DESIGN GUIDELINES
CITY OF AVONDALE ESTATES
AVONDALE ESTATES, GEORGIA

AVONDALE ESTATES
HISTORIC PRESERVATION COMMISSION
ORDINANCE NO. 372

AN ORDINANCE TO ESTABLISH HISTORIC PRESERVATION DESIGN GUIDELINES TO ENSURE THAT A UNIFORM PROCEDURE IS FOLLOWED WHICH WILL PROVIDE FOR THE PROTECTION, ENHANCEMENT, MAINTENANCE OF THE HISTORIC CHARACTER, AND USE OF THE COMMUNITY'S HISTORIC AND CULTURAL RESOURCES; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY the City of Avondale Estates, Georgia, as follows:


SECTION 2. The document referred to in Section 1 is hereby made public record and shall be maintained by the City Clerk as such and be accessible to the members of the general public at City Hall during all normal business hours.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

First Reading: February 26, 1996
Second Reading: March 28, 1996
Third Reading: April 22, 1996

Adopted this 22nd day of April, 1996.

BOARD OF MAYOR AND COMMISSIONERS
CITY OF AVONDALE ESTATES, GEORGIA

[Signatures continued on next page.]
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CITY OF AVONDALE ESTATES
AVONDALE ESTATES, GEORGIA

AVONDALE ESTATES
HISTORIC PRESERVATION COMMISSION

FALL 1995
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1.0 INTRODUCTION

Avondale Estates is the only documented example in the southeastern United States of an early twentieth century planned new town. The Avondale Estates Historic District was listed in the National Register of Historic Places in December of 1986 and is considered to be of national importance. This level of significance is attributed to the planning efforts behind the development of Avondale Estates as well as to the architectural and landscape components present in the district.

Concern for the future integrity of the community prompted the adoption of the Avondale Estates Historic Preservation Ordinance in September of 1990. This ordinance was amended in September of 1993. The Ordinance states that “the historical, cultural, and aesthetic heritage of the city is among its most valued and important assets” and that “the preservation of this heritage is essential to the promotion of the health, prosperity, and general welfare of the people.” The purpose of the Avondale Estates historic preservation program is, first and foremost, to ensure that a uniform procedure is followed that will provide for the protection, enhancement, perpetuation and use of the community’s historic and cultural resources.

In its application in a community such as Avondale Estates, historic preservation does not attempt to halt all change or return a historic district to its appearance at an earlier time. Change is part of the developmental process of every community and is to be expected; Avondale Estates is not Williamsburg but rather a thriving community that happens to be uniquely historic. Maintenance of the community’s historic character should be an important factor in protecting the investments residents have made by purchasing property in Avondale Estates, and may indeed enhance these investments by making the community more stable and thus an even more desirable place in which to live. The goal of this design manual is to insure that property owners in Avondale Estates make choices about their properties that will retain their historic qualities and in so doing help maintain the distinctive character of this community.

The following map illustrates the designated historic district within the City of Avondale Estates. The guidelines contained in this manual suggest sensitive approaches in the rehabilitation of historic properties and the construction of new buildings within this area.
2.0 HISTORIC RESOURCES OVERVIEW

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 three major transportation routes: the Atlanta Street Railway/Stone Mountain Trolley Line, the Georgia Railroad and the 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 with extensive residential, commercial and recreational components. 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.” 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, poolhouse, 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 are 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 the Second World War began, development stopped altogether. By that time, approximately one-third of Willis’ vision for the community had been built, which is 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. 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 residents, have seen to it that the community is well maintained.

[Historic sketch prepared from information contained in the 1986 Avondale Estates National Register Nomination, written by Carolyn Brooks and Richard Cloues.]
2.1 Residential Resources

Nearly all of the historic properties within the Avondale Estates Historic District date from a twenty year period between the mid-1920s and the mid-1940s. Given this fact, and considering that Avondale was a planned new town, it is not surprising that the community's residential architectural character is relatively homogeneous. This is certainly not to say that Avondale Estates is uninteresting, but rather that its strength as a historic district relates primarily to the fact that the community was planned and that many of its nonhistoric buildings were designed not to make statements on their own but rather to be compatible with the larger community. While several architectural styles may be observed, the majority make some reference to medieval English architecture.

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, and there are a number of houses in Avondale 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 architectural styles through a few decorative elements.

2.1.1 Prominent Styles

Tudor Revival
The Tudor Revival style is well-represented in Avondale Estates through a few high style examples as well as numerous dwellings that exhibit some Tudor Revival elements. The style became popular in this country in the last decade of the nineteenth century and is loosely based on a variety of early English building traditions. Houses of the Tudor Revival style typically feature steeply pitched roofs (usually side-gabled) and often have forward-projecting cross gables. Non-structural half-timbering and prominent chimneys are common decorative features. Most of Avondale Estates' Tudor Revival houses are two stories in height.
**English Cottage**
The English Cottage style is closely related to Tudor Revival and is generally less elaborate. Houses of this style are smaller than the Tudor Revival examples and may exhibit only one or two stylistic features, perhaps half-timbered gable ends or stonework at the front entrance.

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**Dutch Colonial Revival**
Falling into the general category of Colonial Revival architecture, houses of the Dutch Colonial Revival style are distinguished by side gambrel roofs. Most of these dwellings feature symmetrical facades with prominent front entrances and paired windows.
Craftsman
The Craftsman style emphasizes structure and materials and, unlike most of the other styles seen in Avondale, does not refer directly back to earlier architectural traditions. Craftsman dwellings are almost always one story in height and are characterized by asymmetrical facades, low-pitched roofs, overhanging eaves with exposed rafter ends, and distinctive porches.

Spanish Mission
Avondale Estates' single dwelling built in the Spanish Mission style is a very fine example of the style. Its low-pitched red tile roof with very little eave overhang, arched window and porte cochere, and stuccoed wall surface are all typical features. Since the other primary architectural styles in Avondale are also considered to be eclectic, this single Spanish Mission residence adds to the character of the community.
2.2 Commercial and Community Resources

The northern portion of the Avondale Estates Historic District is dominated by three blocks of approximately fifteen attached row-type commercial buildings in the Tudor Revival style, the only such structures in Georgia. Constructed in 1925, these brick buildings feature multiple gables with half-timbering and grouped windows with multi-paned sash. The original tile roofs have been replaced by shingled roofs.

In the eastern end of a long, narrow landscaped median dividing North and South Avondale Road is a reconstructed trolley stand with a clock tower. Although not original and thus not historic, this trolley stand is an important structure. It is an example of how the Tudor Revival style can be conveyed in an unusual situation and as such may aid efforts to see new construction projects at least make reference to Avondale's architectural history. The fact that the trolley stand was reconstructed should be considered a positive development, and the structure symbolizes the community's transportation history, adding to its significance.

