early 1920s consisted of a small community known as Ingleside and several large farms. Around the turn-of-the-century, Ingleside, founded in 1893 by J. H. Dabney, was considered to be a picturesque retreat and one of Atlanta’s most attractive suburban residential areas. In 1895 the Atlanta Journal characterized the community as the “liveliest village of the Piedmont heights” and a “little town of lively residences with all the comforts and conveniences which create an ideal home, away from the busy marts of trade.” Ingleside also had the advantage of being located on 3 major transportation routes: the Atlanta Street Railway/Stone Mountain Trolley Line, Georgia Railroad and Atlanta-to-Augusta highway.

In January of 1924, Atlanta businessman George F. Willis purchased 1,000 acres in DeKalb County, including nearly all of what was then Ingleside as well as a 400-acre dairy farm owned by Judge John S. Candler. Willis’ intention was to develop the property into a model suburb. Soon after acquiring the property, Willis set out on a tour of successful suburbs in the Eastern and Midwestern United States in order to begin developing ideas for the site he termed “the most attractive community site in the southern states.” The community was ultimately designed as garden suburb - a planned residential community in a park-like setting following the principles of English theorist Ebenezer Howard’s Garden Cities of Tomorrow.

Assisting Willis in creating Avondale Estates were two prominent professionals, Atlanta engineer O.F. Kauffman and Philadelphia landscape architect Robert Cridland, By January of 1926 considerable progress had been made, including construction of the community’s streets as well as the commercial buildings, approximately fifty houses, and a park with pool, pool house, tennis courts and playground equipment. Many of the earliest houses were prominent two-story dwellings located in the northern section of the residential area; most of the later homes were smaller and only one or one-and-a-half stories in height. A lake was created by 1928 and a boathouse/clubhouse was under construction in that year. Before the Depression slowed development of Avondale Estates, another seventy-five residences were completed.

During the 1930s, housing construction in Avondale Estates was slow; and when World War II began, development stopped. By that time, approximately one-third of Willis’ vision for the community had been built, basically the area contained within the boundaries of the National Register Historic District. After the war, the remainder of Avondale Estates was completed in accordance with the primary ideals Willis had set out for the community. These ideals are crucial to the historic integrity and character defining features of Avondale Estates and are described within the next section. Avondale Estates incorporated in January of 1928 and thus became rare among suburban developments by having its own municipal government. Since that time, community leaders, as well as private citizens have ensured that the community is well maintained.

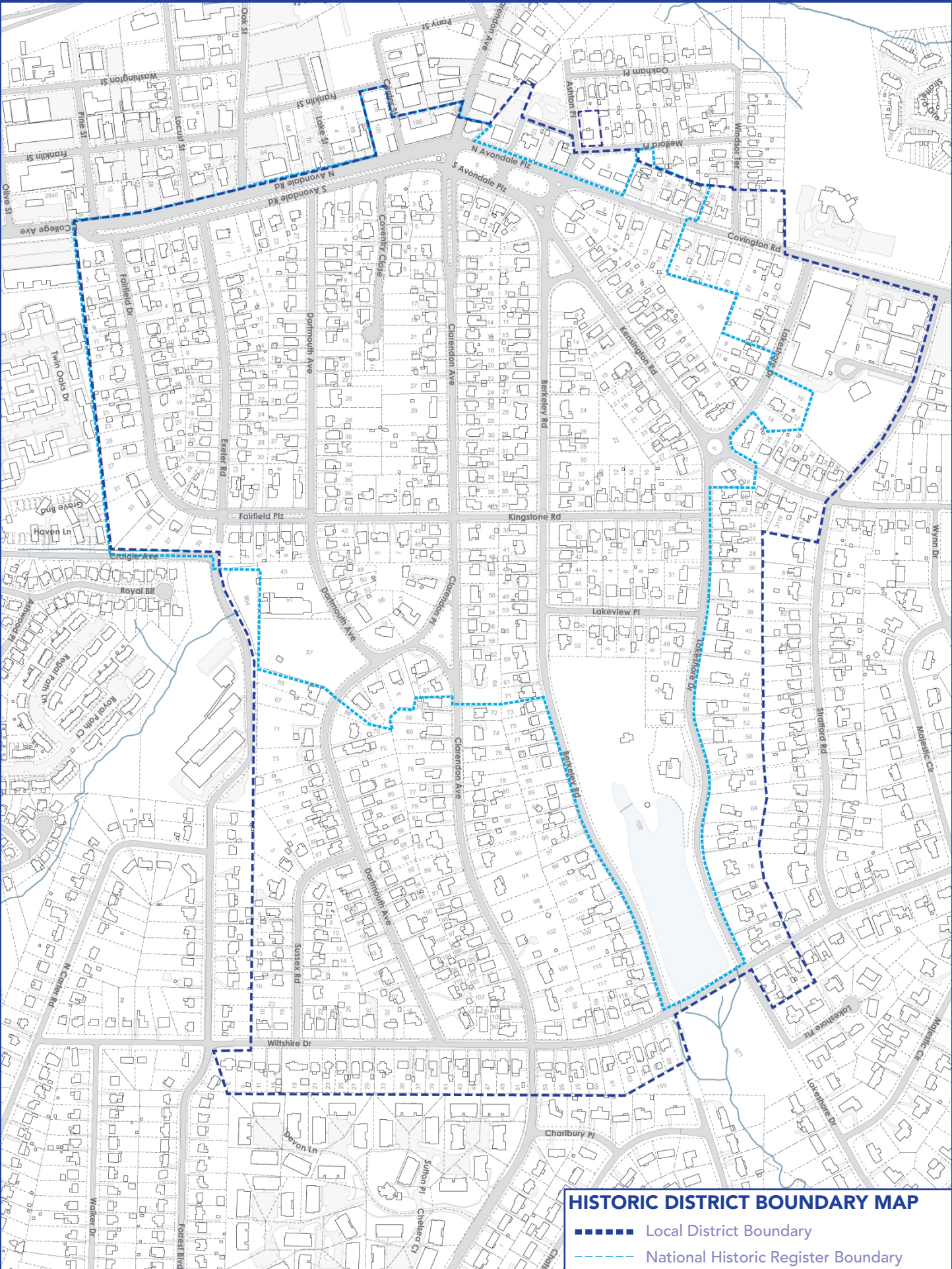
Local Historic District Designation and National Recognition

Avondale Estates is significant as one of the few early twentieth century garden city planned communities in the southeastern United States that remains intact. Accordingly, the Avondale Estates Historic District received national recognition by its listing in the National Register of Historic Places in December of 1986.

National Register status increases community recognition and allows historic property owners to participate in federal/state tax incentive programs. However, National Register status provides no protection against demolition, neglect, or insensitive alterations or additions. This can only be addressed at the local level.

In late 1990, concern regarding the future integrity of the historic core of Avondale Estates led the adoption of the Avondale Estates Historic Preservation Ordinance and the designation of a local historic district that expanded beyond the boundaries of the National Register to include areas that were built out based on the historic plan for Avondale Estates. This allowed for the protection of more elements established during period of significance. Local designation also:

- Provides for the preservation and protection of the district through the design review process.
- Highlights community heritage and protects the unique historic, cultural, and aesthetic character of the community.
- Guides change and development within the designated district, including both historic and non-historic properties.



Character Defining Features

Character Defining Features are the physical elements that individually and collectively create a unique environment worthy of preservation and care. The Avondale Estates Historic District has three distinctive Character Defining Features: The Town Plan, Architecture, and Landscape Architecture. Each historic feature is individually significant, but each feature is also an integral and contributing part of the larger planned development. All three work together to create the unique look and feel of Avondale Estates. Consequently, the preservation of all is essential to maintaining the intended character of the original plan.

As mentioned in the previous section, George F. Willis went to great lengths to ensure that Avondale Estates was one of the most attractive communities in the Southeastern United States. In order to implement the ideals of the garden suburb, the development was designed to “fit” into the designed landscape to provide access to “nature”. This was enabled through public parks, picturesque bridal paths, lushly landscaped medians, tree lined streets, and the scale and placement of the residential development.

Maintaining this character requires that we understand its defining features both, holistically and one by one. These features are described in the National Historic Register nomination, the guidepost for all preservation efforts in the District, and briefly within this section

"View of Business District" from 1925 advertisement map.
Source: DeKalb County History Center



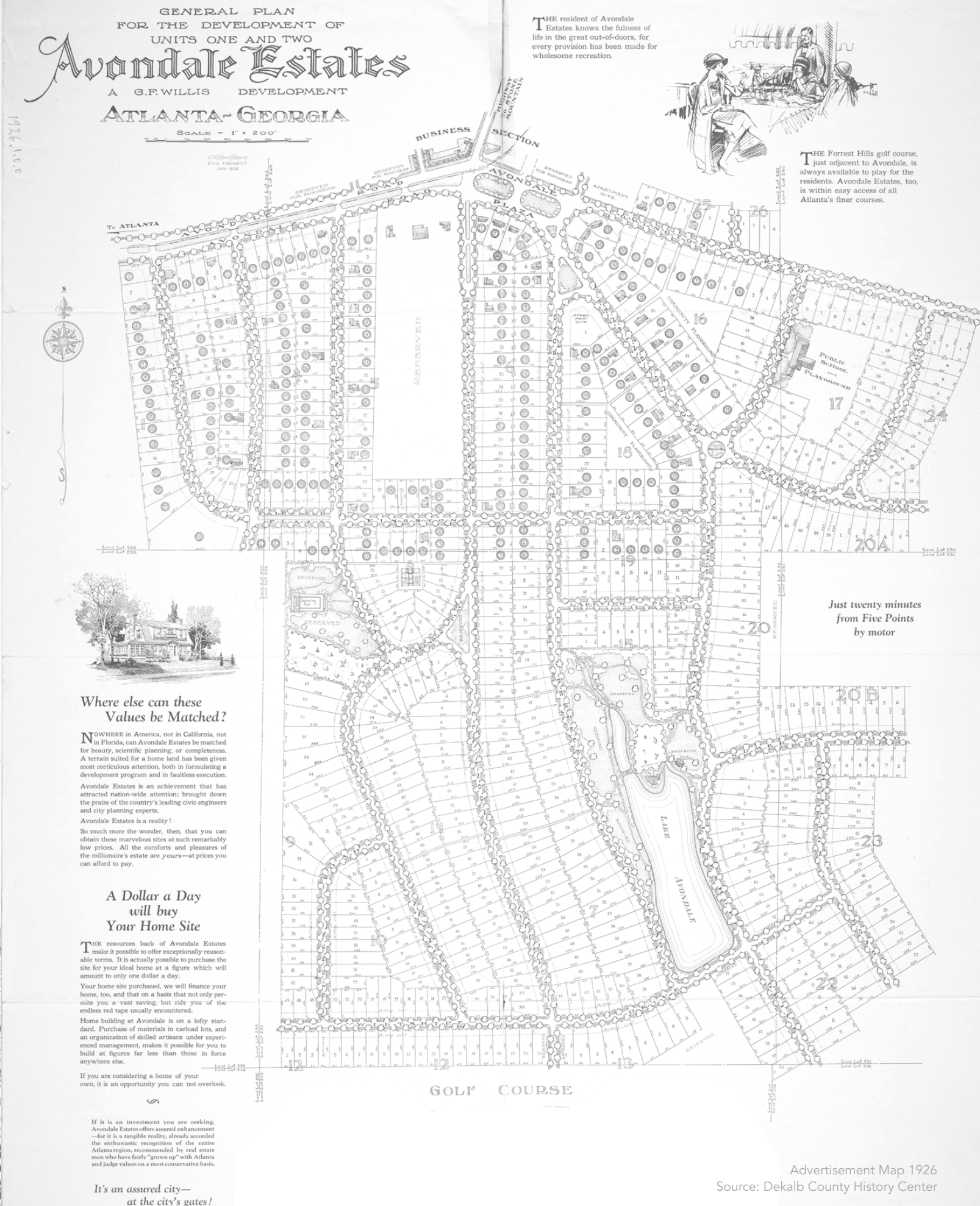
Town Plan

Since inception, the "new town" has reflected the planning principles and concepts first promoted by its developer.

- An **anchoring commercial center**, separately grouped at a major intersection.
- An extensive **residential neighborhood**, upon a modified grid of gently curving streets.
- An **axial transportation corridor**, the principal organizing spine for the plan and limiting boundary for heavy traffic.
- An integral **recreational component**, including city parks for both intensive and passive uses as well as three smaller “common land” spaces.
- A **linking vehicular/pedestrian system** including pedestrian bridal paths that meander through the neighborhood.
- The **size, division and layout** of individual lots and the way they, together with the front and side yards, contribute to a cohesive streetscape.

For a community narrative complete with historic images & mementoes: Images of America Series
Martin-Hart, Terry. Avondale Estates. Charleston, SC: Arcadia Publishing, 2000.

For a development description: Avondale Estates Historic District "Avondale Estates: National Register of Historic Places." March 1987. Available on City website.



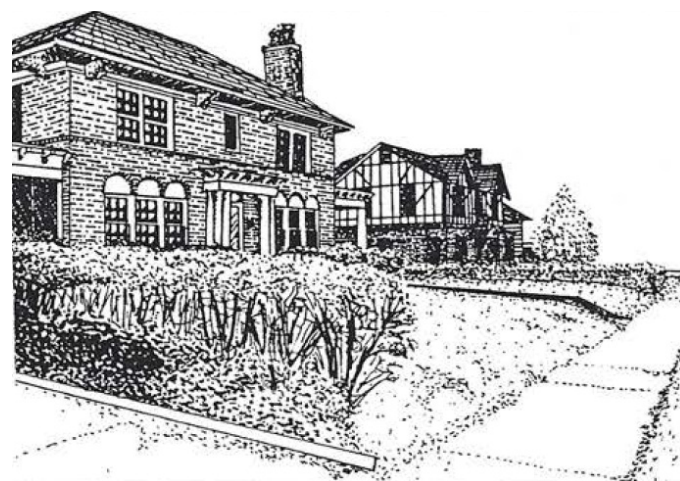
Advertisement Map 1926
Source: Dekalb County History Center

View of business district,
looking across Avondale Plaza

Architecture

Few buildings predate the planned community with most of the historic properties dating c.1924-41. The architectural style, scale, and siting of these structures are part of the contributing character of the District. Similarly, many of the structures built outside of the period of significance contribute to the district via their mass and scale. Some of the notable architectural features of the district include:

- The prominent brick business block of 1915 **Tudor Revival row-type buildings**.
- The first wave of high-style residences built between 1925-1926 including various examples of **Tudor and Colonial revivals**, as well as other eclectic styles.
- The more modest **bungalows and cottages**, one-story dwellings with elements of specific styles.
- The public architecture, such as the Tudor Revival **clubhouse and the community pool house**.
- While not of the “period of significance”, many of the **International Style and Mid-Century Modern style homes** that came after World War II are now eligible for historic designation and fit within the original mass, scale and siting intent of the development.
- The **roofs, porches, windows, doors, and details** of these structures are what make this area unique and are key character defining features. These features are described on subsequent page and within the guidelines for the most notable residential styles found within the District.

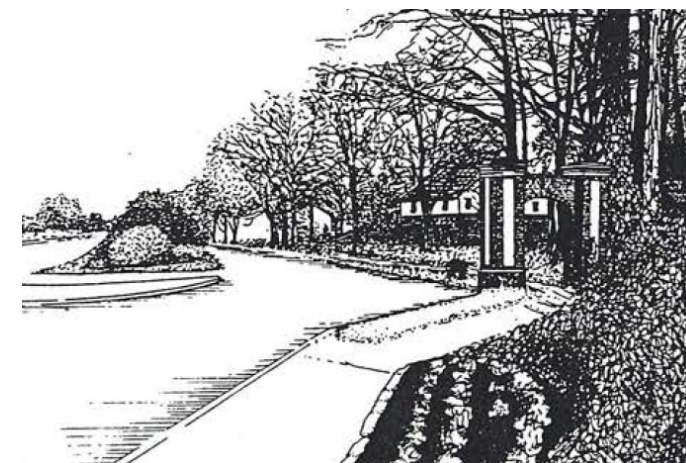


Drawings from the 1995 Design Guidelines

Landscape Architecture

As one of the most visible elements within the District, the landscape design is a key component to the garden suburb movement and the main stitch between the plan and the architecture. Signature elements include:

- The planned **traffic control devices**, including landscaped medians, traffic islands and traffic circles
- The two major **landscaped public parks**, with the 1925 man-made Lake Avondale.
- The gracious and sheltering **streetscapes**, including mature trees (canopy and ornamental), grass shoulders, concrete sidewalks and bordering stone walls.
- The extensive **semi-public greenspaces**, encompassing the three undeveloped communal lands and spacious front yards.
- The integration of the town plan, architecture, and landscape architecture is a cornerstone of the garden suburb ideals promoted by Willis. Encouraging residents to garden, overtly promoting plantings to enhance the “natural” setting and providing an environment that invited exercise and a healthy lifestyle were all part of the original plan for Avondale Estates and are what make it worth preserving today.



Drawings from the 1995 Design Guidelines



Notable Residential Styles

Most of the historic residential buildings in Avondale Estates exhibit some stylistic features. A building is considered “high style” when it is a truly fine example of a particular architectural style. There are a number of houses in Avondale Estates that fall into this category. The majority of the community’s dwellings, however, are not textbook examples but rather make reference to one or more styles. This is also part of the district’s unique charm and each building is valued for its individual character. As such, alterations and additions to these structures should seek to be consistent with the principles of the style of each structure.

Tudor Revival

The Tudor Revival style is well represented in the District. This signature style commonly features steeply pitched front gables that typically dominate the facade, stucco and decorative half-timbering, stone accents, elaborate chimneys, tall & narrow decorative windows commonly in groups with multi-pane glazing, and round or tudor-arched entries. Most high-style examples in the district are two-story but several one-story variants exist.



Colonial Revival

Dispersed throughout the District, these residences include stylistic details such as symmetrical facades, hipped roofs and dormers, multi-paned sashed windows, accentuated front door (often with fanlight and sidelights), double-hung windows with multi-pane glazing, and prominent pedimented porch with columns. The example below is of a Dutch Colonial Revival



Given the breadth of the district’s resources, only some of the most common styles of the period of significance are referenced below. The images to the right illustrate their variety. The district also includes superlative examples of styles beyond the four below such as Renaissance Revival, Prairie, and Eclectic (Mission, Tudor, Craftsman).

All homes in the district were catalogued in 2013. Images, styles, and age information for all homes within the District can be found on the City’s website.

English Cottage

These small homes are close cousins to the Tudor and are predominantly one-story. These “cottages” exhibit fewer stylistic elements but typically have stonework around the entry, multi-paned windows, cross-gabled and clipped-gabled roofs, and over-scaled chimneys with decorative brick or stone work.



Craftsman

These small homes emphasize structure and material. Typical features include low-pitched roof forms. Wide, unenclosed roof overhang with exposed rafter ends or decorative joinery. Full or partial-width porches or terraces with roofs supported by tapered or straight columns. These dwellings are typically one to one-half story.



PROCESS FOR CHANGES TO YOUR PROPERTY

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, scale, mass, and placement. Others are of a later period but still historically eligible and also contribute to the overall character of the neighborhood through scale and the way they sit in relation to the street and each other.

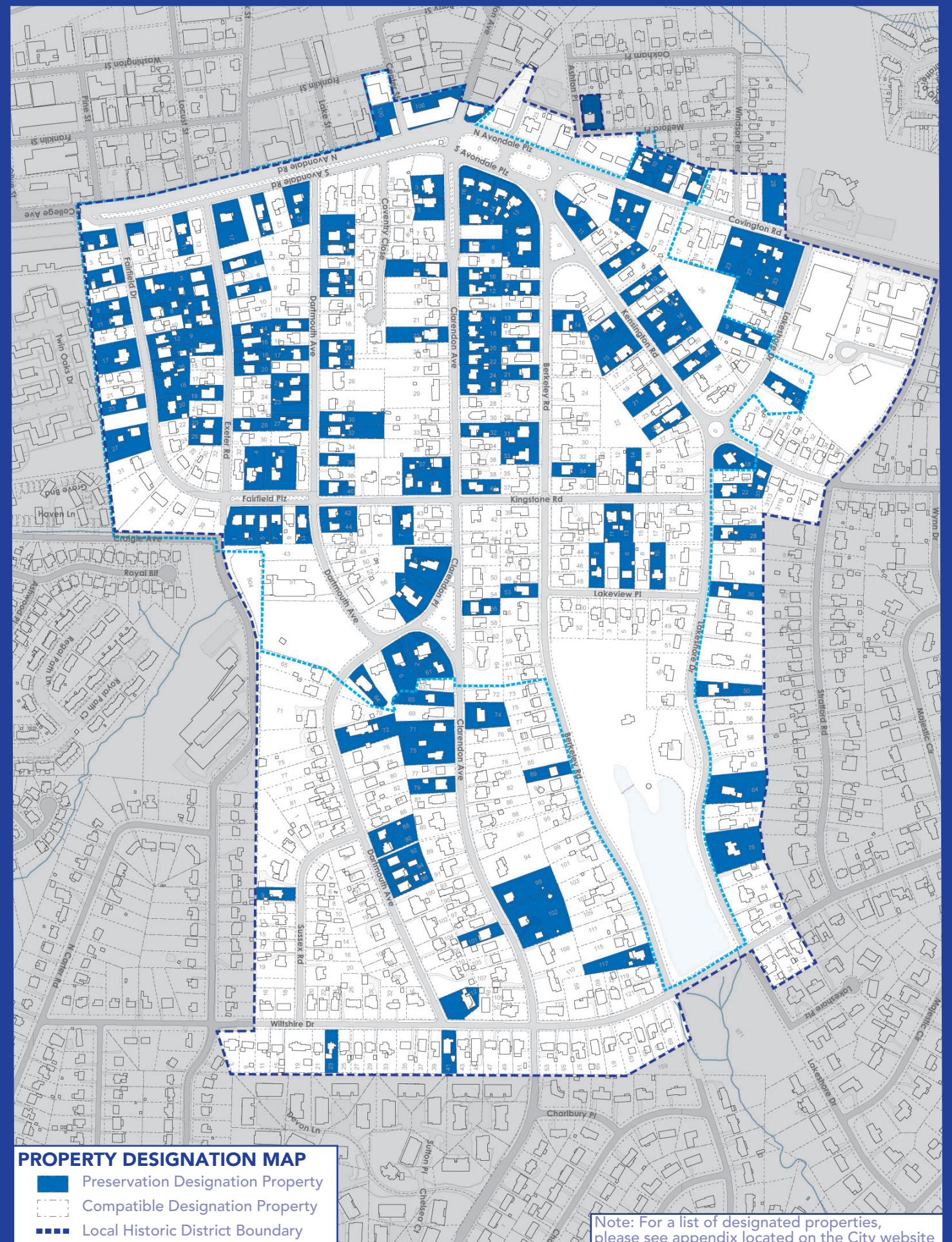
When Avondale Estates was deemed a historic district, properties were designated as “contributing” to the local historic district as informed by the period of significance (1924-1941). Contributing refers to any property, structure or object that adds to the historic integrity of the local district. Through the implementation of the historic ordinance and evolution of the Historic District Guidelines, Residential structures within the local district are now divided into two categories in order to guide the City and residents on their treatment.

Preservation Designation

Preservation Designation properties and their owners make a significant contribution to maintaining the look and feel of Avondale Estates. The guidelines for this designation are focused on the elements that maintain that character. This designation includes properties that were developed during the period of significance of 1924-1941 and distinctly contribute to the District’s historic integrity through material details, architectural qualities, size, scale, and siting.

Compatible Designation

Compatible Designation includes properties with structures that were built after the period of significance and structures yet to come. Given their siting within the historic plan, they also have a duty to promote the look and feel of Avondale Estates. Through their materials, size, siting, and scale many of the existing homes in this designation fit into the District in a similar way to that of the original homes. As such, both existing and new structures are a fundamental part of the district as a whole and play a significant role in maintaining its character.



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. A building permit for a property within the historic district can not be issued until design review is complete and a Certificate of Appropriateness (COA) is issued.

What requires Design Review?

If your property (either commercial or residential) is located within the Avondale Estates' Local Historic District (map available on previous page or City website), design review is required for all work involving a change to an exterior feature on your property. The Preservation Ordinance applies only to the external appearance of the property and does not regulate zoning, land use, or interior alterations. All said works shall comply with the Guidelines established within this document.

Certificate of Appropriateness

When planning changes to the exterior of the property, an owner must submit the previously mentioned application for a Certificate of Appropriateness (COA). If the application is approved, design review is complete and a Certificate of Appropriateness is issued.

Findings for Design Review Decisions

Approvals, possibly with conditions or modifications, shall be issued unless the HPC/City finds that an application contains a proposed change that will result in a negative impact upon the Avondale Historic District by failing to meet the review criteria and as counter to the intent of the Preservation Ordinance.

Other Review Procedures

Review of projects by the HPC may not be the only review required before work may proceed. Other city departments and boards may be required to examine a project for compliance with:

- Land use and zoning regulations
- Building and fire codes
- Sign & Landscape Ordinances
- Tree Ordinance

Projects requiring a zoning variance should obtain approval prior to submitting Certificate of Appropriateness application to HPC/City.

Application & Criteria

The City/HPC shall review applications based on the designation of the property in question, Preservation or Compatible. There is an application for each. For the most up-to-date list of property designations see the appendix of this document on the City's website.

- *Applications for each designation category are available on the City's website. Commercial Properties should use the "Preservation Designation" application.*
- *Applications are directly correlated with the guidelines outlined in the next section of this document.*
- *Applications are designed to be reviewed by both the applicant and City/HPC in a "Yes/No" manner in order to clearly delineate what is required for approval.*
- *With a few minor exceptions, a "no" answer means non-conformance with the Design Guidelines.*

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, per the Historic District Ordinance.*
- *Consistency of the proposed change with the Avondale Estates Historic District Guidelines, per the assigned property designation (Preservation or Compatible).*
- *For Preservation Designation properties, degree to which the proposed change preserves or diminishes the contributing character and setting of the individual building & that of adjacent and nearby historic properties per the Guidelines*
- *For Compatible Designation properties, degree to which the proposed change increases or decreases the individual building's compatibility with adjacent and nearby historic properties within the district per the Guidelines.*
- *For all Designations, impact upon the character and setting of the overall historic district.*
- *Undue hardships as defined in the Historic Preservation Ordinance.*

Design Review Decisions Shall Not Consider:

- *Subjective or personal tastes and/or preferences*
- *Property improvement or beautification appeal*
- *Economic factors related to the project*
- *Non-historic examples cited as reference / historic examples from other communities*
- *Land use or zoning requirements*
- *Decisions made by a prior commission*

Demolition / Relocation

Relocation and demolition of a historically eligible house in this neighborhood is discouraged. The HPC has the authority to deny Certificates of Appropriateness for demolition or relocation and a public hearing shall be scheduled for each COA application for demolition or relocation. Post-demolition or post-relocation plans for the site in question must be submitted at the same time as the submission for demolition or relocation. A COA can not be approved without approved redevelopment plans.