The Tudor Revival clubhouse at Lake Avondale is a fine example of how this style may be used in recreational and community buildings. It features steeply-pitched front facing gables, multi-paned sash and half-timbering. There is a similar community poolhouse in Willis Park.
2.3 Landscape Resources

Avondale Estates exhibits a variety of landscape resources located throughout the community. These include a series of landscaped medians, traffic islands, and traffic circles, three small parks, two large community parks, and a street system bordered by stone curbs and lined with sidewalks, trees and landscaped yards.

These landscape components are extremely important. Together they are the most visible and unifying element in the community.

2.3.1 Town Plan

The Avondale Estates town plan is the foundation upon which the built environment has evolved. The community consists of a large residential section, a commercial center, parks and other landscape features, and a major transportation corridor separating residential and commercial zones. These features are all linked by a vehicular and pedestrian transportation system expressed as a gridiron pattern modified to take advantage of the natural terrain, typical of early twentieth century suburban developments.

The Avondale Estates Historic District contains several distinct streetscape layouts, all of which are important to maintaining the integrity of the community. Four historic streetscape sections are illustrated below.
2.3.2 Vegetation and Open Space

The vegetation in Avondale Estates includes ornamental and shade trees such as crepe myrtles, dogwoods, maples and oaks; many date from the founding of the community and are therefore quite large. Most front lawns in the residential portion of the historic district are informally landscaped with grassed lawns, and ornamental and shade trees. Hedges are common along side property boundaries as a means of defining residential spaces.

The primary open area is a large park surrounding Lake Avondale and Willis Park off Dartmouth Avenue. There are also six very small parks, three of which are located at the centers of three residential blocks. The other park spaces are situated in other parts of the city. These parks were contained in the original town plan and have never been developed, instead remaining as "common land" for the use of nearby residents. Landscaped medians, traffic circles and traffic islands contribute to the open spaces of the historic district and are also located throughout the city.

The new Coventry Close development features a streetscape design somewhat different from the historic examples. Sidewalks are narrower and greenspace between sidewalk and roadway is reduced. The small amount of greenspace will only permit the use of small trees and other vegetation rather than the larger hardwood trees seen elsewhere in the Historic District.
Ceremonial entrance gate at the west edge of Avondale Estates on the south side of South Avondale Road, one of two such gates that originally marked the community's western boundary.

Lake Avondale is surrounded by a large park space featuring picturesquely landscaped banks and a small wooded area just north of the lake.

Hedges are commonly used to define side yard boundaries in Avondale's residential district.

Fairfield Plaza
2.3.3 Walls and Fences
Numerous stone retaining walls are found in the residential portion of Avondale Estates and are seen with flush as well as raised joints. Fences in front yards are not common and are not in keeping with the community's historic landscaping traditions.
RESERVED
3.0 THE DESIGN REVIEW PROCESS

Design Review is the process by which decisions are made concerning the appropriateness of projects proposed for properties located within historic districts. The purpose of design review is to ensure that the existing character of a historic district will be maintained. Design review is in no way intended to prevent alterations and new construction. Rather, it is to insure that such work is planned with careful consideration for the architectural and landscape characteristics of an historic area.

3.1 The Historic Preservation Commission and Its Role

The Avondale Estates Historic Preservation Commission consists of five members appointed by the Board of Mayor and Commissioners. As stipulated in the Historic Preservation Ordinance, a majority of these individuals are from professions related to historic preservation (such as architecture, history, architectural history, planning, and landscape architecture, among others), and all have a demonstrated special interest in, competence in, or knowledge of historic preservation. The Preservation Commission is authorized to prepare an inventory of historic resources in the community and recommend that specific properties be designated by ordinance as historic properties or historic districts. These steps have already been taken with the local designation of the Avondale Estates Historic District. The Preservation Commission is also authorized to review applications for certificates of appropriateness when owners of designated historic properties desire to make material changes in appearance of their properties or take some action that will affect the character of the historic district. The Preservation Commission may either grant or deny such applications.
3.2 Design Review in Avondale Estates

Proposed alterations to historic buildings will need to be reviewed by the Historic Preservation Commission if the work will be visible from a public right-of-way. If there is any doubt about whether proposed work should be reviewed, residents are advised to contact a Historic Preservation Commission member and discuss the project.

The following are the required steps to follow in the design review process:

(1) Property owner files an application for a Certificate of Appropriateness with the secretary of the Historic Preservation Commission at least twenty days prior to the next meeting of the Historic Preservation Commission. The application should be accompanied by drawings, photographs, plans, specifications and other documentation of the proposed project. In the case of demolition or relocation, post-demolition or post-relocation plans for the site should be submitted.

Ten days prior to the meeting at which an application will be reviewed, the secretary shall notify by first class mail the potentially affected owners of property within 100 feet on all sides of the subject property, involving a material change; and 500 feet on all sides of the subject property, involving demolition or relocation. [NOTE: It is strongly recommended that, prior to submitting a certificate of appropriateness application, the property owner contact a member of the Historic Preservation Commission and discuss the proposed project. The Commission member should be able to offer advice about whether the project seems appropriate for the Historic District. Favorable comments will not guarantee that a Certificate of Appropriateness will be granted, but it should allow the property owner to make more detailed plans with the knowledge that the project is basically in line with the intent of the design guidelines.]

2) The applicant and any property owners potentially affected by the proposed project are given an opportunity to be heard at a meeting of the Historic Preservation Commission.

3) The Historic Preservation Commission will make a decision to approve or deny the application within forty-five days of the date the application was filed.

4) If the application is approved, the secretary will send a copy of the minutes from the meeting as well as certificate of appropriateness to the applicant. The certificate of appropriateness will clearly state the nature of the work that has been approved.

The Design Review Process:

Informal Meeting with member of HPC to discuss proposed project

File for Certificate of Appropriateness

HPC meeting -- open to applicant and potentially-affected property owners

HPC decision

Approval: Certificate of Appropriateness sent to applicant

Denial: Written explanation sent to applicant; opportunity to refile

[HPC= Historic Preservation Commission]
(5) If the application is denied, the secretary will send a copy of the minutes from the meeting as well as written reasons for denial to the applicant. The Historic Preservation Commission may make suggestions for alternative courses of action.

(6) Applicants who have been denied have the option of appealing the decision to the Board of Mayor and Commissioners. The Board may approve, modify or reject the decision of the Historic Preservation Commission.

(7) Applicants who have been denied by the Board of Mayor and Commissioners have the option of appealing the decision to the Superior Court of DeKalb County.

3.3 State and Federal Review and Tax Incentives for Properties on the National Register or Eligible for Listing

Review of design projects in Avondale Estates may also take place at the state and federal levels, under two sets of conditions. The first concerns undertakings with some level of federal involvement (funding or licensing). Section 106 of the National Historic Preservation Act states that federal agencies must take into account how each of its undertakings could affect historic properties and must afford the Advisory Council on Historic Preservation an opportunity to comment on such projects. The Advisory Council is an independent federal agency established to administer the Section 106 review process. For the purposes of Section 106, any property listed in or eligible for the National Register of Historic Places is considered historic. Comments made by the Advisory Council are not binding but merely advisory, and yet the Section 106 process frequently results in modifications of proposals and more sympathetic treatments of historic properties.