HPC must review all requests for demolition or relocation. Upon receipt of an application for a certificate of appropriateness for demolition or relocation, the HPC shall use the criteria outlined on the previous page and within the City's Historic Preservation Ordinance to determine whether to deny the application or issue a COA.

Undue Hardship

Per the historic preservation ordinance, the preservation commission shall have the power to vary or modify strict adherence to the guidelines or interpret the meaning of the guidelines, so as to relieve an exceptional practical difficulty or undue hardship upon any owner of a specific property. In granting variances, the preservation commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of the Historic Preservation Ordinance. An undue hardship shall not be a situation of a person's own making. If a property owner is seeking undue hardship, the following needs to be submitted:

- *Submit quotes for project at hand with and without the undue hardship to the HPC. This shall include pricing.*
- *Submit, in writing, a detailed description of how the project at hand is an undue hardship along with a proposed solution*

Financial Incentives

State Incentives

Available state tax incentive programs are tied directly to the National Register nomination. For information on eligibility, available incentives, and process please visit the Georgia Department of Natural Resources Division website or contact the City for guidance.

Process for exterior changes to properties within the
Avondale Estates Historic District:

1

Select Application

Select your application based on the designation of the property:

Preservation Designation

Compatible Designation

2

Submit to City

Submit all material to: permits@avondaleestates.org

What to submit:

- Historic Preservation Application for Certificate of Appropriateness.
- Site plan and scaled drawings of the proposed changes.
- A detailed narrative of the proposed project.
- Materials checklist with all materials including windows and door changes.
- Sample photos of windows, doors, and garage doors (if applicable).
- Photos of the structure site to be modified.
- Photos of the structure as seen from the street.

When to submit:

Applications must be submitted by the submission deadline which is typically four weeks prior to any regularly scheduled monthly meeting. (See website for schedule information)

3

City/HPC Review

How long will it take?

The process takes up to four weeks from the published submission deadline until HPC review. (See website for schedule information)

a

Application Approved

If the application meets all of the required conditions (i.e. material submissions, "yes" response to all questions in application that involve proposed work, etc.) then a Certificate of Appropriateness will be awarded.

Applicants with an approved application are not required to attend HPC meetings unless applicant seeks guidance or advice on proposed work.

b

Application Denied

An application will be denied if required conditions are not met (i.e. material submissions, "yes" response to all questions in application that involve proposed work, etc.). There are two options for a denied application:

Resubmit:

Reasons for denial of application will be listed in response. If these can be corrected to meet required conditions, the application can be resubmitted without attending an HPC meeting.

OR

Attend HPC Meeting:

For applicants that seek a variance from guideline requirements or for unique circumstances, attendance is required at an HPC meeting in order to discuss possible solutions with committee and obtain potentially obtain approval. Applicants may appeal decision by HPC to the Board of Commissioners within thirty (30) days of denial in the manner provided by law.

4

Submit Building Permit

Apply for a building permit. Proposed work must also comply with existing zoning, building, sign, and landscape ordinances

Application

The applications for Preservation and Compatible Designation properties are available on the City's website under "Historic Preservation". Please fill out or have your professional fill out the application based on your property designation. For any questions, do not hesitate to contact the City Planning Department. They can work with you to ensure the application is filled out correctly and ensure the proper supplementary documentation is being submitted.

Application Notes:

Ensure you have the right application. You can find your designation on the City's website or on page 11 of this document.

Commercial Property owners shall submit the first page of the Preservation Designation Application with required documents but do not need to fill out subsequent pages. Attendance at HPC meeting will be required.

Ensure that you are checking all of the necessary boxes. Some projects will touch more than one element. These are the portions of the application that you will fill out. Material should always be filled out. You may always contact the City to ensure you are filling out correctly.


The additional pages of the application are broken down by the elements within the guidelines. The questions for each are set up in a "Yes/No" manner and directly correlate with the guidelines so that it is clear what is expected to meet the requirements. Unless noted, answering "No" to a question will mean the work is not in compliance with the Guidelines and will most likely result in a denied application. If the applicant anticipates this will be the case due to unique circumstances, the applicant should contact the Planning Department.

Space will be available at the bottom of each page for both the applicant and reviewer to add any supplementary comments on the work

Sample Application Cover Page

APPLICATION FOR
PRESERVATION DESIGNATION PROPERTIES
Historic Preservation Commission
Application for Certificate of Appropriateness

21 North Avondale Plaza
Avondale Estates, Georgia 30002
Ph: (404)294-5400 | Fx: (404)299-8137
www.avondaleestates.org



PLEASE SUBMIT ALL DOCUMENTS ONLINE TO: PERMITS@AVONDALEESTATES.ORG OR DIRECTLY TO CITY HALL

APPLICANT INFORMATION

Application Name:

Address/City/Zip Code

Phone:

E-mail:

Project Address:

If applicant is planning on representing the homeowner at an HPC meeting without home owner presence, a notarized statement from the homeowner must be submitted with the application giving applicant permission to represent

☐ I, the applicant, hereby confirm and acknowledge that I have read and understood the Avondale Estates Historic Preservation Guidelines in order to submit this application for a Certificate of Appropriateness for a Preservation Designation Property.

Applicant Signature:

Date:

PROPOSED PROJECT

☐ New Construction ☐ Repair ☐ Demolition (please see guidelines for submission requirements)

Check the boxes below that pertain to proposed residential project and fill out those sections on the subsequent pages. The applicant should review all sections to ensure all proper areas are addressed. Submission will be reviewed internally in order to ensure Site & Setting:

☐ Roof

☐ Windows

☐ Entrances

☐ Porches

☐ Additions

☐ New Accessory Dwelling Units or Structures

☐ Existing Accessory Dwelling Units or Structures

☐ Materials (always required)

☐ Details

☐ Fences, Gates, & Arbors

☐ Retaining Walls

☐ Paving

☐ Apparatuses

☐ Fixtures

☐ Commercial Building (submit only this page and required attachments. HPC meeting required)

Description of project

REQUIRED ATTACHMENTS

☐ Scaled site plan and scaled drawings that fully describe proposed project extents and intent

☐ Materials checklist of all new and existing materials being replaced

☐ Photographs of the existing condition being addressed or site to be modified

☐ Photographs of the existing condition being addressed or site to be modified as seen from the street

☐ Additional required elements described within the specific categories in the guidelines (i.e Doors and Windows)

☐ A detailed narrative of project (if space above does not suffice)

PLEASE FILL OUT THE SECTION THAT APPLIES TO YOUR PROPOSED PROJECT

PLEASE SUBMIT ALL DOCUMENTS ONLINE TO: PERMITS@AVONDALEESTATES.ORG OR DIRECTLY TO CITY HALL

#	ENTRANCES	Applicant			For Office Use Only		
		yes	no	n/a	yes	no	n/a
PE.1.	Does the structure have original doors & surrounds?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PE.2.	Are all entrances being kept, maintained, and protected?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PE.3.	If original entrances are not being kept, protected, or maintained- are they deteriorating to the point of falling out at opening? (Document with at least 3-5 photographs that show condition)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PE.4.	For front and/or side doors, does proposed entrance/door match the original size, design, & material to that of the original?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PE.5.	Storm door installation: Does it match the color and dimensions of the original door?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PE.6.	Does storm door allow you to see the historic door clearly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PE.7.	Are new openings only on the rear of the structure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PE.8.	For replacement entrances on the front or side of the home, are all additional submission requirements noted in the guidelines attached to this application?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments (applicant):

Comments (Office use Only):

16 City of Avondale Estates Historic District Guidelines

The graphics provided are for illustration purposes only

Application Process 17

GUIDELINES FOR CHANGES TO YOUR PROPERTY

Essential Preservation Concepts

Secretary of Interior's Standards 19

Preservation Designation Properties

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New Accessory Dwelling Units Or Structures	30		

Compatible Designation Properties

New Accessory Dwelling Units Or Structures	38	Porches	42
		Material	43
Additions	39	New Home Construction	44
Site & Setting	40		



Secretary of Interior's Standards

This page lists The Secretary of Interior's Standards for Rehabilitation as published by the National Park Service. The commentary as signified with the italicized text on the next page is provided to help clarify their intent.

For additional information, please visit:
www.nps.gov/tps/standards/four-treatments.htm

Commentary- The Intent of the Standards

1	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.	<i>1 When you change the use of a building, it often requires the structure to be altered in ways that sometimes mean historic features or material is removed. The intent of this standard is to keep compatible uses in historic buildings that do not significantly alter the key defining character that adds to the holistic quality of Avondale Estates.</i>
2	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.	<i>2 Keep historic materials. Elements such as, but not limited to, roofs, dormers, porches, windows, doors, and materials give meaning to the history of a structure. Removing these original elements will slowly erode the holistic manner in which the building was originally designed. If you have historic elements, keep them if at all possible so that the structure continues to contribute to the look and feel of Avondale Estates in scale, style, and manner intended.</i>
3	Each property shall be recognized as a physical record of its time, place, and use.	<i>3 The historic properties of Avondale Estates in conjunction with its landscape & plan, help paint a complete picture of the original plan for the city. It is important to keep all historic elements intact so that future generations are able to interpret the original story of the development of Avondale Estates and its evolution since.</i>
4	Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.	<i>4 If you build an addition, it does not need to match the original to the point that you cannot tell the difference. Trying to make it look "old" would take away from the quality of the original structure and create a false sense of historicism. Similarly, do not take design elements from other historic homes and add them to yours. That would also create a false sense of "history" and may not fit harmoniously with the design of your home.</i>
5	Changes to a property that have acquired historic significance in their own right shall be retained and preserved.	<i>5 For example, an addition from over 50 years ago becomes a part of the history of property and should be treated as such. It gains value for having survived and should be carefully considered before it is altered.</i>
6	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	<i>6 Keep & maintenance all of the distinctive original parts and material of your property as much as you can because together they paint a complete picture of what the house looked like when it was built. It shows people what the neighborhood was like and reminds us of the special, unique attractive features of Avondale Estates.</i>
7	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.	<i>7 Take care of your property. Fix items that are broken. If you have to replace a piece, take care to replace it with the same materials and make sure it looks the same. Often new materials can be detrimental to historic material and do more damage than good.</i>
8	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.	<i>8 Modern cleaners, strippers and other products can ruin the finish of historic materials. For example, muriatic acid and harsh cleaners will etch the face of brick and damage mortar if used inappropriately. Always start with the mildest product and test it on small parts on whatever you are working on.</i>
9	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.	<i>9 Any new additions or alterations need to look visually pleasing with existing structures. New design shouldn't exactly replicate the original design, but should be harmonious with it when it is done. Any new work should not overpower the original structure and should keep as much of the historic pieces of the house intact. There should be a joint or line between the old and new work to tell the difference. New construction and additions should represent the time they were designed and constructed. They should not have to mimic earlier styles of architecture but should be compatible in scale, mass, & quality. Otherwise it is hard to tell the difference and future generations will won't be able to discern between new and old.</i>
10	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.	<i>10 This is the concept of reversibility. Can you take the addition off and still see the original building? Can you revert or easily rebuild back to the original or is what you are doing permanent?</i>

Guidelines For Preservation Designation Properties

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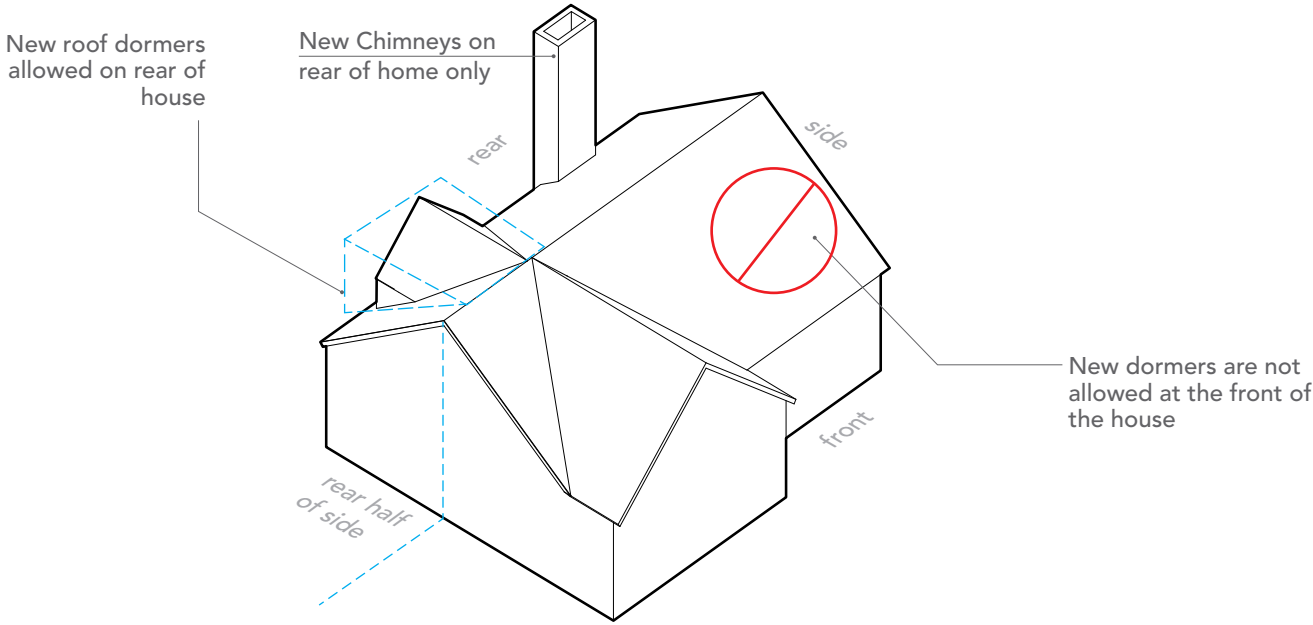


Roofs

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..

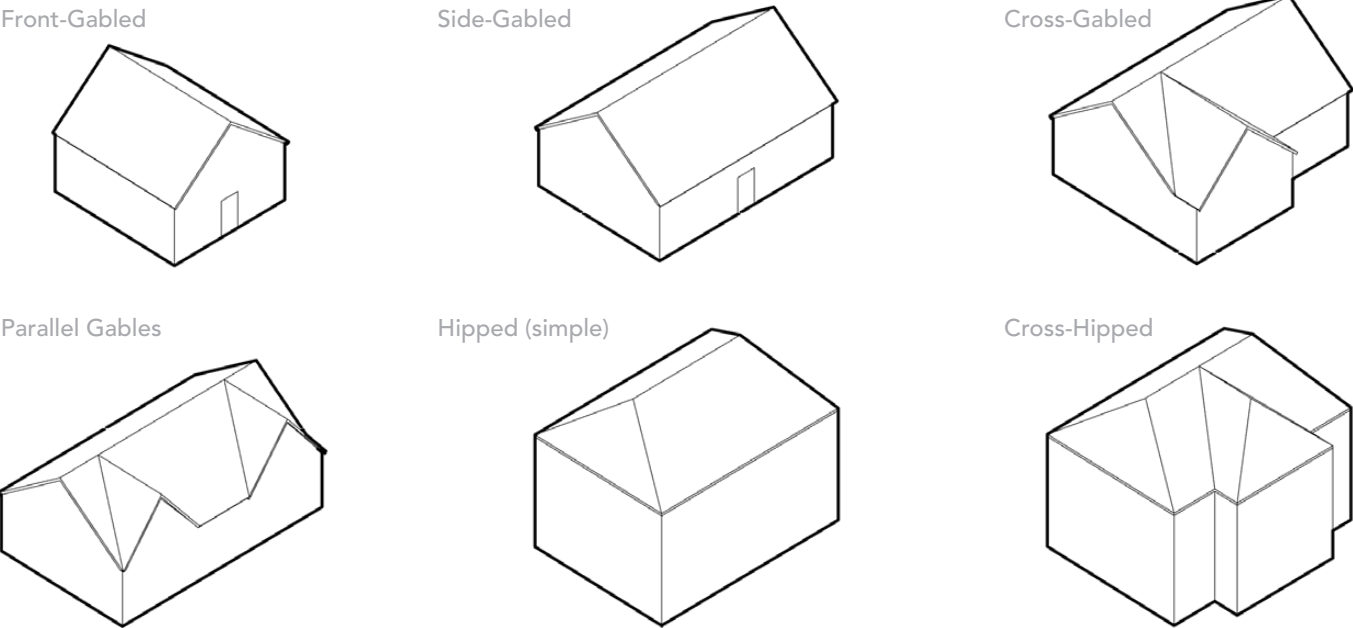
Roofing materials on homes are significant in their contribution to the character of the house. Uniquely, Avondale Estates has a few homes with significant roofing applications such as simulated thatched roofs. Tile roofs are also prominent among revival styles. Attention to detail--when preserving historic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

- The roof pitch and shape shall be protected and maintained and shall not be removed or altered.
- 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 (when proven historically appropriate) standing seam metal.
- All original front & side dormers shall be protected and maintained.
- 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 allowed but only on the rear half of the house .
- 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.
- All original chimneys shall be protected and maintained and shall not be removed or altered.
- New chimneys shall be placed at the rear and use brick, stone or true stucco building materials. Exterior dimensions shall not be larger than other historic properties along the same block.



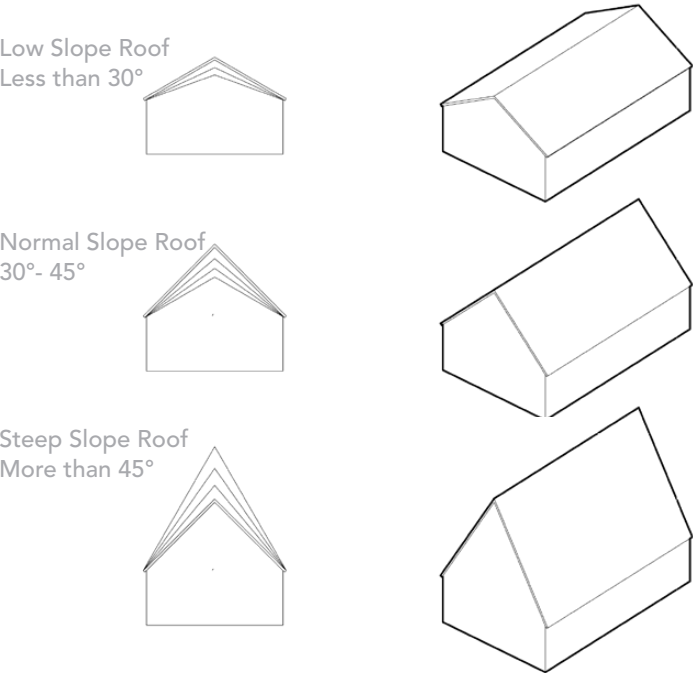
Common Roof Types of Preservation Homes within the District

While not the only types, the roofs below are found throughout the district in various slopes, materials, and complexities. Their composition is an integral piece of a homes architectural and historical integrity.



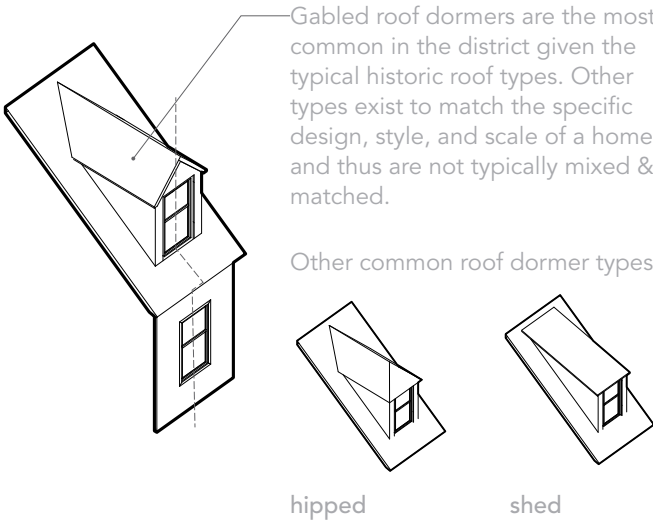
Roof Pitch

Beyond shape, the roof pitch is one of the most apparent elements of the roof. This is the angle of the roof plane. While the roof type of two homes may be the same, a difference in pitch will create distinct changes in the character of the home. Ensuring that new or existing roof elements follow the original pitch of the roof will help maintain your home’s unique architectural character.



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.

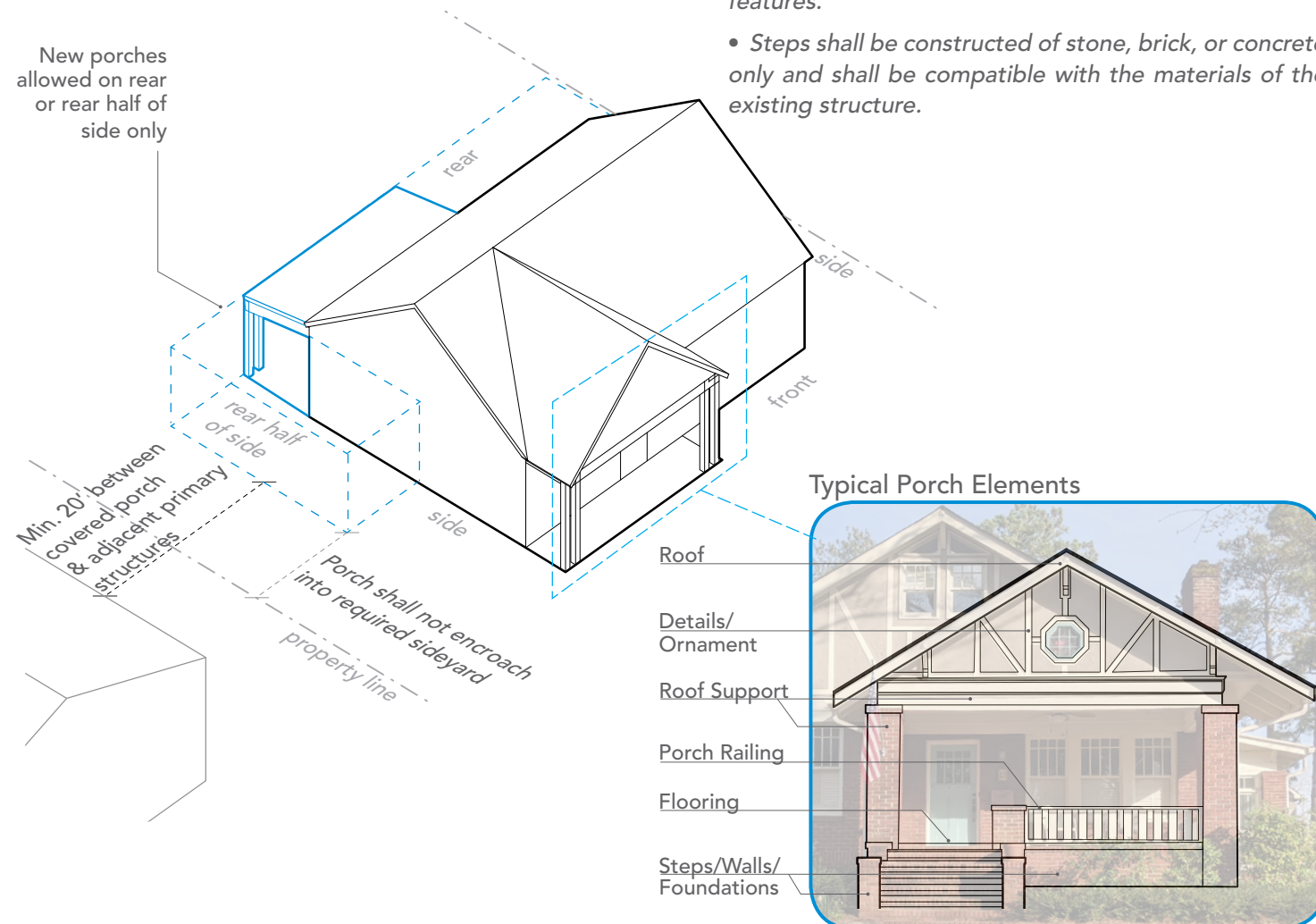


Porches

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 sun rooms. 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 front & side 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, materiality, and style of the original components.
- Side porches may be enclosed with glazing or screening set behind the primary railings or decorative elements. Other historic elements shall be maintained when adding glazing or screening.
- Rear porches may be enclosed or removed for additions.
- 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.
- New porches are subject to the minimum distance required between primary structures within zoning.
- Porches impact lot coverage. Lot coverage shall not exceed 40% of the total lot. This encompasses all impervious elements including structures and site features.
- Steps shall be constructed of stone, brick, or concrete only and shall be compatible with the materials of the existing structure.

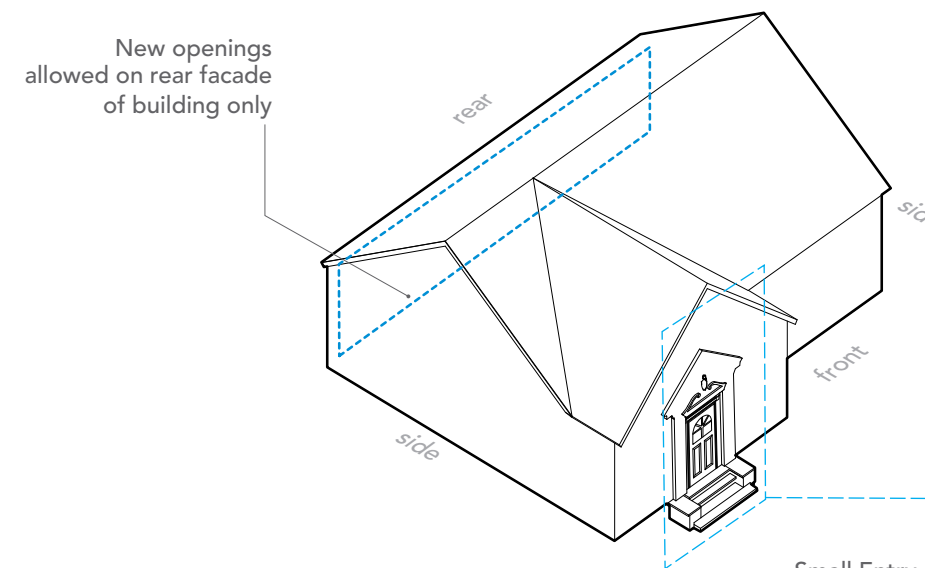


Entrances

Like other openings, doors and their surrounding elements provide important clues to the style and history of a building and are considered to be significant historic elements. Avondale Estates' historic entrances range from elaborate stone-trimmed focal points to simple entrances with little or no trim. Entrances were often used by designers and builders to achieve stylistic or practical goals.