State and federal action will also be initiated when the owner of an historic property wishes to take advantage of federal tax incentives or grants. A tax credit is available for qualifying rehabilitation projects and applicants must submit a two-part application to the State Historic Preservation Office (SHPO). Part One of the application documents the significance of the property and must be completed in all cases except those involving resources individually listed on the National Register. Part Two is a detailed description of the project. After this documentation has been reviewed at the state level it is sent on to the National Park Service for a final review and a decision concerning the application for tax credits. The Secretary of the Interior’s “Standards for Rehabilitation” again serve as the criteria in these evaluations. Persons desiring further information about tax incentives for historic preservation projects should contact the Historic Preservation Division (Georgia’s SHPO) of the Georgia Department of Natural Resources.
The Design Review Process

Map Key
1. New Commercial District
2. Historic Commercial District
3. Historical Residential - Predominantly 2 Story
4. Historic Residential - Predominantly 1 Story
5. Non-Historic Residential
6. New Development - Outside Original Plan
7. Historic Residential - Outside Original Plan

Community Zones Map
City of Avondale Estates

Legend
- original town limits
- historic district

NORTH
3.4 Community Zones

Seven community zones have been identified in the locally-designated Avondale Estates Historic District. These zones offer a means of assessing portions of the larger community that share certain characteristics. These zone classifications may be helpful to the Historic Preservation Commission in determining the appropriateness of certain design projects that come up for review. (All of the identified Community Zones are within the Historic District but not necessarily contained by the original town limits of Avondale Estates.)

Zone 1: New Commercial District
This area consists of a mixture of commercial and industrial uses as well as a few community buildings (e.g., post office). Also included are several residential buildings, some of which are historic but have lost much of their integrity.

Zone 2: Historic Commercial District
This area, which is within the original town plan, includes the historic Tudor Revival commercial buildings as well as an earlier two-story brick commercial building and a utilitarian granite block warehouse.

Zone 3: Historic Residential - Predominantly 2 Story
This area is the northernmost portion of the residential area located south of the commercial district and consists primarily of two-story high style residences.

Zone 4: Historic Residential - Predominantly 1 Story
This area consists of the remainder of the residential area south of the commercial district and consists primarily of one-story dwellings. Most of the houses above Lake Avondale exhibit some degree of stylistic influence but few are high style examples.

Zone 5: Non-historic Residential
This area consists largely of non-historic residences located east of Lakeshore Drive, some of which are located within the original town plan.

Zone 6: New Development - Outside Original Plan
This area is composed of new development south of the original town plan.

Zone 7: Historic Residential - Outside Original Plan
This area is composed primarily of historic dwellings located north of Covington Road and east of the commercial district. Zone 7 is located outside the original town plan and many of the houses in this zone have lost historic integrity.

3.5 Landmark Properties

Several properties in Avondale Estates are considered community landmarks and are especially important to the historic district. The maintenance of these properties is of great concern to the community's historic integrity and is viewed as a high priority of the Historic Preservation Commission. The following are considered landmark properties in Avondale Estates:

- Tudor Commercial Buildings
- Entranceways
- Clock Tower
- Clubhouse/Bathhouse & Community Club
- Landscape Features, such as the abelia hedge and traffic islands
RESERVED
4.0 GENERAL PRESERVATION PRINCIPLES

Owning a historic building carries with it the responsibility of understanding the most significant aspects of that building and being especially careful when undertaking any sort of maintenance work or physical changes. This section presents some accepted and essential principles of historic preservation. A review of this material will provide the prospective Certificate of Appropriateness applicant with a better understanding of the concerns of the Avondale Estates Historic Preservation Commission and of why it is important to approach work on historic buildings with extra care. [See also Section 10.0 Appendix: The Secretary of the Interior's Standards for Historic Preservation Projects.]

4.1 Preservation Definitions

The word "preservation" is a broadly defined term encompassing many things, and there are several different types and levels of preservation activity that may be undertaken. Strictly speaking, however, preservation is defined as the taking of steps to retain a building, district, object or site as it exists at the present time. This often includes an initial stabilization effort to prevent further deterioration as well as more general maintenance work. But "preservation" has become the term most often used when referring to a wide range of conservation practices. The factors that usually dictate the methods to be employed include: (1) the present condition of the property, (2) the degree of authenticity desired (or required, if local design regulations are in place), and (3) the amount of funding available for the project. Although sometimes thought to mean essentially the same thing, words like "rehabilitation" and "restoration" are in fact defined quite differently. When planning a "preservation" project, it is crucial that the appropriate method be selected. The following are the various preservation methods that can be followed.
**Reconstruction** means reproducing, by new construction, the exact form and detail of a building (or missing component of a building) that no longer exists. The building or component is created to match its appearance at a particular point in time on its original site.

**Rehabilitation** means returning a building to a state of utility while also retaining those parts of the property that represent its historical, architectural and/or cultural significance. (This process is often termed "adaptive use" when the original function of the building is not retained.) Most of the preservation work likely to be undertaken in Avondale Estates will probably fall into the rehabilitation category.

**Restoration** means removing or replacing details or elements of a building to make it appear as it did originally or at a certain point in time. A successful restoration project requires thorough research and skilled craftsmanship.

**Stabilization** means maintaining a building as it exists today by making it weather-resistant and structurally safe. Stabilization work is often the first step in a preservation project.

### 4.2 Recommended Preservation Approach

The earlier discussion of Avondale Estates' design review process (Section 3.0) presented the steps necessary for acquisition of a Certificate of Appropriateness. The following is a general outline of an accepted approach to developing, implementing and completing design projects within the Avondale Estates Historic District. This approach is by no means the required sequence of steps and some of the points apply only to major projects, but property owners should review this material carefully and consider its importance. The first three steps should be taken prior to the submission of a Certificate of Appropriateness application.

1. **Develop a Preliminary Concept** — If the project will be a major undertaking it is recommended that the property owner consult with an architect, landscape architect, interior designer or historic preservation planner before developing plans. Historic research may also need to be undertaken to ensure authenticity. After the basic project concept has been developed the property owner would be wise to discuss these preliminary plans with a member of the Avondale Estates Historic Preservation Commission (See section 3.2). Other permitting requirements should be investigated at this time.
(2) **Inspect the Property** — Depending on the nature of the project, a thorough inspection of the structure or site may be important. This step will give the property owner an understanding of any existing problems as well as special conditions and features that will need to be considered. It is particularly important to look for structural damage, masonry failure, signs of moisture penetration and insect infestation. All systems such as air conditioning and heating, electrical, and plumbing should also be examined if the work being considered will be a major undertaking.

(3) **Identify the Property’s Characteristic Features** — An understanding of the most significant features and details of a building is necessary if preservation or maintenance work is to be successful. Look first at the building’s setting, its overall shape, and its prominent features (particularly roof form, porches and entrances). A close inspection of the building’s detailing, such as stylistic ornamentation and surface materials, is recommended.

(4) **Refine Preliminary Concept/Develop Master Plan** — This is a crucial point in the process and will greatly influence the ultimate success or failure of a project. The work to be carried out in steps 5 through 9 should be included in the Master Plan, and all components of this plan must be included in the Certificate of Appropriateness application. Once the Certificate of Appropriateness has been issued (if indeed one is necessary), and any other required permits have been obtained, the project may begin.

(5) **Stabilize the Building** — Before any new design work is undertaken the property must be in a stable condition with all deterioration halted. An example would be the repair of a leaking roof so that further moisture will not enter the structure after new work has been completed.

(6) **Complete Structural Repairs** — Once the building has been stabilized it is important that all necessary structural work be completed before anything further is done. Structural repairs are typically quite expensive and are difficult to complete when delayed until after finishing work has been done. It is generally best to complete all necessary structural work at one time rather than in phases.

(7) **Complete Infrastructure Repairs** — Improvements and repairs to systems, such as cooling and heating, electrical, and plumbing are essential to achieving the highest degree of comfort and economy in any building. This type of work is often rather major and typically requires access to several points within walls, basements and sometimes attic spaces. It is therefore important to attend to this work early in the overall project schedule rather than delaying or even neglecting to complete it. Infrastructure improvements can be costly, which is yet another reason for placing this important work at an early point in the project schedule.
Complete Energy Conservation
Improvements — Most steps to improve energy efficiency are generally straightforward and sometimes surprisingly inexpensive. This type of work can therefore usually be delayed until more complicated and expensive tasks have been completed, but it should be carried out prior to final cosmetic or finishing work.

Complete Cosmetic Work — Finishing work, such as exterior painting, minor siding repairs and porch reconstruction, should be the final stage of a preservation or rehabilitation project. This is the work that will generally create the greatest visual impact, and it is essential that all preliminary work (stabilization, structural repairs and infrastructure improvements) be completed beforehand so nothing will have to be done twice.

Design Concepts
Every building, whether historic or modern, is the product of design, a process that makes use of several basic design concepts. These concepts define the character of individual buildings and also form the basis for visual relationships among buildings, which in turn can influence ways in which buildings are perceived by the public.

When a new building is constructed in the vicinity of historic buildings, the ways in which it relates to existing buildings — and whether it contributes to or detracts from the area — will be determined by the ways in which its design recognizes and is a function of the design concepts expressed in the existing buildings. Historic buildings and districts can almost always accommodate some degree of change and new design without losing their historic character, and it is with an understanding of the following design concepts that additions and new construction can enhance — rather than detract from — the Avondale Estates Historic District.

Orientation — A building’s orientation is determined by the relationship between its dominant lines (i.e., front-to-back or side-to-side) and its lot. For example, most houses with side-gable roofs are oriented from side-to-side while those with front-gable roofs are typically oriented from front-to-back. Houses with cross-gable, multi-gable or pyramidal roofs may be oriented in either direction or have no dominant orientation.

Placement — Both a building’s positioning on its site (i.e., its setback) and the positioning of individual elements on a building are examples of placement. A building is said to be symmetrical when its front facade is composed of two halves that are mirror images of each other. An asymmetrical building, on the other hand, exhibits an irregular front facade.

Directional Emphasis — Most buildings are either horizontal or vertical in their directional emphasis. This quality is determined by the size and placement of elements and openings on a building’s front facade as well as by the building’s overall shape. Directional emphasis may also be influenced by surface materials and architectural detailing.
4.3.4 Shape — The surfaces and edges of buildings — and of their individual elements — determine their shapes, which are important in expressing characteristics of architectural style. Even though there are dozens of recognized architectural styles there are only a few fundamental shapes that are utilized in their expressions.

4.3.5 Volume — The volume of a building and of individual elements is determined by three dimensions — length, width and height. Volume is an important consideration both for additions and new construction, because when volumes of the main building core or individual elements differ significantly from those of nearby buildings the result will be visual incompatibility.

4.3.6 Massing — This concept has to do with the way in which a building’s volumetric components (i.e., bays, overhangs, porches, etc.) are arranged and with the relationship between solid wall surfaces and openings. For example, large areas of blank wall and a horizontal directional emphasis tend to give a building a heavy or solid feel, while numerous windows and doors and a vertical directional emphasis will result in a lighter, less “massive” feel.

4.3.7 Proportion — The relationship of one dimension to another (i.e., height to width) is the definition of proportion. Visual order is achieved on a building when all of its elements are correctly proportional to one another.

4.3.8 Rhythm — Recurring patterns of lines, shapes, forms or colors create rhythm on a building. For example, the rhythm of openings on a house refers to the number and placement of windows and doors on its front facade. Rhythm also occurs on the larger scale of streetscapes, with buildings themselves functioning as elements of rhythmic patterns.

4.3.9 Scale — The patterns, shapes and sizes of materials, components and openings all influence a building’s scale. There are two important considerations related to scale: the first is the way in which these elements relate to human size (or human scale); the second is whether there is consistency of scale among buildings within a particular area of influence.

4.3.10 Materials — The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings. Sometimes only a few materials will be dominant in a neighborhood or commercial area, resulting in uniformity and continuity. It is also possible for considerable variety of surface materials and treatments to characterize an area, and yet even in such cases the addition of certain “foreign” materials would greatly disrupt the predominant visual textures.
4.4 Character-defining Features of Avondale Estates

The City of Avondale Estates is characterized by its landscape features as well as its architectural structures. The original town plan provides an overall framework for the community. Avondale was designed as a pedestrian village. It is important that improvements in the future give priority consideration to human scale and pedestrian comfort.

The northern section of the original plan contains the city's original business district. Together, North Avondale Road, North Avondale Plaza and Covington Road form a wide commercial boulevard with commercial structures sited flush to sidewalks on the northside of these roads. Commercial development has expanded north, northwest and northeast from the original commercial district. The historic commercial district is dominated by the row of Tudor Revival-style buildings. Brick, stucco, and half-timbering are the dominant materials. The scale is two and one-half story structures. Other community buildings at a one story scale also share this common architectural style.

The southern section of the town plan comprises the original residential area. Here the street pattern tends to follow the topography. Architectural styles are more diverse. Common materials include brick, stone, wood, and stucco. The scale of buildings range from two-story dwellings near the commercial center to one story buildings in the further removed zones.

Extensions of the original plan to the north, east and south have been included in the local historic district. These areas do not display the same intensity of historic architecture found in the areas contained within the original plan.

Avondale Estates has a lush landscape setting. Streets are lined with mature hardwoods and residential yards also contain large trees in scattered arrangements. The numerous open spaces throughout the city also contain a variety of landscape materials.
5.0 RESIDENTIAL REHABILITATION GUIDELINES

The following guidelines for residential properties are intended to promote: (1) Compatibility of the proposed work with the design of the structure and the surrounding area of influence; and (2) Conformance with the original design style and details of the structure.

5.1 Porches

Porch repairs should be completed without substantially altering or removing original materials, unless these materials are seriously deteriorated. All necessary replacement materials should be compatible with the materials they are replacing and with those that remain. The screening and glazing of porches can be acceptable when done with care. Both processes should strive to retain as much original material as possible, including columns, posts and balustrades.