In Avondale Estates, facade entrances are often arched (round and basket-handled) and punctuate the facade, becoming a significant architectural element. Transoms and sidelights are not common; however, small entry porches are significant and usually contribute to the architectural style of the door. When adding a new entry to the rear facade- ensure that your design is in harmony with these elements. The details, construction, and material of a historic home's entry are key to the design intent of the architectural history of the district.

- All original doors and surrounds shall be protected and maintained and shall not be removed or altered unless they are beyond repair. Beyond repair means falling apart in the opening or unable to provide a secure opening to the structure.
- Replacement doors on the front and sides of the house shall match the original in size, design and material of the original door. Replacement doors at the rear of a structure may be of a modern design.
- Storm doors shall not obscure or detract from historic doors and shall match the color and dimensions of the door.
- New openings are not allowed on the front and side elevations and shall be limited to the rear of the building.
- Should a new door be required, follow the submittal requirements below, along with any other requirements of the COA application.
 - Submit detailed & dimensioned drawings of both the existing historic doors and proposed doors so that the HPC/City can assess whether the replacement meets the criteria above.
 - Submit detail and overall photographs of the entrances(s) before removal.
 - Existing non-historic entrances do not have to be drawn.



Typical Entry Components

If an entry requires replacement, ensure the design, size, and material of the replacement is equal to that of the original.

Small Entry
Roof/Porch

Decorative Crown/
Masonry Trim

Fixtures

Glazing

Casing

Door

Panel

Steps/Walls/
Foundations



Windows

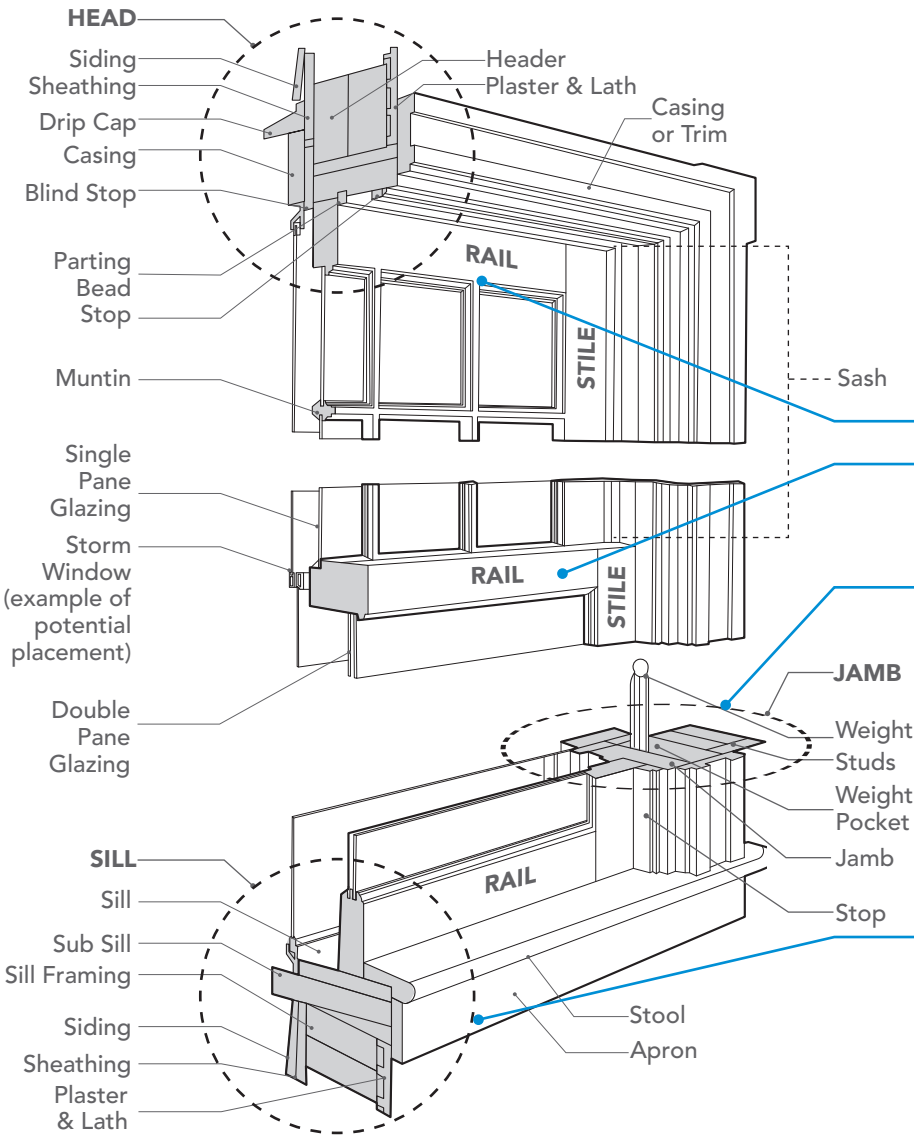
Windows and their components are an integral part of a building's historic character. Window placement, treatment, and design elements are often direct reflections of original architectural style. Removal, replacement, or reconfiguration of historic windows will lower the integrity of a historic structure.

The window designs found in Avondale Estates reflect its early twentieth century founding. Nearly all historic homes have divided light sashes, often with multilight sashes set above single light sashes. Diamond light casement or fixed sash windows are also prominent throughout the district. Preservation of such windows is essential to retaining the integrity of the historic building and preserving the character of the historic district.

You may find many online resources on the rehabilitation, repair, and maintenance of historic wood windows through the National Parks Service and the National Trust for Historic Preservation. The link below is a good starter for this research. <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

- All attempts should be made to protect, maintain, and repair original historic windows. When windows are determined to be beyond repair, replacement is allowed.
- Replacement windows shall match the original windows in dimension, design (including pane and mutin pattern), and material. They may use double pane glass and have true divided lites or simulated divided lites. Simulated divided lites must include the spacer between the glass at each mutin.
- All COA applications involving windows must:
 - Submit detailed and dimensioned window drawings of the existing historic windows, indicating the features to be repaired or replaced, and proposed windows. See diagram to the right for typical drawings to submit.
 - Submit detailed and overall photographs of the window(s)
 - Existing non-historic windows do not have to be drawn
- New openings are not allowed on the front or sides of the house. New openings on the rear elevation are allowed
- Storm windows shall not obscure nor detract from the historic windows, shall match the color, dimensions and rail pattern of the window sash.

Typical Window Components



Typical Window Submission Drawings

Along with dimensioned plans & elevations with material call outs, drawings (for both existing historic and replacement windows) that will help verify the guideline criteria will typically require dimensioned sections for some of the elements below. It is at the discretion of you or your professional to determine if additional drawings will be required.

Dimensioned Elevations & Plans of Entire Window

Other potential drawings:
Vertical Section at Head

Vertical Section at Meeting Rail

Horizontal Section at Jamb

Vertical Section at Sill

Some Reasons to Repair Your Historic Windows Beyond the Architectural or Historical Significance

Source: National Trust for Historic Preservation

Energy Savings/Cost:

- Studies have demonstrated a historic wood window, properly maintained, weatherstripped and with a storm window can be just as energy efficient.
- More heat is typically lost through your roof and un-insulated walls than through your windows. Adding just 3.5 inches of insulation in your attic can save more energy than replacing your windows.
- It can take more than a human lifetime to recoup enough money in energy savings to pay back the cost of installing replacement windows

Sustainability:

- If your wood windows are more than 60 years old, chances are that they are made of old growth, dense, and durable wood that is now scarce. Even high-quality new wood windows (except mahogany) won't last as long.
- Keeping your existing windows reduces your carbon footprint by not increasing carbon output through the manufacturing of new windows.
- Hiring a skilled tradesperson to repair your windows will most likely help fuel your local/regional economy.
- If a window is not able to be upcycled, it will add to the 124 million tons of debris a year that Americans create from demolishing buildings. That is enough debris to construct a wall 30' tall and 30' thick around the entire U.S coastline!

Storm Window Examples

Storm windows can go on the inside or the outside and can be constructed to be operable or fixed. Similar to a double pane window, they provide an extra layer of glass and the air space between the two components. They provide an additional layer to reduce air infiltration, do have some insulating qualities, and can help against solar heat gain, depending on the glass used.



New Accessory Dwelling Units or Structures

New Accessory Dwelling Units or Detached Structures in the Preservation Group shall be visibly subservient to the original primary structure and use materials that are found on the primary building. Refer to City zoning for additional measures on the construction of an accessory structure.

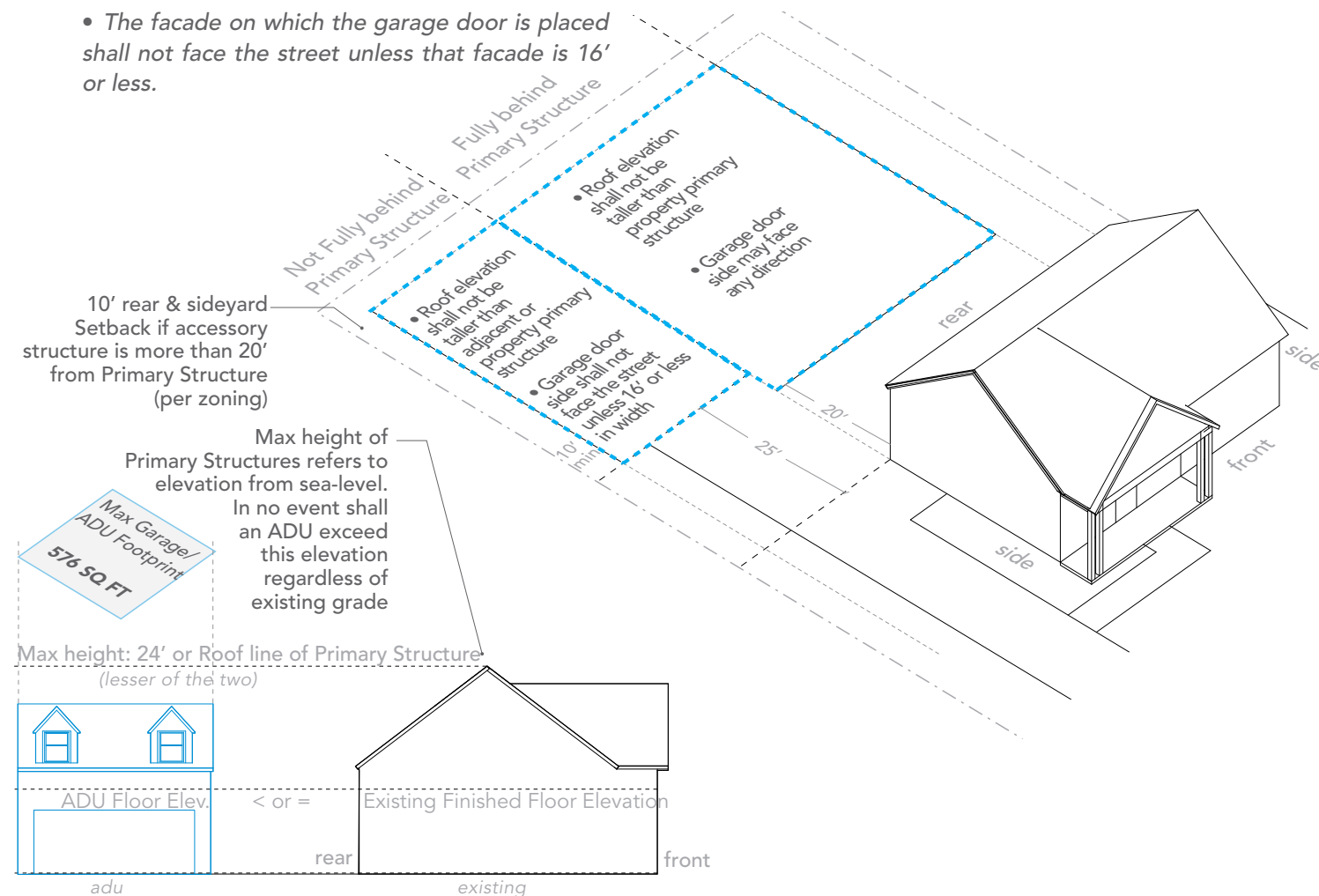
- Roof and floor elevations of the accessory structure shall never exceed those of the primary structure. In no event shall an accessory structure have a building height exceeding 24'. See Diagram below.

- New accessory structures shall be placed fully behind the primary structure unless all of the following parameters are met:

- Accessory structure shall be setback at least 25' from the main rear wall of the primary structure.

- Roof elevation of the accessory structure shall be less than the roof elevation of the primary structure and primary structures on laterally adjacent properties.

- The facade on which the garage door is placed shall not face the street unless that facade is 16' or less.



Additions

Additions in the Preservation Group shall be visibly subservient to the original primary structure and use materials found on the primary building. Refer to City zoning for additional measures on the construction of an addition.