Keeping the porch of this house open, as it presently appears, would be preferable; should the owners decide to enclose the porch a treatment that retains its original open character should be selected.

This house features a very prominent porch that extends forward from the front facade. It has been screened without seriously compromising the building's original character.

The side porch on this house has been enclosed with glazing. Although a fairly major undertaking, it does not seriously detract from the character of the house. The window divisions in the enclosed porch also relate to the established proportions of the original windows.
5.2 Windows

Windows are usually quite important to the overall integrity of a house and the originals should be retained through routine maintenance. When deterioration requires repair work or complete window replacement all new materials should be compatible with existing or original materials. Replacement windows must be sized to the original openings and should duplicate all proportions and configurations of the original windows.

This porch enclosure has greatly diminished the integrity of this house. The only positive thing is that one can obviously tell the porch was originally open.

The windows of this house are somewhat unusual in their sizing and placement. They are very important to the overall architectural integrity of the house and should be retained and repaired carefully. Replacing a grouping of the windows with a single picture window, for example, would be unacceptable.
5.3 Doors

It is always best to retain original doors since modern replacement doors are often unsuitable for historic buildings. When deterioration makes a new door necessary, the replacement should be of the same design as the original or very similar to it. Furthermore, it is best to choose simple storm doors and avoid most of the modern storm doors that combine glass and screen. These doors often contain unnecessary decoration that detracts from historic character.

Although now a law office, this small Tudor inspired dwelling has had its integrity seriously diminished because of the multipaned windows used to infill the original porch.

The metal storm windows in this gable end detract from the character of the original six-over-six sash windows.

An example of the English Cottage style, this house is not a good candidate for the "swan's neck" pediment above the front door, a Colonial Revival feature. Such additions detract from the architectural integrity of a historic house.
5.4 Roofs, Gutters and Chimneys

The functional roles of these elements are critical to the maintenance of a dwelling, and they should therefore receive regular attention. Roofs and chimneys are often also important for their contributions to a building’s architectural character and should never be radically altered. Gutters and downspouts should be maintained in their original appearance and location on a house, and it is particularly important that downspouts be situated along edges and corners so as to create minimal visual impact.

Perhaps the most distinctive aspect of this house is its roof, which features clipped gables as well as eyebrow dormers. A completely different roof would obviously detract from the building’s character.

This house features an unusual false thatch roof, one of only two such roofs known to exist in Georgia. (The other is also in Avondale Estates.) It is an adaptation of the centuries-old English treatment of utilizing reeds as a roofing material and is obviously essential to the integrity of this house. The eyebrow windows in the roof are also character-defining features that should be retained.
5.5 Awnings

The use of window awnings is a traditional method of keeping unwanted sunlight, glare and heat from entering a house. When compatible with the character of a dwelling awnings can be acceptable, but care must be taken to select appropriate designs and materials. Canvas awnings are usually the best choice.

5.6 Details and Materials

Every effort should be made to retain original stylistic details and materials. Many of the earlier residences in Avondale Estates exhibit a variety of detailing and surface materials and these are all vital to maintaining the character of individual buildings and of the community as a whole.

These canvas awnings appear custom made for the window and door openings and are acceptable on this small house.

The decorative brackets and half-timber detailing of this fine Tudor Revival house contribute greatly to its character. Changes to these features would be inappropriate.
5.7 Garages

Historic garages often reflect the style of the main house on a property, and those constructed later illustrate the evolution of the property. These accessory buildings should be maintained and replaced only when repair is not possible. Additions to garages should be designed to be compatible with the original buildings.

5.8 Additions

New additions can be made to historic houses without seriously compromising historic character, but several factors must always be considered. Among these are scale, placement and materials. An addition should always be identifiable for what it is: an addition, not part of the original building. Thus, an addition should never dominate the original design. It is almost always best to place an addition at the rear of an original building, though a side addition may be acceptable if set back from the plane of the wall to which it is attached. The choice of materials is very important, and selecting the same materials as the original may or may not be appropriate. This will depend on the type, location and size of the addition being planned.

Although it has been altered, this two-story remains important to the main house on this property.

Two inappropriate additions have been made to this house: the small shed front porch and the shallow-pitched left side addition. Neither is in character with the house, which features a steeply-pitched cross-gable roof. The fact that the house is about to receive vinyl siding only adds insult to injury.
5.9 Demolition by Neglect

Demolition by neglect occurs when a building is left to deteriorate due to lack of maintenance and security and can be a problem with commercial as well as residential properties. Efforts should be made to minimize the occurrence of demolition by neglect through educating property owners about methods of upkeep and preservation.

The side-gable addition on this house is not successful primarily because the large bay window is totally inappropriate for the building. The addition itself is rather large.
6.0 COMMERCIAL REHABILITATION GUIDELINES

The key issues in the commercial district have to do primarily with relatively straightforward maintenance issues and the retention of original materials. Most of the residential guidelines of the previous section have some relevance to the historic commercial buildings of Avondale Estates. In addition, the following guidelines are suggested as specific to commercial properties in Avondale Estates.

6.1 The Storefront

Intact original storefronts should be maintained. In the case of an original storefront that has been partially or completely removed, reconstruction should be based on historical, pictorial or physical documentation. A new storefront design on a building for which no documentation can be found should be compatible with the size, scale and materials of adjacent buildings. Historically inaccurate storefronts are not appropriate.

Although most of the commercial buildings in Avondale Estates need some attention, those visible in this photograph are in relatively sound and attractive condition.

The simple canvas awning and window signage seen on this building are appropriate.
6.2 Upper Floor Spaces

Upper floor openings should never be filled with permanent materials. Closed openings should be re-opened whenever possible and treated as they were originally. Temporary coverings for upper floor openings may be acceptable but are discouraged.

6.3 Awnings

Canvas awnings correctly placed over display windows are encouraged and may be suitable locations for signage. Metal and plastic awnings are strongly discouraged.

The commercial buildings of Avondale Estates are not in perfect repair but this example reveals that few if any of the upper floor spaces have been boarded up or otherwise closed.

The single awning in this photo does nothing to detract from the other commercial buildings along North Avondale Road.
6.4 Details and Materials

Original stylistic detailing and exterior materials should be retained through routine maintenance. All repair or restoration of these materials should be undertaken with care. When replacement materials must be introduced they should be compatible with the original and documented through historic research when necessary.

Masonry maintenance must involve the hand-raking of joints to remove deteriorated mortar without damaging brick. Replacement mortar must duplicate the original in strength, composition, color and texture. Masonry cleaning must be undertaken without damaging original materials, and sandblasting should never be considered as it often destroys historic masonry.

6.5 Signage

The maintenance of historic signs is strongly encouraged. Commercial signage should be sized for legibility at a reasonable distance and should never dominate a building. Transom lights should not be obscured by signs and window signs should be appropriate given the window size. Attached and hanging signs should be painted on wood or metal. Signage design should be in keeping with the character of the commercial district; "colonial" signs are not appropriate.

The original windows on this historic commercial building have been replaced with louvered metal windows. It is more desirable to retain original window proportions.

Nearly all of the signage in Avondale Estates' historic commercial area is well sized. This view from a distance indicates that few signs dominate their buildings.
6.6 Rear Entrances

The improvement of rear entrances is encouraged as a means of providing additional access and parking in the commercial district.

6.7 AC Units

Air conditioning units should be obscured from view if at all possible. The use of window AC units on front facades is strongly discouraged, and when central air conditioning is not possible it is best to try placing AC units at the rear of buildings.

A number of steps could be taken here to improve the rear facades of these commercial buildings, including improvements to parking arrangements and the condition of doors at the back of these buildings.

The air conditioner protruding from the window just to the left of this gabled dormer detracts from the overall integrity of the building.
6.8 Additions

An addition to a historic commercial building should respond to the character of the existing building, and several factors need to be considered. The scale of an addition must not conflict with the scale of the original building. The addition must be clearly identifiable as an addition and should never be confused for an original element. The placement of the addition is a very important consideration. Ideally a new addition will be situated to the rear or side of a building and set back from the plane of the wall to which it is attached. No portion of the front facade should be obscured. Materials should be compatible with those of the existing building, but choosing the exact materials as the original may or may not be appropriate. This will depend on the type, size and location of the addition being planned.
RESERVED
7.0 LANDSCAPE GUIDELINES

7.1 Town Form

The historic town form of Avondale Estates constitutes the framework of the community’s historic character. Alterations to this framework result in the loss of meaning and context and should be avoided. Elements of the town plan that should be retained include the residential and commercial layouts, streetscape profiles and vegetation.

7.1.1 Residential and Commercial Layouts

The town form of Avondale Estates can be divided into two types, the “residential layout” and the “commercial layout.” The residential layout of Avondale Estates is consistent and orderly. It responds to topography through the use of curvilinear street alignments.

The commercial layout is characterized by buildings being situated flush with the sidewalks. The business district is highlighted by the historic Tudor Revival commercial buildings located at a central location in the community. The slight bend in North Avondale Road and North Avondale Plaza at this point allows for prominent views of the buildings as one approaches from either direction.

Photographic example of the residential layout in Avondale Estates.

Photographic example of commercial layout in Avondale Estates. The bend in North Avondale Road and North Avondale Plaza places the commercial center in a focal point location from both directions.
Expansion of Town Form — Any proposed expansion of the town form should follow historic precedents where at all possible. The availability of space within the public right-of-way, the character of the topography and the presence of mature trees and utility lines adjacent to the roadway will all be factors in determining the feasibility of any town plan expansion. Pedestrian orientation has been and should remain a primary consideration.

Stratford Road is the only street situated within the original town plan that does not contain sidewalks. The addition of a sidewalk and its associated green space appears possible in this photographic view of the street. Utility relocation and the destruction of a few trees will likely be required.

This portion of Kensington Road is situated outside of the original town plan. Expansion of the town plan in this area, with the addition of sidewalk and associated green space is encouraged, but would also require the replanting of a number of trees and would
7.1.2 Streetscape Profiles

The historic streetscape profiles present in Avondale Estates should be maintained. The four profiles discussed in section 2.3.1 are vital to the physical integrity of the Historic District.

At several locations it is evident that curbing has become "buried" over time as streets have been paved and repaved. Efforts should be made to preserve historic granite curbing by resetting it at the time of street repaving rather than simply replacing it with concrete curbing.

7.1.3 Vegetation and Open Space

Street Trees - Green space zones within portions of the original town plan range from ten feet wide on Berkeley Road to four feet wide on Clarendon Avenue. The majority of street tree plantings are native hardwoods, such as oaks, maples, and dogwoods with a few traditional plantings in non-native species, such as crape myrtles. Native hardwoods are recommended for any street tree replacements. The mature size of trees should determine their most appropriate locations given the available green space at a given location. Tree height limits will be determined by the presence or lack of overhead wires.

An example of reconstructed concrete curbing that has replaced historic granite curbing.
The following are width planting guidelines within green spaces:

<table>
<thead>
<tr>
<th>Green Space</th>
<th>Recommended Tree Varieties</th>
</tr>
</thead>
<tbody>
<tr>
<td>10' and greater</td>
<td>oak, sycamore, tulip poplar</td>
</tr>
<tr>
<td>5' to 10'</td>
<td>maple, green ash, black gum</td>
</tr>
<tr>
<td>less than 5'</td>
<td>small native hardwoods</td>
</tr>
</tbody>
</table>

The following are height planting guidelines:

- Overhead wires present - Small native or non native trees
- Overhead wire absent - Large native hardwood trees

**Recommended Trees:**

**Large Native Hardwood Trees**

(Common Names) | (Latin Names) |
---------------|--------------|
Red Maple      | Acer rubrum  |
Southern Red Oak| Quercus falcata|
White Oak      | Quercus alba |
Willow Oak     | Quercus phellos |
Green Ash      | Fraxinus pennsylvanica lanceolata |
Sycamore       | Platanus occidentalis |
Black Gum      | Nyssa sylvatica |
Tulip Poplar   | Liriodendron tulipifera |

**Small Native Hardwood Trees**

- Dogwood
- Redbud
- Service Berry
- Fringe Tree
- Washington Hawthorn

- Cornus florida
- Cercis canadensis
- Amelanchier arborea
- Chionanthus virginicus
- Crataegus phaenopyrum

**Small Non-native Trees**

- Crape Myrtle
- Lagerstromia indica
This maple tree is planted in a five foot wide green space on Dartmouth Avenue, illustrating the appropriateness of this species in green spaces of five foot widths and greater.

This oak tree is planted in a ten foot wide green space on Berkley Road, illustrating that a mature oak is suitable for spaces ten feet wide and greater.

Open Spaces - Remaining open spaces in Avondale should be maintained as they are to provide play areas for children within the community. The open grassed character of many of these spaces allows for informal play.

This oak tree is located in a five foot wide green space on Dartmouth Avenue, illustrating that this is a very limited space for this species. Oaks require ten foot wide green spaces at a minimum.
7.2 Inventory and Management

The City of Avondale Estates is characterized by a mature tree canopy contained within its public spaces as well as its privately-owned tracts. The trees situated within the city's public landscape will require management to perpetuate this important community resource. A management plan has been developed to preserve existing trees and encourage new growth, primarily in the form of underplanting. In an underplanting effort, young trees of identical or compatible varieties are planted adjacent to an aged tree for the purpose of eventual replacement. The urban tree management strategy should also encourage appropriate actions by private property owners.

7.3 Exotic Species

Several of the community's large park spaces contain a proliferation of exotic species, such as privet and kudzu, within the native hardwood forest. These exotic species should be removed by the most environmentally responsive approach possible. Additional plantings of native understory species, including small trees, shrubs, and ground covers, are recommended to enhance these park spaces.

These are specimen-size examples of Avondale's hardwood trees. The mature forest contained within the city requires a proactive management strategy if the forest is not to be eventually lost as trees mature and die.

This open space adjacent to the community's lake contains large clusters of exotic vegetation, primarily privet. In the winter landscape the evergreen character of privet contrasts with the leafless character of native hardwoods. Removal of exotic species would return this area to its desired natural appearance.
7.4 Gateways

It is recommended that the gateway at the western end of S. Avondale Road be re-established through the addition of a gateway feature on the opposite side of the street from the one existing gateway feature. The use of brick is encouraged. Brick is a character-defining material in Avondale Estates. The use of fieldstone in more recent gateway features has introduced a material not found in the community's historic landscape.

This view illustrates the role of the abelia hedge in buffering Avondale's residential neighborhood from the commercial district.

This is the existing gateway feature at S. Avondale Road.
A gateway is presently situated at the eastern end of Covington Highway in Avondale Estates. This is a good location for a gateway as streets narrow here and enter original town plan zone and street trees begin.

The following are additional potential gateway locations:

(1) North Clarendon/south side of MARTA Bridge
(2) South Clarendon/Wiltshire intersection
(3) Kensington at Covington - recent road projects have made this a more important access point

Any future expansion of the town limits may create additional potential gateway locations.
7.5 Enclosures

The location of fences in front yards is disruptive to the more common continuous front lawns and is discouraged. Fences are more appropriate in rear yards. Hedges are encouraged for providing side yard separation.

7.6 Walls

Stone is the dominant retaining wall material in Avondale Estates and examples feature both flush and raised joints. Stacked stone walls are more contemporary and are discouraged while brick walls are not in keeping with the more common stone walls seen in most sections of the district. Railroad tie retaining walls are inappropriate.

The use of hedges for side yard separation is an appropriate treatment in Avondale.

This view shows two examples of stone retaining walls that are the most common in Avondale.
7.7 Terraces

The use of stone-edged terraces to control erosion in residential settings is appropriate. Railroad ties are strongly discouraged.

7.8 Pedestrian Amenities

Avondale Estates has a need for a standardized approach to pedestrian amenities to foster continuity throughout the community. Elements should be compatible with the historic character of the district and appropriate to the community's architectural styles. It is important that all new amenities be vandal-resistant and made of long-lasting materials.

*Front yard plantings edged with stone to control erosion.*
7.8.1 Commercial District

Streetscape elements such as benches, trash receptacles and roadway and street lighting should support the inherent historic character of the commercial district. Efforts should be made to ensure that these elements do not detract from this historic character.

Light fixtures should provide appropriate illumination and should be of a design that is compatible with the historic environment. Historic as well as contemporary fixtures could be appropriate as long as design criteria are met; the key with modern lighting is to meet illumination requirements while also providing a fixture that is unobtrusive to the historic character of the community.

The traditional building placement pattern within the commercial area is to have buildings situated flush with sidewalks. This historic pattern should be continued with new construction. Parking to the rear of buildings is encouraged rather than to the front of buildings, and improvements to rear entrances will play a key role in making their use feasible. Placing parking to the rear will avoid set-backs that are out of character with the historic pattern of the commercial district.

Tree planting is strongly encouraged, particularly north of North Avondale Road along Clarendon when properties are redeveloped. This street is a gateway to the community and needs special attention on the approach to the commercial district; the clustering of trees might be appropriate at this location to enhance its gateway status. In general, the planting of street trees is encouraged in areas of new commercial development north of North Avondale Road in an effort to link these areas to the established commercial zone.

This scene illustrates a new commercial building set back from the sidewalk to allow for parking at the front of the building. This conflicts with the historic pattern in the commercial area and is strongly discouraged.
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8.0 New Construction Guidelines

Although there are relatively few vacant parcels within the Avondale Estates Historic District there is always the potential for new construction activity. New buildings can be constructed in the vicinity of historic buildings without diminishing their historic character but only if efforts are made to ensure that the new construction is compatible with the old. This does not mean imitating existing buildings and elements but rather utilizing design characteristics and materials of historic properties and integrating them into modern expressions. New buildings should thus look new and yet at the same time reflect enough of the character of historic buildings to make the new designs compatible with the historic district.

The design concepts presented in Section 4.3 of this manual should be considered when a new building is being planned. Following are some guidelines for new construction that build on these basic concepts of design. These guidelines can help property owners understand the most important issues related to compatibility between historic properties and new design.

8.1 Area of Influence

Whenever a new building or an addition is being planned, an area of influence should be established for the subject property or site. This step is made in recognition of the fact that new construction will visually affect nearby properties. The area delineated should be that within which visual relationships will occur between historic and new construction, and each property in Avondale Estates will have its own unique area of influence. New construction should be compatible with other properties within the area of influence.

Shown here is a hypothetical area of influence for the highlighted corner site. A site in the middle of the block would probably have a somewhat smaller area of influence because in such a location only the front facade of the subject building would influence properties other than those to either side. Two facades are especially important to corner sites since these sites relate to two streets and will influence buildings in as many as four blocks.
8.2 Siting

The orientation of a new building should be consistent with that of other historic buildings in the area of influence. A new building's placement on its site should also be consistent with other historic buildings in the area of influence and should respect the setback pattern along the street.

This example shows two houses with front-to-back orientations and a neutrally oriented new building that is inconsistent with the established orientation pattern due to its square plan shape. In addition, this building is considerably wider than the other two.

This example shows a new building in violation of the established set-back pattern along this street. The new building is properly oriented front-to-back on its site, however.
8.3 Directional Emphasis

A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence. This means that the principal facade of a new building should be oriented in the same direction as other historic buildings along the street.

This example shows two historic houses with vertical directional emphasis next to a modern house that is obviously horizontal in emphasis.

8.4 Shape

An addition or new construction project should respect the most prevalent shapes in the area of influence. Roof and porch forms are particularly important since they contribute to the overall forms of buildings.

These two comparisons depict relationships between historic and new buildings in terms of roof pitch. The upper example is that of a historic house (shaded) with a steeply pitched roof standing next to a new building with a shallow-pitched roof. The lower example shows a more compatible roof pitch on the new building.
**Porch Form:** The shape and size of a new porch should be consistent with porches on existing buildings within the area of influence.

**Building Elements:** The principal elements and shapes on the front facade of a new building should be consistent with those of existing buildings in the area of influence.

These two comparisons depict relationships between historic and new buildings in terms of porch form. The upper example is that of a historic house (shaded) with an extending front gable porch standing next to a new building with an integral porch. The lower example shows a more compatible porch form on the new building.

These two comparisons depict relationships between historic and new buildings in terms of building elements. The upper example is that of a historic house (shaded) with flat-arched window and door openings next to a new building with round-arched openings. The lower example shows more compatible window and door openings on the new building.
8.5 Massing

The ratio of solid wall space to window and door openings on a new building should be consistent with those of existing buildings within the area of influence.

8.6 Proportions

Proportions of openings on a new building should be consistent with those of existing buildings within the area of influence.

These two comparisons depict relationships between historic and new buildings in terms of the relationship of solids to voids. The upper example is that of a historic house (shaded) with evenly-spaced vertical sash windows standing next to a new building with large bands of glass resulting in a horizontal feeling even though the building itself is vertically oriented. The lower example shows a more compatible relationship of solid wall space to window and door openings on the new building.

These two comparisons depict relationships between historic and new buildings in terms of opening proportions. The upper example is that of a historic house (shaded) with ordinary, vertically-oriented sash windows and a door with a transom over it standing next to a new building with horizontally-oriented windows and sidelights flanking the door. The lower example shows more compatible opening proportions on the new building, with the height and width of these openings in keeping with those of the historic building.
8.7 Scale/Height

Front Facade: The height-to-width ratio of a new building's front facade should be consistent with the facade proportions of existing buildings within the area of influence.

The cornice or eave height of a new building should be consistent with cornice or eave heights of existing buildings within the area of influence.

These two comparisons depict relationships between historic and new buildings in terms of front facade height-to-width ratio. The upper example is that of a historic house (shaded) with a height-to-width ratio resulting in a very vertical expression standing next to a new building with a horizontal height-to-width ratio. The lower example shows a more compatible height-to-width ratio on the new building.

These two comparisons depict relationships between historic and new buildings in terms of cornice or eave height. The upper example is that of a historic house (shaded) exhibiting a much lower eave height than that of the new building. The lower example shows a more compatible eave height on the new building.
**First Floor Height:** The first floor height of a new building should be consistent with the first floor heights of existing buildings within the area of influence.

**Element Size:** The size of individual elements of a new building should be consistent with those of existing buildings within the area of influence.

These two comparisons depict relationships between historic and new buildings in terms of first floor height. The upper example is that of a historic house (shaded) with a slightly raised first floor level standing next to a new building with a much higher first floor level. The lower example shows a more compatible first floor height on the new building.

These two comparisons depict relationships between historic and new buildings in terms of element size. The upper example is that of a historic house (shaded) with slender porch supports standing next to a new building with fat, heavy porch supports. The lower example shows more compatible porch supports on the new building.
8.8 Materials

The exterior materials of a new building should be consistent with those of historic buildings in the area of influence.

These two comparisons depict relationships between historic and new buildings in terms of exterior materials. The upper example is that of a historic house (on the left) exhibiting weatherboard in the gable end and brick porch piers standing next to a new building with a smooth material in the gable end and stone porch piers. The lower example shows more compatibility between the two buildings.
9.0 Glossary

Addition — A non-original element placed onto an existing building, site or structure.

Alteration — Any act or process that changes the exterior architectural appearance of a building.

Appropriate — Suitable to or compatible with what exists. Proposed work on historic properties is evaluated for its “appropriateness” during the design review process.

Area of Influence - Definable area surrounding historic structure where visual impacts are anticipated; typically, the area within the “viewshed” of a historic element.

Certificate of Appropriateness — A document giving approval to work proposed by the owner of a property located within a locally-designated historic district or designated as a local landmark. Specific conditions, set forth by the Avondale Estates Historic Preservation Commission and to be followed during the project, may be specified in the document. Possession of a Certificate of Appropriateness does not remove any responsibility on the part of the property owner to acquire a building permit prior to beginning the project.

Character — Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.

Compatible — Not detracting from surrounding elements, buildings, sites or structures; appropriate given what already exists.

Component — An individual part of a building, site or district.

Contemporary — A product of the current period; modern.

Contributing — Essential to the full significance of a historic district. (A “contributing building” in a historic district may be of either outstanding or limited significance, yet in each case its status as being “contributing” indicates that it functions as an important component of the district.)

Context — The setting in which a historic element or building exists.

Demolition — Any act or process that destroys a structure in part or in whole.

Element — An individual defining feature of a building, structure, site or district.

High Style — A completely authentic or academically correct interpretation of an architectural style; a “textbook” example of one particular style.
Historic District — A geographically definable area designated as possessing a concentration, linkage, or continuity of sites, buildings, structures and/or objects of historic, archaeological, architectural and/or aesthetic value.

Historic Site — A site worthy of protection or preservation, designated as historic because of its historic, archaeological, architectural and/or aesthetic value.

Historic Structure — A structure worthy of protection or preservation, designated as historic because of its historic, archaeological, architectural and/or aesthetic value.

Infill — New construction within a historic district, generally situated on the site of a demolished structure but possibly on a site never previously developed.

Landmark — A building, structure, object or site worthy of preservation, designated as historic because of its historic, archaeological, architectural and/or aesthetic value.

Maintenance — Routine care for a building, structure or site that does not involve design alterations.

Neglect — The failure to care for a property in such a manner as to prevent its deterioration. Neglect is often not intentional, but may lead to very serious damage to materials and even to structural systems.

New Construction — The construction of a new element, building, structure or landscape component; new construction involves the introduction of designs not original to the building, structure or site.

Preservation — The taking of steps to sustain the form, details and integrity of a property essentially as it presently exists. Preservation may involve the elimination of deterioration and structural damage, but does not involve reconstruction to any significant degree.

Reconstruction — The process of reproducing the exact form of a component, building, structure or site that existed at some time in the past.

Rehabilitation — The process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance.

Repair — Any minor work on a property that is not considered construction, removal, demolition or alteration and that does not change exterior architectural appearance.
Restoration — The process of returning a building to its appearance at an earlier time (though not necessarily to its original appearance). Restoration typically involves the removal of later additions and the replacement of missing components and details.

Setting — The immediate physical environment of a building, structure, site or district.

Significant — Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

Site — A place or plot of land where an event occurred or where some object was or is located.

Stabilization — Maintaining a building as it exists today by making it weather-resistant and structurally safe.

Streetscape — All physical elements that may be viewed along a street.

Style — Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.

Vernacular — Based on tradition and passed from generation to generation maintaining continuity of form.
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10.0 SOURCES OF INFORMATION

Architectural History/Identification Guides


General Preservation/Rehabilitation


Sources of Information


**Masonry**


Sources of Information

66

Paints and Paint Colors


Porches


Roofs and Roofing


Windows and Doors


Wood Siding and Trim


Landscaping and Site Improvements


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11.0 Appendix

Secretary of the Interior’s Standards for Historic Preservation Projects

The Standards for Historic Preservation Projects were initially developed for use by the Secretary of the Interior in evaluating the appropriateness of work proposed for properties listed on the National Register of Historic Places and receiving assistance from the Historic Preservation Fund. These Standards have also been used extensively by federal, state and local officials in the review of both federal and non-federal rehabilitation projects. The greatest use of the Standards, however, has come from projects potentially eligible for tax credits under the Preservation Tax Incentives program; in such cases the Standards are applied in determining whether proposed work qualifies as a “certified rehabilitation” and is thus eligible for the tax credits.

The most important section of the Standards for Historic Preservation Projects is known as the Standards for Rehabilitation, in which rehabilitation is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.” These standards are considered the basis of sound preservation practices, and while not highly specific they can have meaningful application to virtually every type of project involving historic resources. The ten Standards for Rehabilitation, which were revised in early 1990, are as follows.

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
(6) 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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(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.
12.0 Credits

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