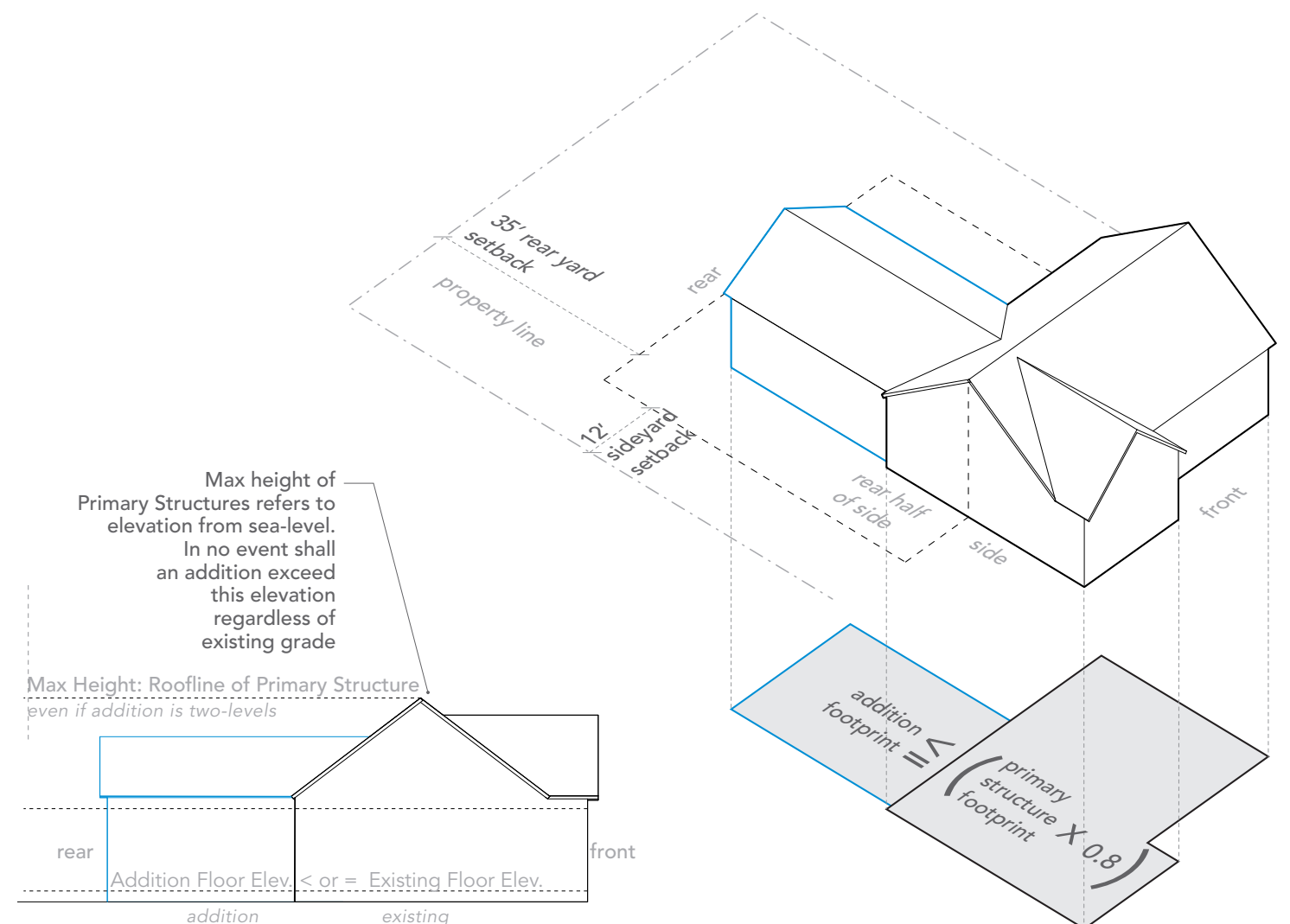
Additions to Existing Accessory Structures

- Expansion of historic accessory dwelling units shall not exceed a 50% increase of the original footprint of existing accessory structure.

- Shall be limited to rear and side elevations.

- Shall be secondary in scale to the primary building.

- Additions to existing accessory structures shall abide by New ADUs or structures guidelines for placement fully behind or not fully behind primary structure.



Additions to Existing Primary Structures

- Additions are subject to the setback requirements of the Primary Structure.

- Shall be limited to rear elevations & rear half of side elevations of the Primary Structure.

- Shall not exceed an 80% increase of the original footprint.

- The roof and the floor elevations of additions shall never exceed the elevation of those of the Primary Structure.

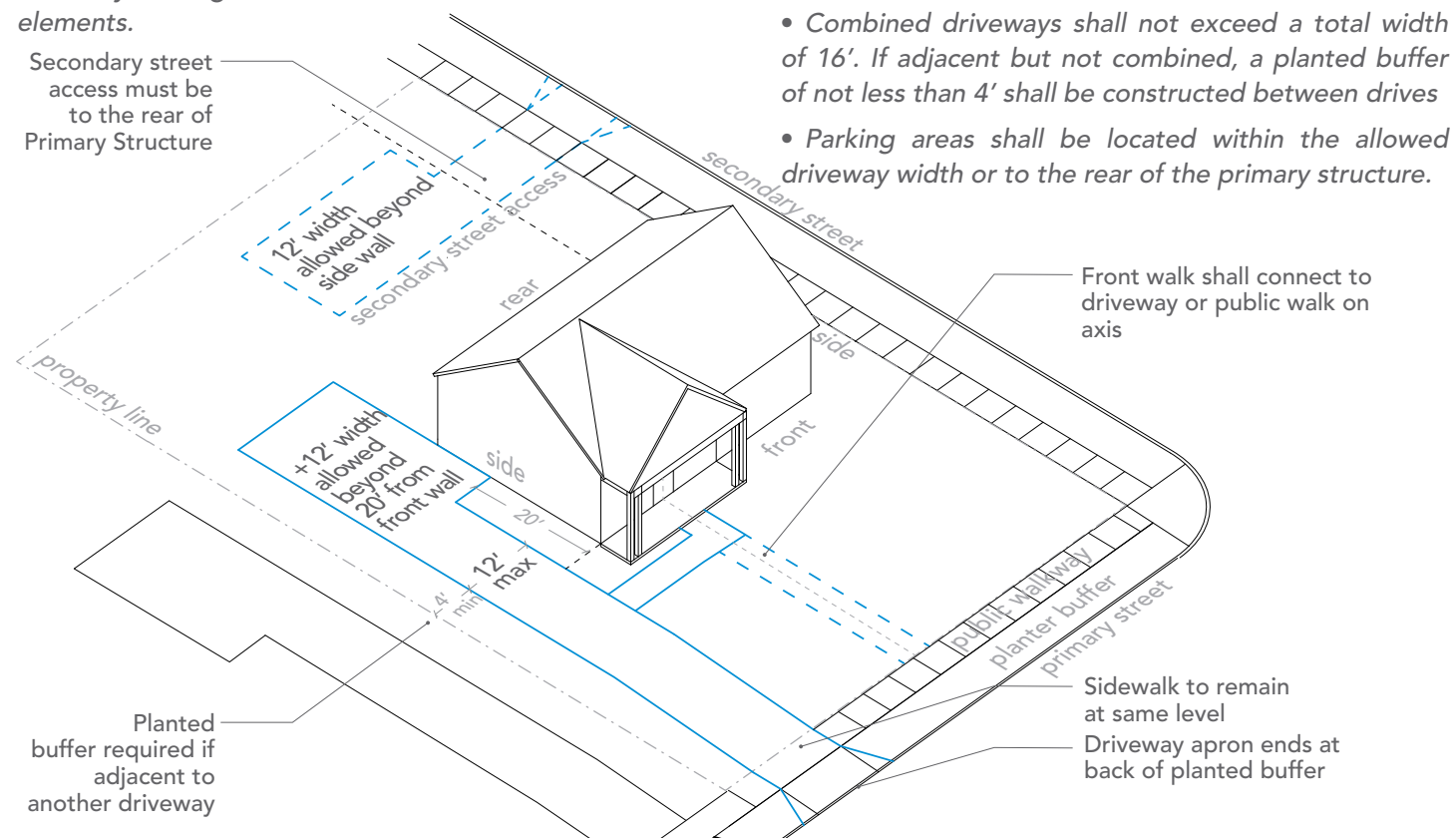
- Additions impact lot coverage. Lot coverage shall not exceed 40% of the total lot. This encompasses all impervious elements including structures & site features.

- Additions shall be constructed of materials found on the primary structure & a visible juncture shall be provided between the new and existing.

- Additions shall be attached directly to primary structure with an enclosed conditioned connection.

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 minor grade changes along walks & drives, ample walks and mature vegetation and low visibility of potential visual intrusions - modern elements and semipermanent fixtures. The historic design intent was to create a neighborhood that was integrated into "nature" with buildings connected to the street via uninterrupted landscapes. Owners should avoid excessive man-made fixtures and placement of these elements should be carefully considered. 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 constructed site & setting elements original to the property in the front and side yard shall be protected and maintained and shall not be removed wherever possible.*

- *In addition to historic paving materials, gravel, plain or aggregate-finish concrete (not colored or stamped), pervious concrete, gravel, stone, granite, brick, concrete pavers are the only allowed paving materials.*

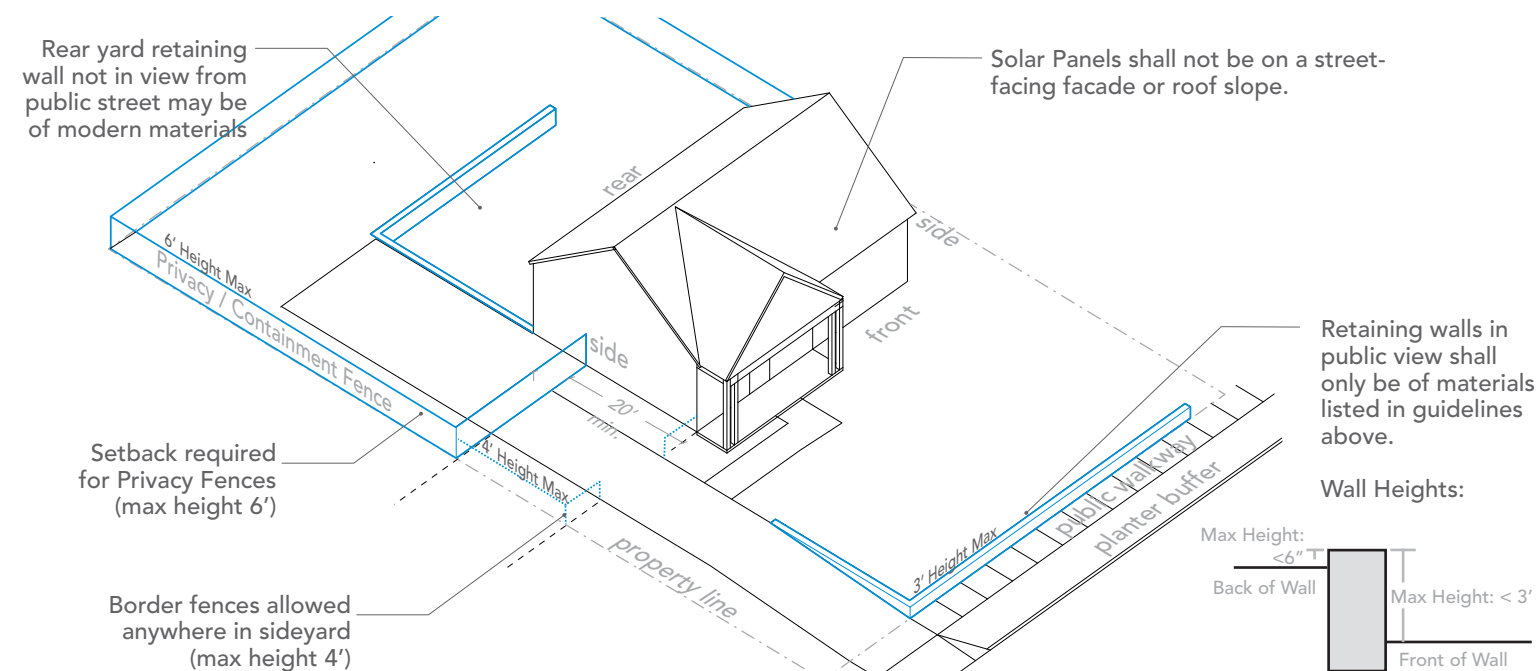
- *Front walks shall connect to the driveway. They may connect to the public walk on axis with the front door only if original to the property or if site constraints do not allow for a connection to the driveway. Front walks shall be between 3'-5' wide.*
- *Driveways shall be a maximum of 12' in width (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.*
- *Only one curb cut allowed per property. Driveway apron depth shall not extend beyond the planted buffer in the right-of-way.*
- *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.*
- *Combined driveways shall not exceed a total width of 16'. If adjacent but not combined, a planted buffer of not less than 4' shall be constructed between drives*
- *Parking areas shall be located within the allowed driveway width or to the rear of the primary structure.*

- *Front yard fences, gates and arbors are not permitted. They were not components original to the design and planning of Avondale Estates.*

- Side yard fences, gates, and arbors are allowed. Privacy and containment fences are allowed if set back at least 20' from the front wall of the house. See Diagram.
- In all areas not visible from the public street all fences, gates and arbors are allowed.

- Shall not be placed as a series of terraces up to the residence or where not required by topography.

- Front yard retaining walls shall only be placed along public walks and/or driveways or when connecting to a driveway from the front entry. The top of wall shall be stepped or sloped to follow the ground plane of the property and be visually consistent in height with existing retaining walls (on property or adjacent properties).
- Front yard retaining walls shall be less than 3' above grade at front of wall and no more than 6" above grade at back of wall. Projects that require walls with a height above 3' shall go the HPC for review.
- Front yard and side yard walls visible from the street shall be constructed of coursed granite or random coursed granite with flush, beaded, or raked mortar; dry stack granite; or brick. The walls may be a veneer, but the veneer must match the historic materials.
- 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.



- 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 options shall comply with fencing guidelines.*
- *Solar Panels shall never be placed on a street-facing facade or roof slope. (Unless on Accessory Structure)*
- *Solar Panels on roofs shall be flush to roof slope*

- Historic markers shall be as small as possible and in compliance with the City 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 for the property.*
- *Lighting attached to structure shall be equal or less than in size and scale of existing attached fixtures.*
- *Pathway lighting allowed along walks or drives only.*
- *Pathway lighting shall be less than 2' tall and/or less than 2' above the ground.*
- *Pathway lighting shall be directed away from the public street.*

Details

Applied ornament and details represent some of the most important stylistic elements on buildings. At the same time, they are often the most fragile elements and are particularly susceptible to damage, removal, and being covered over or obscured by new exterior treatments. Historic details should receive careful attention during repair and rehabilitation.

Every effort should be made to preserve these historic stylistic elements. Equally important is avoiding the introduction of architectural styles from an earlier or later periods of time. A major component of Avondale Estates' historic significance is as a planned community using the popular revival styles of the day. Adding too much or too little detail diminishes this significance. Degree of ornamentation should reflect that found on homes of similar character within the vicinity.

- *All original details-- gutters, downspouts, brackets, fascia boards, decorative elements-- shall be protected and maintained and shall not be removed or altered unless they are irreparable.*
- *Repairs and replacement pieces shall match the original in material, size and design.*
- *New detail elements that are not part of the original design shall not be installed unless these elements are necessary to protect and maintain the integrity of a home.*

Materials

Exterior facades and details convey information about history and style for both the building and district. Exterior treatments come in a broad variety of materials with different methods of applique depending on the building system. Poorly conceived changes in historic exteriors may result in structural damage and aesthetic damage. In masonry walls, for example, paint and coatings hold moisture in the masonry wall which can cause issues on the interior of the building. Painting masonry is most often a permanent change to a building facade and is difficult to reverse.

Avondale Estates' homes have a rich diversity of materials, including wood, stone, brick, stucco, shingles, etc. These materials are prominently displayed and integral to the architectural style of most buildings. Prominent, high-style homes feature more diversity of materials; whereas, the small cottages and bungalows tend to use one material extensively and rely upon pattern (use of the material) to accentuate the structure. Taking care of the materials and being sensitive to how they are repaired and/or replaced is important to maintaining the district.

- *Original exterior finishes and structural members-- including but not limited to foundations, siding, brick, stone, gutters, downspouts, brackets, fascia boards, railings and steps--shall be protected and maintained and shall not be removed or altered.*
- *Repair original elements to the extent possible before replacement. Any replacement components shall match the original in size, configuration and materiality of the original components.*
- *Unpainted brick and stone shall remain unpainted.*
- *No new synthetic materials may be used on the original portions of the Preservation Designation properties. Repair all components with the same material. For example, repair wood with wood, brick with brick, stone walls with stone. Match original species and quality to the greatest extent possible.*
- *All new ADUs and Additions shall be constructed of materials found on the original home.*



Guidelines For Compatible Designation Properties

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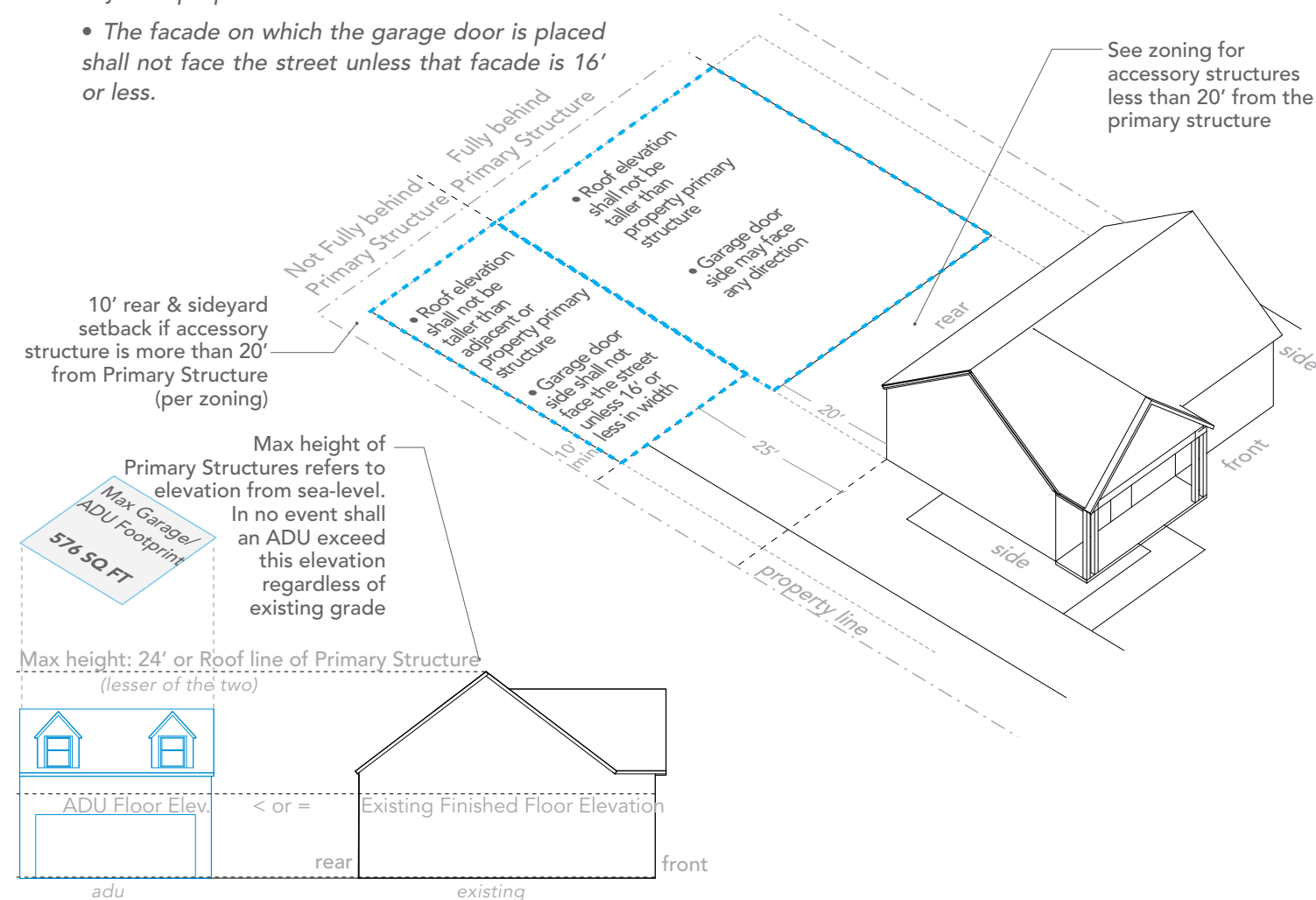


New Accessory Dwelling Units or Structures

New Accessory Dwelling Units or Detached Structures in the Compatible Group shall be visibly subservient to the original primary structure and use materials that are found on the primary building. Refer to City zoning for additional measures on the construction of an accessory structure.

- Roof and floor elevations of the accessory structure shall never exceed those of the primary structure. In no event shall an accessory structure have a building height exceeding 24'. See Diagram below.
- New accessory structures shall be placed fully behind the primary structure unless all of the following parameters are met:

- Accessory structure shall be setback at least 25' from the main rear wall of the primary structure.
- Roof elevation of the accessory structure shall be less than the roof elevation of the primary structure and primary structures on laterally adjacent properties.
- The facade on which the garage door is placed shall not face the street unless that facade is 16' or less.

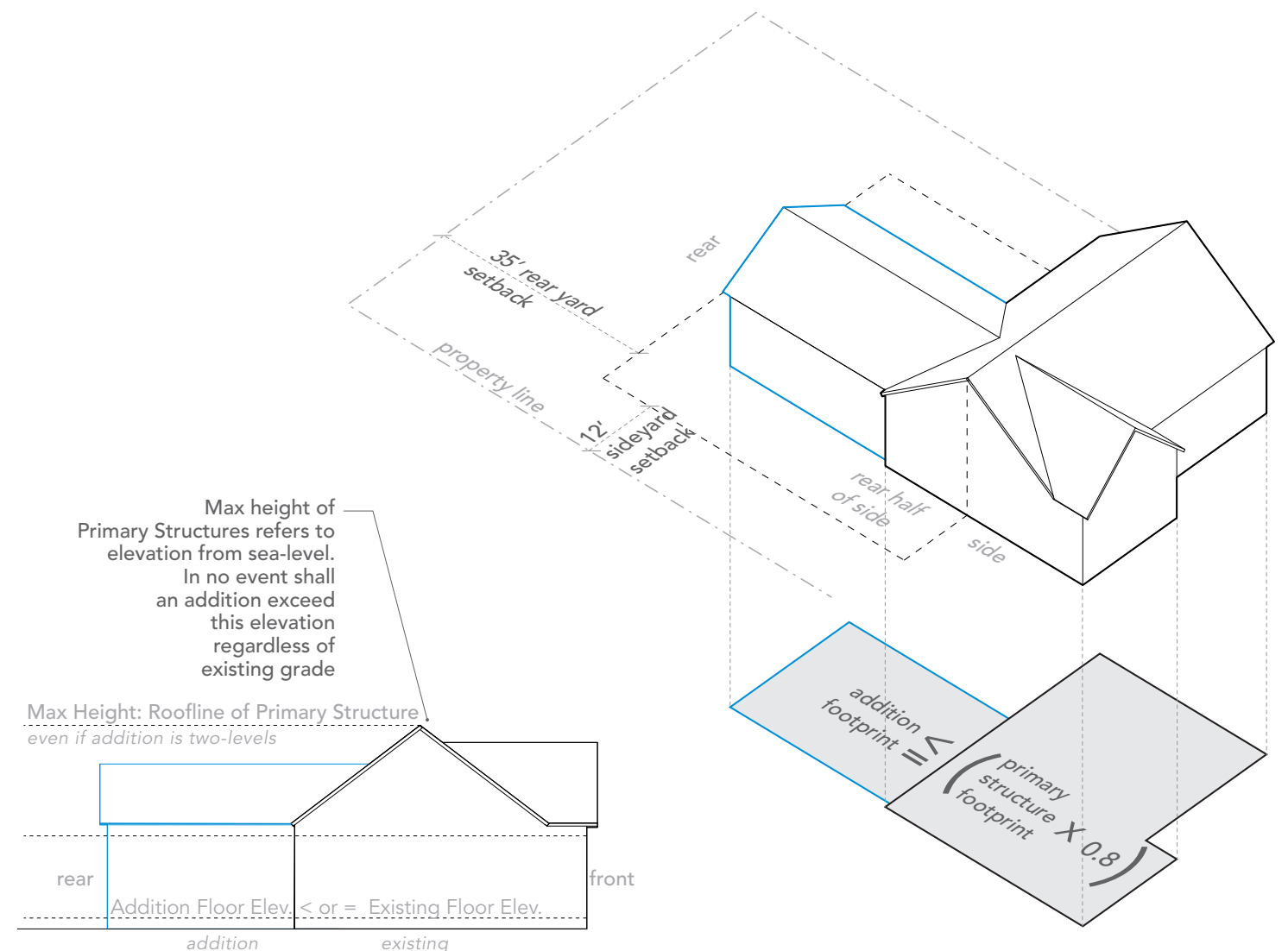


Additions

Additions in the Compatible Group shall be visibly subservient to the original primary structure and use materials found on the primary building. Refer to City zoning for additional measures on the construction of an addition.

Additions to Existing Accessory Structures

- Expansion of accessory dwelling units shall not exceed a 50% increase of the original footprint of existing accessory structure.
- Shall be limited to rear and side elevations
- Shall be secondary in scale to the primary building
- Additions to existing accessory structures shall abide by New ADUs or structures guidelines for placement fully behind or not fully behind primary structure



Additions to Existing Primary Structures

- Additions are subject to the setback requirements of the Primary Structure.
- Shall be limited to rear elevations & rear half of side elevations of the Primary Structure.
- Shall not exceed an 80% increase of the original footprint.
- The roof and the floor elevations of additions shall never exceed the elevation of those of the Primary Structure.
- Additions impact lot coverage. Lot coverage shall not exceed 40% of the total lot. This encompasses all impervious elements including structures & site features.
- Additions shall be constructed of materials found on the primary structure & a visible juncture shall be provided between the new and existing.
- Additions shall be attached directly to primary structure with an enclosed conditioned connection.

Porches

New porches in the Compatible Designation may occur on all elevations provided they adhere to the following parameters. Refer to City zoning for additional measures on the construction of a new porch.

Front porch

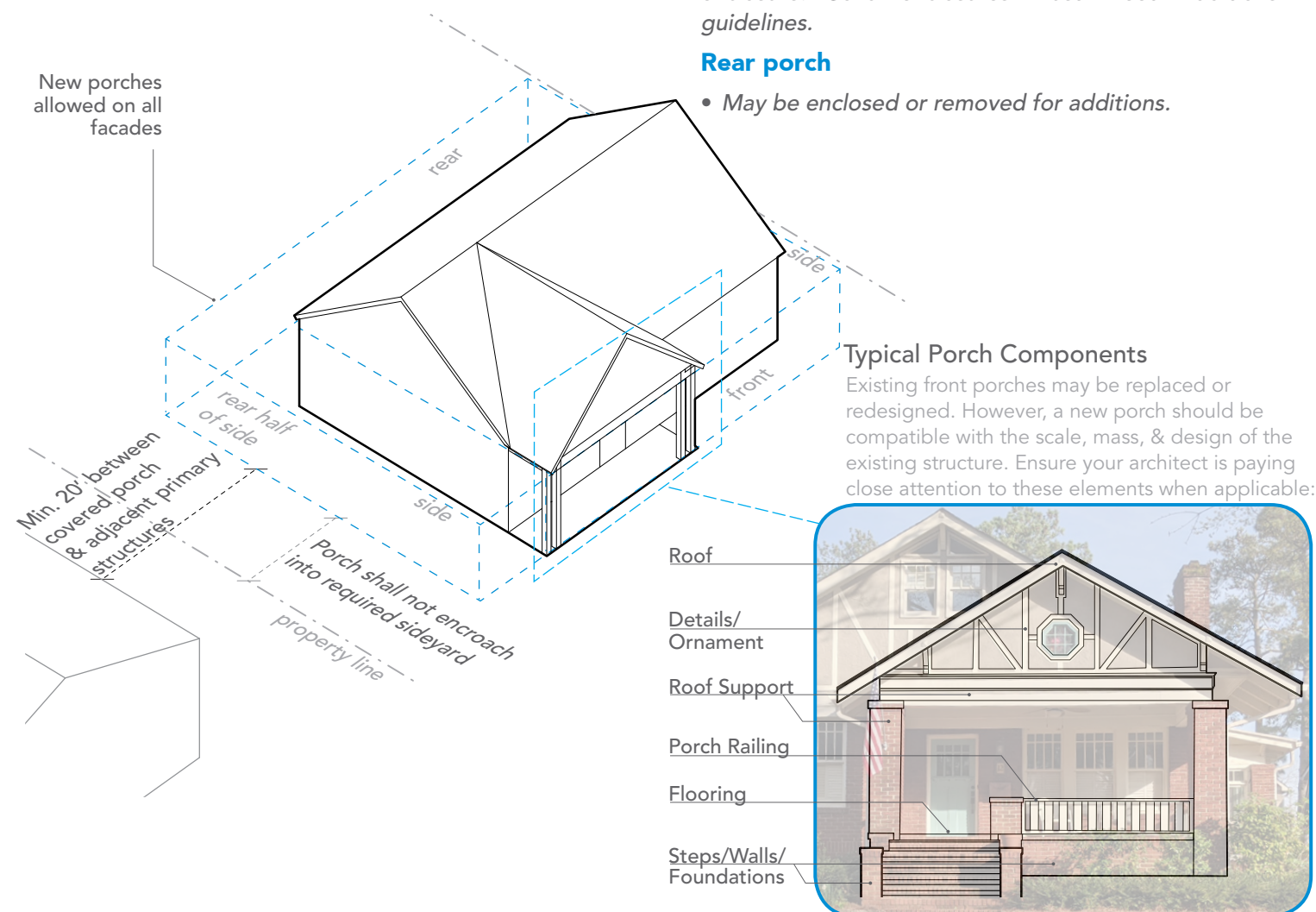
- Existing porches may be replaced; Porch roofs shall be compatible in shape and pitch with existing structure.
- Front steps shall be constructed only of stone, brick, or concrete.
- Front porches shall not be enclosed.
- Front porch design shall be compatible in mass & scale to existing primary structure. Provide elevation & section drawings.
- A front porch with a roof shall not encroach into the required front yard setback as required by zoning.
- A front porch without a roof and open to the air on at least three sides shall not encroach more than 10 feet into a required front yard setback.

Side porch

- Side porch design shall be compatible in mass & scale to the existing primary structure.
- May be enclosed with glazing, screening or solid enclosure. Solid enclosures must meet Additions guidelines.

Rear porch

- May be enclosed or removed for additions.



Other Elements

Specific guidelines for existing roofs, windows, entrances, and details are delineated for homes with a Preservation Designation due to their status as protected contributing historic structures. While some are eligible for historic designation, homes within the Compatible Designation are not protected in the same way. As such, the intent of the Compatible Designation guidelines is to ensure that these structures contribute to the overall mass, scale, and site character of the District.

While the elements mentioned above do not have required guidelines for Compatible Designation, it is recommended that updates, renovations, and restorations be approached with the same care as Preservation homes. This will ensure that your home maintains its own historic and architectural integrity. This is especially true for many of the mid-century homes found within the District. Following the Secretary of Interior's Standards is highly recommended. A few recommendations are provided to aid in your project.

Roofs

- Existing roof pitch & shape should be preserved.
- Design and size of new dormers should match that of existing dormers. Front dormers may disrupt the mass & scale of the home if not originally present.

Windows & Entrances

- Maintain existing windows & entrances to retain the architectural integrity of the home. Replacement windows should match the original design, material, and style of original structure.

- Ensure new openings align with the spacing and rhythm of other openings on your home.

Details

- The original details are some of the most unique aspects of a home. Keep and protect these as much as possible.

- Do not add new detail elements that try to mimic that of the original design of the home or other historic homes. If new details are added, ensure the design and materiality is in harmony and subservient to the original home design.

Materials

Examples of some inappropriate material uses

Plywood as exterior cladding



Vinyl siding & windows



EIFS



- Completely new structures shall be of their own time period.

- New structures on Compatible Design properties may include all materials listed in the Preservation Designation section with additional contemporary materials such as metal panels, smooth cementitious lapboard, flat roofs, and larger scale bricks, etc.

- Inappropriate and, therefore, forbidden materials for all elements include vinyl siding, EIFS, plastic, vinyl windows, OSB, Plywood as an exterior cladding, board and batten systems

- New roofs shall be of the same material as the original home or of materials listed within the Preservation Designation roof section.

New Home Construction

New homes shall follow parameters provided within this sheet along with the guidelines for other components described within the Compatible Designation group, if applicable. Refer to City zoning for additional measures on New Home Construction.

Setback:

- Front yard: 40', unless the average front setback for other Primary Structures along the same side of the street is more than 5' from stated setback. If so, the new primary structure shall be setback at that average distance.
- Side yard: 12'
- Rear Yard: 35'

Placement:

- The New Primary structure shall be at the "front-center" of the property. This means:
 - The front of the new primary structure shall be placed on or within 5' (inward to the property) of the front yard setback line. A porch without a roof and open to the air on three sides may project up to 10 feet beyond the front setback line.
 - The new primary structure shall be nearly-centered on the front yard setback line (within 5' of center of property). Does not mean front door.
 - Front of the new building shall face the primary public street.

Footprint:

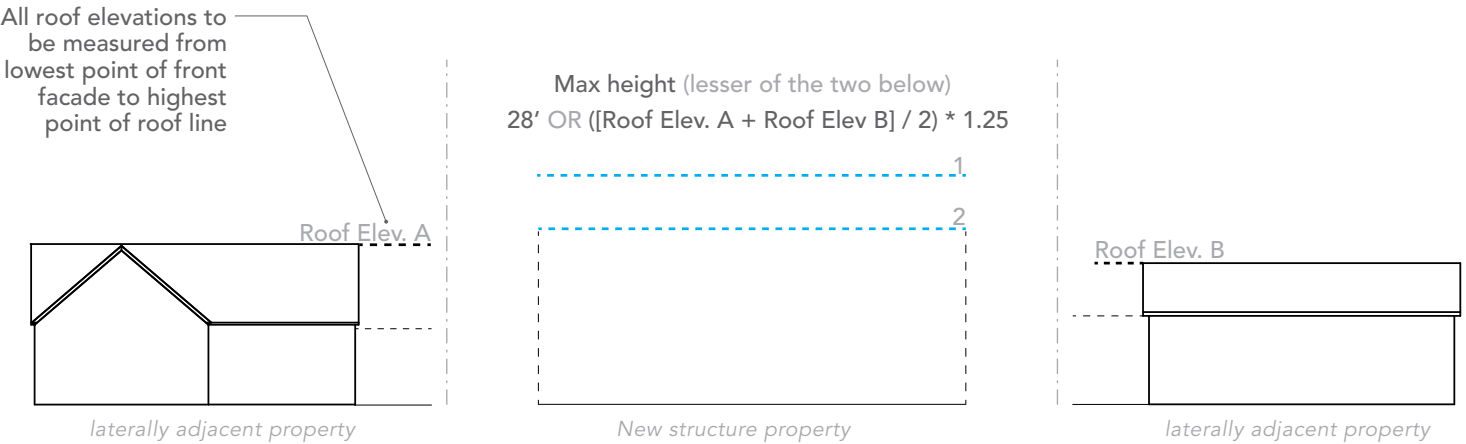
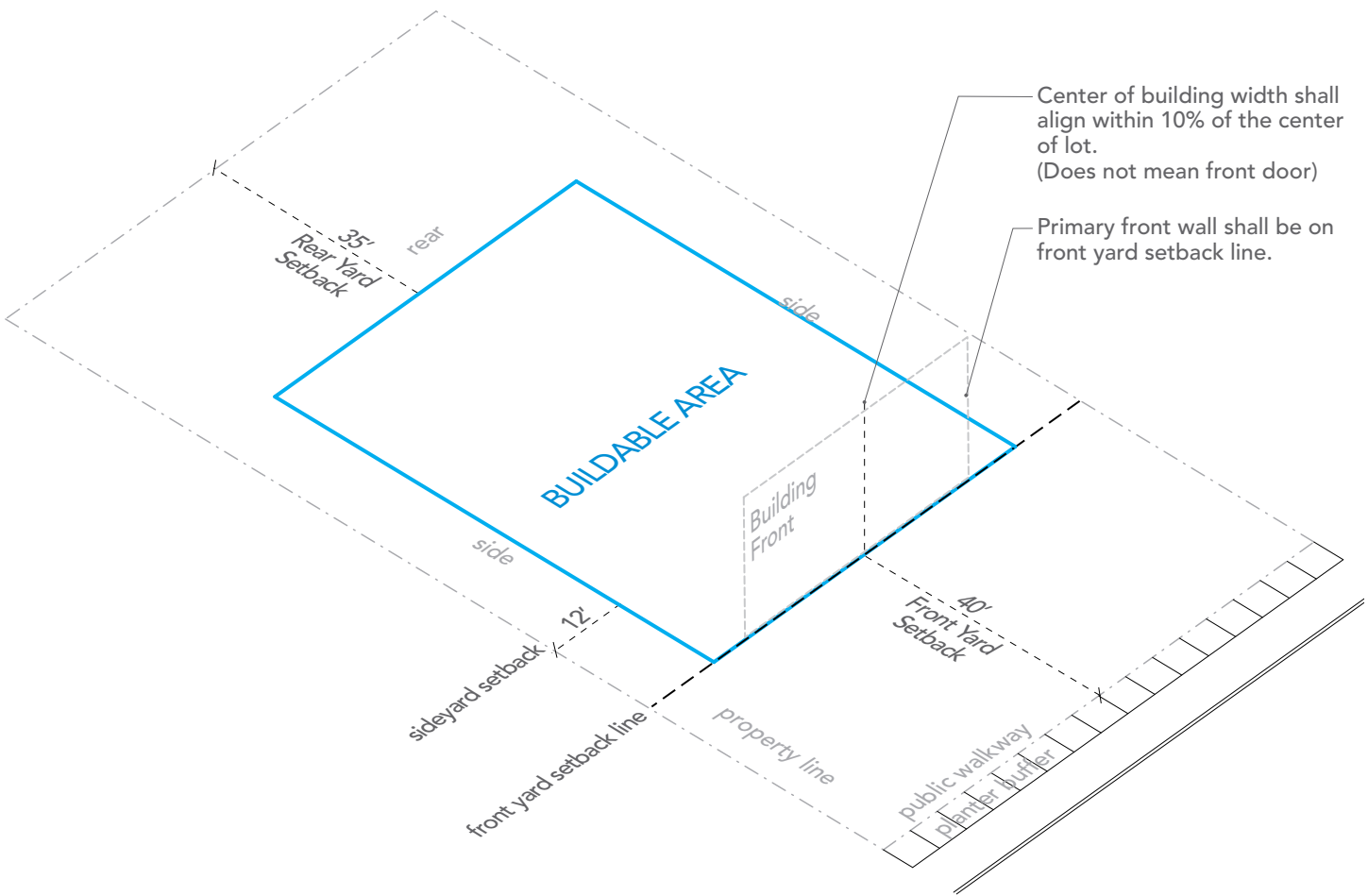
- Lot coverage shall not exceed 40% of the total lot. This encompasses all impervious elements including structures & site features.
- Footprint of the new primary structure shall nearly match within 10% and never exceed that of the original footprint of historic primary structures within the same side of the street block.

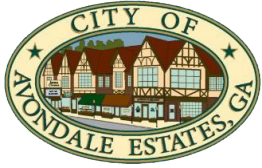
Scale & Mass:

- The roof elevation of the new primary structure shall not exceed 1.5x the average roof elevation of primary structures on laterally adjacent properties. See diagram.
- In addition to those measures, a new home shall have a maximum height of 28' measured vertically from lowest visible point of the facade fronting the street to the highest point of the roof line.
- Floor levels shall match within 2' of at least one of the laterally adjacent structures unless there are significant grade constraints.
- Attached garages shall not face the street.

New construction shall meet the requirements of all of applicable components within the Compatible Diesng guidelines

The graphics provided are for illustration purposes only





CITY OF AVONDALE ESTATES HISTORIC DISTRICT GUIDELINES

NPS Acknowledgement Statement

The City of Avondale Estates Historic District Guideline Update has been financed in part with Federal funds from the National Park Service, U.S. Department of Interior, through the Historic Preservation Division of the Georgia Department of Natural Resources. However, the contents, opinions, and recommendations expressed in this document do not necessarily reflect the views of policies of the Department of the Interior or the Georgia Department of Natural Resources, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program receives Federal financial assistance for identification and protection of historic properties. under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender, or disability in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240

Designed by:

