

residential guidelines

avondale estates historic district

table of contents

history 4

- developmental history
- historic district map
- national recognition
- local designation

character 6

- significant features
- architectural styles & examples

review 8

- process and roles
- common questions

criteria 10

- national standards
- guideline treatment levels
- project evaluation

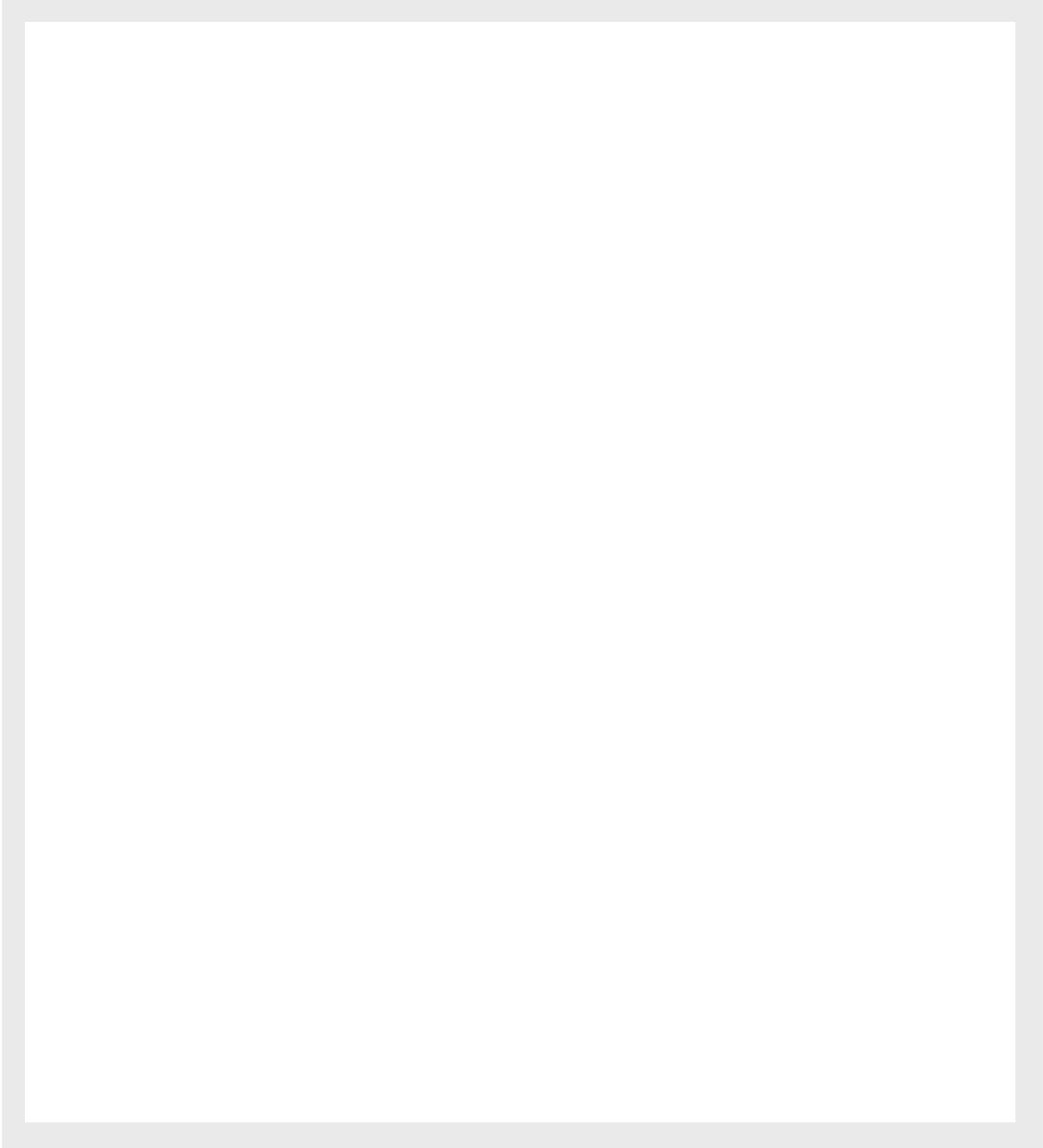
guidelines 10

- roofs 12
- windows 14
- entrances 16
- porches 18
- materials 20
- details 22
- placement 24
- accessory 26
- setting 28

assistance 30

- sources of information
- abbreviated glossary

appendix a - treatment category 32



c o n t e n t s

Acknowledging that the “historical, cultural, and aesthetic heritage of the city is among its most valued and important assets,” Avondale Estates initiated **Historic Preservation** measures to preserve, enhance and perpetuate a precious legacy - its history and character. These efforts aim to preserve the community's identity and visual appearance, promote harmonious growth in relationship to historic properties, to strengthen community pride and awareness of historic assets, to stabilize property values and encourage investment in historic areas, to capture the benefits of tourism and economic development, and to maintain and protect historic properties. By preserving its unique historic character, the City ensures that future generations will enjoy the benefits of Avondale Estates' rich heritage.

The **Avondale Estates Historic Preservation Commission (HPC)**, the volunteer civic board appointed by the Board of Mayor and Commissioners, leads local preservation efforts as part of the municipal planning function. The HPC has five members, a majority of whom have demonstrated professional expertise in the 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 opportunities at the state and federal levels as well as networking opportunities with the more than 90 other preservation communities statewide. The Commission is responsible for initiating preservation planning and research, public education and awareness, and local designation and design review; however, the most important and time-consuming responsibility is that of design review, whereby the HPC evaluates the compatibility and impact of proposed change.

In order to increase objectivity and insure consistency in the decision-making process, the City of Avondale Estates utilizes model **Preservation Criteria**. Preservation and architectural review criteria are commonly developed in historic communities to assist in decisions regarding change within historic areas, so that the new will blend compatibly with the old. Such criteria are in no way intended to prevent growth and development, rather their purpose is to encourage orderly, creative, and compatible development within historic areas. The criteria listed and illustrated herein are designed to assist decision makers --- property owners, developers, contractors, and commissioners --- in developing design solutions which satisfy Avondale Estates' historic preservation ordinances.

The purpose of this booklet is to provide information to educate and guide during both project development and design review. This booklet offers a user-friendly guide to local historic preservation. Also, it offers a thoughtful and sensitive approach to heritage preservation and cultural resource management in Avondale Estates.

c o n t a c t s

For information regarding historic preservation in Avondale Estates and statewide efforts:

▸ **City of Avondale Estates**

Clerk / Historic Preservation Commission
21 North Avondale Plaza
Avondale Estates, Georgia 30002
(404) 294-5400 (main)
(404) 299-8137 (fax)
www.avondaleestates.org

▸ **Historic Preservation Division**

Georgia Department of Natural Resources
47 Trinity Avenue, SW
Suite 414-H
Atlanta, Georgia 30334-9006
(404) 656-2840 (main)
(404) 651-8739 (fax)
www.gashpo.org

The Commission 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.

This project was initiated and financed by the City of Avondale Estates on behalf of the current and future citizens of Avondale Estates. Throughout the course of this project, the Avondale Estates Historic Preservation Commission has provided continuous support and commitment to achieve a quality product. Additional gratitude is due to city staff for helpfulness on numerous occasions.

Monica H. Kocher, Piedmont Preservation, 2004

a c k n o w l e d g m e n t s

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 “livieliest 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 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**.

For a community narrative complete with historic images and mementoes:

▸ **Images of America Series**
Martin-Hart, Terry. Avondale Estates. Charleston, SC: Arcadia Publishing, 2000.

For a developmental description:

▸ **Avondale Estates Historic District**
“Avondale Estates: National Register of Historic Places.” March 1987. Published copy of the National Register Nomination Form with bibliography.

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 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. 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 insured that the community is well maintained.

[Sketch drawn directly from The Jaeger Company’s 1995 Design Guidelines.]

r e c o g n i t i o n

Avondale Estates is significant as an example in the southeastern United States as an early twentieth century planned community due to its early planning effort and for its architectural and landscape components. Accordingly, the Avondale Estates Historic District received national recognition by its listing in the **National Register of Historic Places** (December 1986).

- National Register status increases community recognition and enables historic property owners to participate in federal/state tax incentive programs.
- National Register status provides no protection against demolition, neglect, or insensitive alterations or additions.

d i s t r i c t

In late 1990, concern regarding the future integrity of the district prompted the adoption (as well as the subsequent revisions and amendments) of the **Avondale Estates Historic Preservation Ordinance** and the designation of a local historic district. Local designation provides for the preservation and protection of the district through the design review process.

- Local designation highlights community heritage and protects the unique historic, cultural, and aesthetic character of the community.
- Local designation guides change and development with the designated district, including both historic and non-historic properties.

d e s i g n a t i o n

The **Avondale Estates Historic District** has a unique and distinctive appearance because of the manner in which it developed [history] and because of the pattern formed by its construction [character]. Visual character refers to the general appearance of an area created by its features, including but not limited to its plan, architecture, and landscape. Each historic feature is individually significant, but each feature is also an integral and contributing part of the larger planned development. The district’s strength is commensurate with the protection of these individual features, which work together to create and maintain the overall early 20th century character that is Avondale Estates.

In this particular booklet, the focus is primarily upon residential architecture, appurtenances, and the associated plan and landscape features. The design criteria herein are based upon this existing context, which is fully illustrated by historic residential buildings and their settings. Use of design criteria insure that this established development pattern is honored. Although non-historic properties can be sensitive and contributing to the overall visual character of the district, these properties are not studied or utilized for context. Within the larger development, smaller areas of influence may also be discerned within a block or along a street (e.g. the homes on S. Avondale Road and S. Avondale Plaza are all two-story, high-style examples).

[Information drawn from Brooks & Cloues’ 1986 National Register Nomination Form.]

plan features

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; and,
- a linking **vehicular/pedestrian system**.

architectural features

Few buildings predate the planned community with most of the historic properties dating c.1925-45, including:

- the prominent brick **business block**, c.1915 Tudor Revival row-type building;
- the first wave of **high-style residences**, c. 1925-1926 including various examples of Tudor and Colonial revivals, as well as other eclectic versions;
- the more modest **bungalows and cottages**, one-story dwellings with elements of specific styles; and,
- the articulate, utilitarian **public architecture**, such as the Tudor Revival clubhouse and the community poolhouse

landscape features

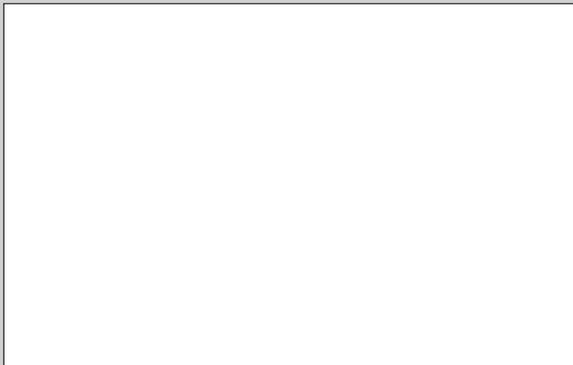
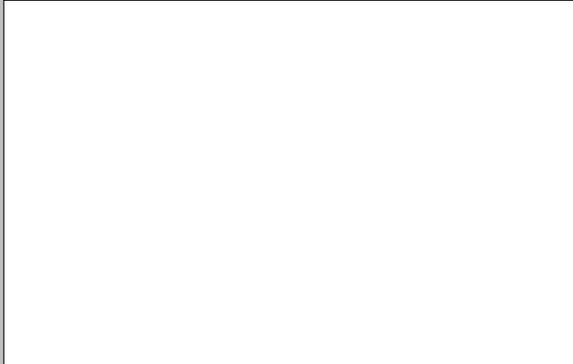
Collectively, the community’s landscape elements are the most visible and unifying element, such as:

- 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, and;
- the extensive **semipublic greenspaces**, encompassing the three undeveloped communal lands and spacious front yards

t u d o r r e v i v a l

Avondale Estates' signature architectural style is replete with steeply pitched front gables, stucco and half-timbering, stone accents, elaborate chimneys, decorative windows and arched entrances. Most high-style examples are two-story.

10 Covington Road



14 Kensington Road

Advertised as "English Cottages," these small homes are close cousins to the high-style Tudor. Predominantly one-story, these cottages exhibit fewer stylistic elements, perhaps stonework around the entry and multi-paned windows.

e n g l i s h c o t t a g e

residential architecture

Given the breath of the district's historic resources, only the most common styles are described here. Each contains a myriad of interpretations; and, each building is unique and valued for its individual character. The list below illustrates the variety.

▸ Tudor Revival

10,14,16 S. Avondale Plaza; 5,11 S. Avondale Rd; 22,32,40 Clarendon Ave; 2,6 Clarendon Pl; 10 Covington Rd; 22 Kensington Rd; 13 Kingstone Rd; 41 Wiltshire Dr

▸ English Cottage

6,15,37,79,102 Clarendon Ave; 5,11 Clarendon Place; 14 Covington Rd; 10,21,30,83,94,96 Dartmouth Av; 4,9,14,18,20 Exeter Rd; 8,16, Fairfield Dr; 11 Fairfield Plaza; 14,15,21,23 Kensington Rd; 8,14 Kingstone Rd; 1,9,18 Lakeshore Dr

▸ Colonial Revival

56 Clarendon Av; 5,14 Fairfield Dr; 1 Fairfield Plaza; 25 Kensington Road; 2 Melford Place

▸ Craftsman

1 Berkley Rd; 3,5,71 Clarendon Ave; 18 Covington Rd; 13, 20,23,27,40 Dartmouth Ave; 5,13,25 Exeter Rd; 6,10,18 Kensington Rd; 12 Lakeshore Dr; 136,140,144 Locust St; 697 Winsor Terrace

The district also contains superlative examples of additional architectural styles, including:

▸ Dutch Colonial Revival

9,11 S. Avondale Plaza; 17 Berkley Rd; 9 Covington Rd

▸ Eclectic - Mission, Tudor, Craftsman

13 Kensington Rd

▸ Prairie

27 Covington Rd

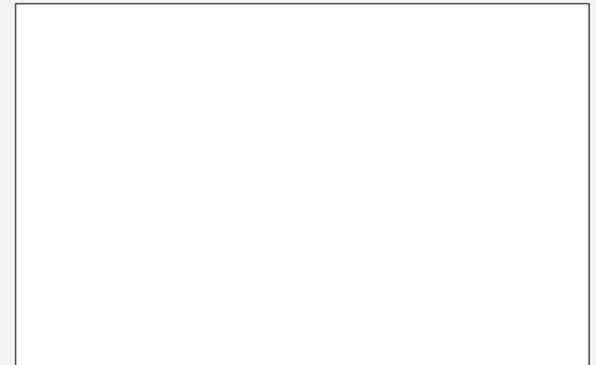
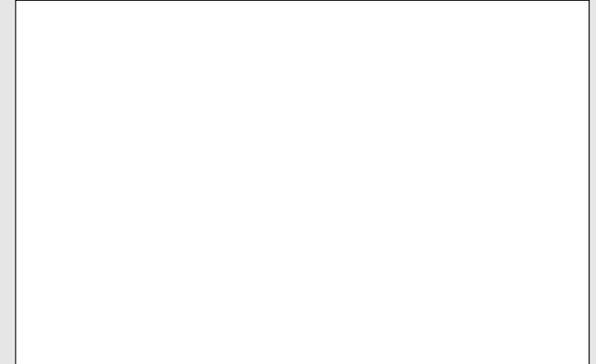
▸ Renaissance Revival

15,21 S. Avondale Plaza; 27 S. Avondale Rd; 9 Berkley Rd; 50 Lakeshore Dr

c o l o n i a l r e v i v a l

Sprinkled throughout the district, these residences witness the rebirth of early Dutch and English architecture. Stylistic details include symmetrical facades, hipped roofs and dormers, multi-paned sashed windows, and classical elements.

13 Avondale Plaza



1 Berkley Road

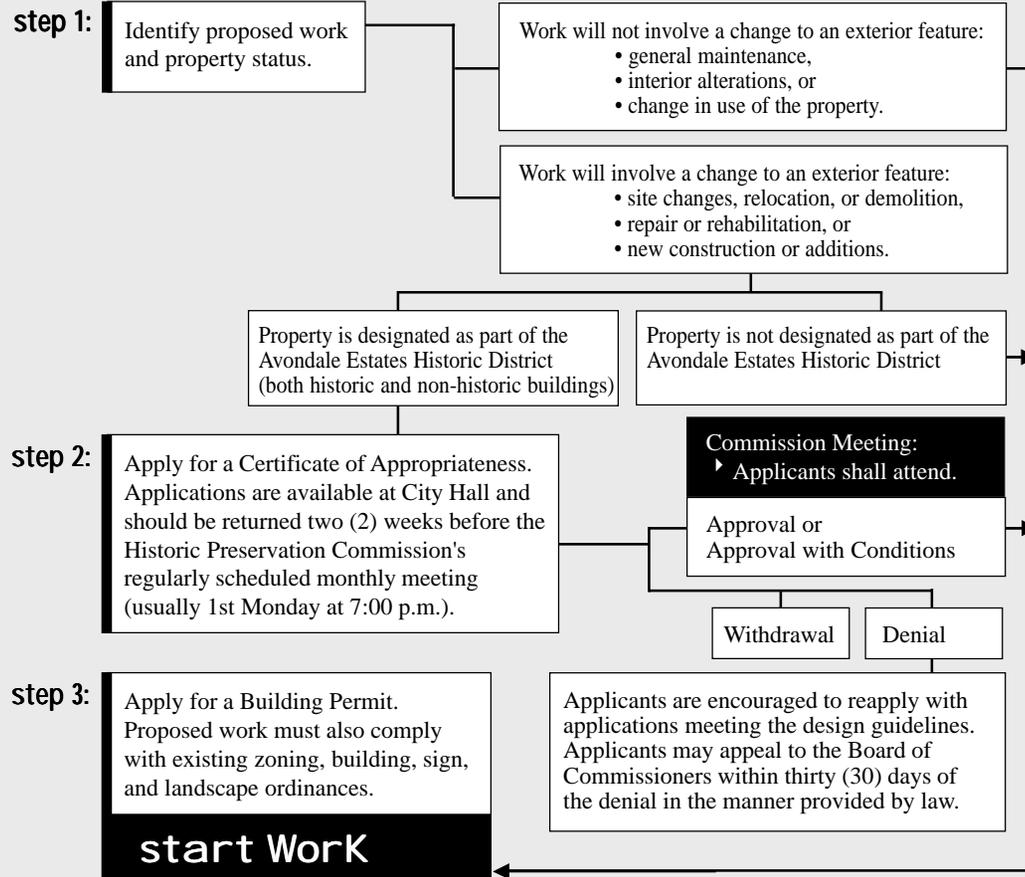
Bungalow popularity introduced these small homes with their emphasis upon structure and materials. Characterized by low-pitched roofs, overhanging eaves with exposed rafters and distinctive porches, these dwellings are modest.

c r a f t s m a n

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Property owners within the Avondale Estates Historic District enjoy the advantages of increased economic value and a built environment protected from unsympathetic changes. The Avondale Estates Historic Preservation Commission (HPC) protects the rights and investments of property owners through the design review process. By preserving and maintaining visual character, the HPC ensures that citizens and visitors alike will enjoy the benefits of Avondale Estates' historic built environment.

3 easy steps to the design review process



role of the commission

- ▶ charged with promoting, protecting, and preserving the cultural, historic, and aesthetic heritage of Avondale Estates
- ▶ charged with the responsibility of carrying out the preservation provisions and goals of the ordinance
- ▶ responsible for the designation of historic landmarks and historic districts
- ▶ responsible for design review process
- ▶ responsible for encouraging compatible and creative development

role of the property owner

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

what is design review?

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

which properties require design review?

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

what type of work requires design review?

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

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

Neither interior alterations nor a change in

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

what is a certificate of appropriateness ?

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

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

what shall an application include?

In order that the Commission may make an informed decision, complete applications require support materials, for example:

- site plans (scale 1/4"=1'),
- elevations and floor plans,
- photographs - building and site
- photographs - neighboring properties

The application and support materials must be submitted together. If support materials are judged to be incomplete or inadequate by the HPC, the application shall be tabled to allow the applicant an opportunity to provide the requisite materials.

what happens if work begins before a COA?

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

where can additional assistance be found?

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

are there any 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 ordinances, and,
- tree and landscape ordinances.

Projects requiring a zoning variance should obtain variance approval prior to making application to the HPC for a COA.

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

rehabilitation

means the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values

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

▸ **Rehabilitation Standards, 1975**

Unillustrated, w/guidelines, 1990 (59 pg)
Illustrated, w/guidelines and visuals, 1992 (160 pg, 230 illustrations).
Illustrated, on-line, www.cr.nps.gov

▸ **Treatment Standards, 1992**

Illustrated, w/guidelines and visuals, 1995 (188 pg, 79 illustrations).
Video, w/discussion of guidelines and consequences of specific treatments, 1996 (40 min).
Illustrated, on-line, www2.cr.nps.gov

standards for rehabilitation of historic properties

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

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

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

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

Conservation guidelines plan for a sensitive approach to the historic property during proposed change. The intent is to respect historic character while accomodating a range of rehabilitation measures.

This treatment is applied to resources having a high degree of significance and having maintained at least the minimum level of integrity of design, materials and setting to convey their significance.

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

treatments for design review decisions

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

design review decisions shall consider:

- consistency of the proposed change with the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties
- consistency of the proposed change with the Avondale Estates Historic District Residential Design Guidelines, utilizing the currently assigned treatment level
- for historic properties, degree to which the proposed change preserves or diminishes the individual building's character and setting
- for non-historic properties, degree to which the proposed change increases or decreases the individual building's compatibility with adjacent and nearby historic properties within the district
- impact upon the character and setting of adjacent and nearby historic properties, as well as that of the overall historic district
- undue hardships as defined in the glossary

design review decisions shall not consider

- subjective or personal tastes and/or preferences
- general property improvement or beautification appeal
- economic factors related to the project
- non-historic examples cited as reference
- land use or zoning requirements
- decisions made by a prior commission

findings for design review decisions

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

a d a p t a t i o n

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

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

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

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

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

e v a l u a t i o n

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

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

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

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

r o o f s

12

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

roof pitch and shape:

- shall be **preserved**

roof materials:

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

dormers:

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

chimneys:

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

preserved = should not be removed or altered

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

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

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

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

d e f i n i t i o n s

a d a p t a t i o n

roof pitch and shape:

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

roof materials:

- materials may be replaced ◀
- materials may be replaced with **appropriate materials** ◀

dormers:

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

chimneys:

- chimneys may be added or removed ◀
- new chimneys should use **traditional chimney design** ◀

roof pitch and shape:

- shall be **preserved**

roof materials:

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

dormers:

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

chimneys:

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

roof pitch & shape:

- use traditional roof pitches and shapes ◀

roof materials:

- use **appropriate materials** ◀

dormers:

- use dormers of traditional size and scale ◀

chimneys:

- use **traditional chimney design** ◀

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

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

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. Simple removal, replacement, or reconfiguration of historic windows will dramatically lower the integrity of 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 multi-light 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.

New windows introduced into the district, either on new homes or for improving the compatibility of non-historic houses, should strive to match windows on historic homes. The use of wood is encouraged; clad wood windows (either TDLs or SDLs) are acceptable. Use of divided lights which create the necessary profile is an important aspect of replicating the texture of windows found on historic homes.

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

front elevation windows:

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

rear elevation:

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

storm windows:

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

new openings:

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

front elevation windows:

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

side elevation:

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

rear elevation:

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

storm windows:

- shall meet all **preservation guidelines**

new openings:

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

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

a d a p t a t i o n

front & side elevation windows
 may be replaced; design may be changed ◀
 replacement shall **nearly match** historic examples ◀

rear elevation
 may be replaced; design may be changed ◀
 replacements may be **modern** ◀

storm windows
 shall meet all **preservation guidelines** ◀

new openings
 may occur on all elevations ◀
 front and side elevations shall **nearly match**
 historic examples and placement ◀
 rear elevation may be **modern** and use
 non-traditional placement ◀

d e f i n i t i o n s

preserved = may not be replaced for energy efficiency; must be demonstrated as irreparable for replacement.

match = size, design (pane configuration), and material; must be TDLs or SDLs

nearly match = match size and design (pane configuration); materials may match or use synthetic clad wood; must be TDLs or SDLs

modern = may use non-traditional size, design (pane configuration), and materials; flat interior or exterior grilles allowed

new openings = includes entirely new openings and changes in dimension of existing openings

front & side elevation windows
 shall **nearly match** historic examples and placement ◀

rear elevation
 may be **modern** and use non-traditional placement ◀

storm windows
 shall meet all **preservation guidelines** ◀

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

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.

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

front/side elevation doors and surrounds:

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

rear elevation:

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

storm doors:

- shall not obscure nor detract from historic doors
- shall match the color of the door
- shall match the dimensions of the door

new openings:

- shall be limited to the rear elevation
- should **nearly match** historic examples and placement

front elevation doors and surrounds:

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

side elevation:

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

rear elevation:

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

storm doors:

- shall meet all **preservation guidelines**

new openings:

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

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

a d a p t a t i o n

front/side elevation doors and surrounds:
may be replaced; design may be changed ◀

replacements shall **nearly match** historic examples ◀

rear elevation:
may be replaced; design may be changed ◀
replacements may be **modern** ◀

storm doors:
shall meet all **preservation guidelines** ◀

new openings:
may occur on all elevations ◀
front and side elevations shall **nearly match**
historic examples and placement ◀
rear elevation may be **modern** and use
non-traditional placement ◀

preserved = must be demonstrated as irreparable for replacement.

match = size, design, and materials; doors or surrounds with panes shall match and must be TDLs or SDLs

nearly match = match size and design; materials may match or use synthetic clad wood; doors or surrounds with panes must be TDLs or SDLs

modern = may use non-traditional size and design; doors or surrounds may use flat interior or exterior grilles

new openings = includes entirely new openings and changes in dimension of existing openings

d e f i n i t i o n s

front/side elevation doors and surrounds:
shall **nearly match** historic examples and placement ◀

rear elevation:
may be **modern** and use non-traditional placement ◀

storm doors:
shall meet all **preservation guidelines** ◀

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

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

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

On vernacular buildings, stylistic expression is often limited to the porch area. Because of their significance, changes to porches should carefully consider the impact to historic material, details, massing and proportion.

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

front porches:

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

side porches:

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

rear porches:

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

new porches:

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

front porches:

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

side porches:

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

rear porches:

- may be enclosed or removed for additions

new porches:

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

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

a d a p t a t i o n

front/side porches:

- may be replaced; design may be changed ◀
- new designs should **nearly match** historic examples ◀

rear porches:

- may be replaced; design may be changed ◀
- design may be **modern** ◀

new porches:

- may occur on all elevations ◀
- front and side elevations should **nearly match** historic examples ◀
- rear elevation may be **modern** ◀

preserved = may not be removed or enclosed

match = shall match material, size (width and height), and design (roof form and decorative features)

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

modern = may use non-traditional size, design, and materials

elements = includes, but is not limited to, individual porch components such as balustrades, balusters, piers, and steps

d e f i n i t i o n s

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

front/side porches:

- designs should **nearly match** historic examples ◀

rear porches:

- designs may be **modern** ◀

Exterior surfaces, whether applied or structural, 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. Tuned to the underlying structural system, these treatments often act, literally, as skin for the building. Ill-conceived changes in historic exteriors may result in structural damage extending well beyond the affect on the historic and aesthetic integrity of the district.

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.

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

siding materials:

- shall be **preserved**
- repairs must **match** the original
- unpainted brick and stone shall remain uncoated
- paint color is not reviewed

foundation materials:

- shall be **preserved**
- repairs must **match** the original
- unpainted brick and stone shall remain uncoated

a d a p t a t i o n

siding materials:

may be changed ◀

removal of asbestos, aluminum, and vinyl siding is encouraged ◀
materials may be replaced with **appropriate siding materials** ◀

foundation materials:

may be changed ◀

materials may be replaced with **appropriate foundation materials** ◀

preserved = may not be removed nor covered with another material

match = material, size, shape, and design

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

appropriate foundation materials = brick or stone

d e f i n i t i o n s

siding materials:

- shall be **preserved**
- repairs must **match** the original
- unpainted brick and stone shall remain uncoated
- paint color is not reviewed

foundation materials:

- shall be **preserved**
- repairs must **match** the original
- unpainted brick and stone shall remain uncoated

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

siding materials:

use **appropriate siding materials** ◀

foundation materials:

use **appropriate foundation materials** ◀

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

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.

The architectural detail of Avondale Estates' early twentieth century homes is much more subdued than the "gingerbread" found on houses dating to the Victorian era. The variety and degree of ornamentation in Avondale Estates is characteristic of its era and should not be altered or diminished.

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 always reflect that found on homes of similar character within the vicinity.

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

architectural ornamentation:

- shall be **preserved**
- repairs must **match** the original
- ornament shall not be added

a d a p t a t i o n

architectural ornamentation:

- may be changed or added ◀
- new designs should **nearly match** historic examples ◀

preserved = may not be removed or covered with another material

match = material, size, and design

nearly match = match dimensions and extent of ornamentation; base design on appropriate architectural styles

appropriate architectural styles = Tudor Revival, Craftsman, Colonial Revival, Renaissance Revival (limited use, two-story only), Dutch Colonial Revival (limited use, two-story only), Mission (very limited uses), Prairie (limited use, generally two-story)

d e f i n i t i o n s

architectural ornamentation

- shall be **preserved**
- repairs must **match** the original
- ornament shall not be added

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

architectural ornamentation:

- should **nearly match** historic examples ◀
- may also use little or no ornament ◀

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

A building's placement - setbacks, footprint and scale, as well as lot coverage - is as important as its architectural character.

In Avondale Estates, the pattern of building placement is fairly homogenous for both historic and non-historic structures. During later periods of development, some houses were built on more than one lot and a few lots between homes were divided. However, the original town plan remains intact and is the most significant aspect of the Avondale Estates Historic District.

How houses are lined up and spaced must have little variance; therein lies the community's regularity. Each street (and sometime each lot) has its own tolerance level. Given low visibility and ample depth, rear setbacks are less important and allow for significant rear expansion. However, changes to properties with dual frontages or extreme topography are limited. Scale is no less important than the facade line; the height and footprint of a building must be comparable to adjacent historic properties.

Focusing upon architecture alone will not protect the community's unique character. Placement is paramount.

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

setbacks:

- front setbacks shall be **preserved**
- side setbacks should preserve traditional distances between buildings
- rear setbacks may be altered for expansion

expansion - footprint & scale:

- shall not exceed the lesser of: 1) 100% increase in the **original footprint** or 2) the average existing footprint of nearby historic structures
- shall be limited to rear elevations and rear half of side elevations
- shall provide a visible juncture
- shall be secondary in scale to the original building, with roof and floor elevations never exceeding those of the original building

lot coverage:

- shall not exceed 35% of the total lot

setbacks:

- front setbacks shall be **preserved**
- side setbacks should preserve traditional distances between buildings
- rear setbacks may be altered for expansion

expansion - footprint & scale:

- shall not exceed the lesser of: 1) 100% increase in the **original footprint** or 2) the average existing footprint of nearby historic structures
- shall be limited to rear elevations and rear half of side elevations
- shall provide a visible juncture
- shall be secondary in scale to the original building, with roof and floor elevations never exceeding those of the original building

lot coverage:

- shall not exceed 35% of the total lot

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

a d a p t a t i o n

setbacks:

- front setbacks may be altered provided that the **established facade line** is preserved ◀
- side setbacks may be altered provided that the traditional distances between buildings is preserved ◀
- rear setbacks may be altered for expansion ◀

expansion - footprint & scale:

- shall result in a footprint nearly matching and never exceeding that allotted for **nearby historic structures** ◀
- shall include second-story additions, provided that nearby historic structures include similar two-story examples ◀
- shall have roof and floor levels elevations nearly matching and never exceeding those of **nearby historic structures** ◀

lot coverage:

- shall not exceed 35% of the total lot ◀

setbacks:

- front setbacks shall **nearly match** the **established facade line** ◀
- side setbacks shall **nearly match** the traditional distances between buildings ◀

overall - footprint & scale:

- footprint shall **nearly match** and never exceed that allotted for **nearby historic structures** ◀
- height shall **nearly match** and never exceed that established by **nearby historic structures** ◀
- roof and floor levels elevations shall **nearly match** and never exceed those of **nearby historic structures** ◀

lot coverage:

- shall not exceed 35% of the total lot ◀

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

d e f i n i t i o n s

preserved = remain as existing

nearly match = equal to or within 10%

original footprint = ground floor area, which may be heated or unheated, representing the square footage first constructed (specifically not the existing footprint)

lot coverage = encompasses the original building, additions, and outbuildings (not site features)

established facade line = average front setback defined by traditional placement of nearby historic structures (use flanking historic buildings of similar height)

nearby historic structures = historic properties along the same side of a street block (not including new construction or historic properties which have been subject to extensive alterations)

An accessory structure - perhaps a garage or potting shed - is first and foremost a secondary building. Thus, it is secondary in stature and design to the primary structure.

Accessory structures are secondary in scale, not importance. Avondale Estates contains several historic outbuildings, often detailed to reference the architectural style of the primary structure. Accessory structures which are more utilitarian in nature are also present. These historic appurtenances and their defined spatial relationships to the main residence are important to the overall fabric of the historic district.

Changes to historic accessory structures should be minimal and not seek to aggrandize utilitarian designs. Unless the house is high-style architecture, most new accessories should be fairly utilitarian. New secondary structures must respect scale and shall not be in any manner competitive with the primary structure or nearby structures. High visibility of any accessory structure is generally not appropriate. In instances of significant lot depth, larger footprint accessory structures may be possible; however, such should never exceed the footprint of the primary structure.

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

general:

- ▶ historic accessory structures shall be **preserved**

expansion:

- ▶ shall not exceed the lesser of: 1) 50% increase in the **original footprint** or 2) the average existing footprint of nearby accessory structures
- ▶ shall be limited to rear elevations and side elevations
- ▶ shall provide a visible juncture
- ▶ shall be secondary in scale to the primary building
- ▶ shall use materials that match the primary building

lot coverage:

- ▶ shall not exceed 35% of the total lot

preserved = should not be removed

original footprint = the dimensions, and specifically the square footage at ground level, of the accessory structures as built

appropriate roofing materials = matching primary structure, metal (limited instances), or asphalt shingles

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

appropriate foundation materials = brick or stone such as random coursed solid or faced granite

d e f i n i t i o n s

a d a p t a t i o n

general:

- removal of asbestos, aluminum, and vinyl siding is encouraged ◀
- materials may be replaced with **appropriate roofing, siding, and foundation materials** given the appropriate relation to the primary structure ◀
- new openings should follow traditional placement patterns ◀

expansion:

- shall be comparable to scale of historic secondary structures ◀
- shall be in scale with the primary building ◀

lot coverage:

- shall not exceed 35% of the total lot ◀

general:

- ▶ historic accessory structures shall be **preserved**

expansion:

- ▶ shall not exceed the lesser of: 1) 50% increase in the **original footprint** or 2) the average existing footprint of nearby accessory structures
- ▶ shall be limited to rear elevations and side elevations
- ▶ shall provide a visible juncture
- ▶ shall be secondary in scale to the primary building
- ▶ shall use materials that match the primary building

lot coverage:

- ▶ shall not exceed 35% of the total lot

general:

- use **appropriate siding and roofing materials** given the appropriate relation to the primary structure ◀
- new openings should follow traditional placement patterns ◀

overall:

- shall be comparable to scale of historic secondary structures ◀
- shall be in scale with the primary building ◀

lot coverage:

- shall not exceed 35% of the total lot ◀

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

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

A building's surroundings, including but not limited to, enclosures, pavement, modern conveniences, and fixtures, have a significant impact upon the appearance and character of the individual resource and the historic district as a whole.

Avondale Estates' is characterized by large lush lawns with fences relegated to side and rear yards, masonry retaining walls addressing grade changes, ample walks and mature vegetation, and low visibility of potential intrusions - modern elements and semipermanent fixtures.

In regard to setting, placement is the most important factor. For instance, retaining walls are appropriate flush with the public sidewalk but are inappropriate as a series of terraces up to the residence. 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. Common sense dictates that modern elements and semipermanent fixtures are less intrusive in side and rear yards; however, it has become increasingly common that the planned landscape designs once hallmarks of Avondale Estate's planned community are yielding to the modern trend to ornament the yard with things.

e n c l o s u r e s

historic retaining walls and fences:

- shall be **preserved**

retaining walls:

- front yard: locate along drives and public walk; limit height to 3 feet above grade; use **appropriate retaining wall materials** (timber and railroad tie walls not permitted)
- side and rear yard: location - site specific; height - site specific; use **appropriate retaining wall materials** where in public view; modern materials (such as timber and railroad tie walls) are allowed in non-visible locations

fences, gates, and arbors:

- front yard: fences, gates and arbors not permitted
- side yard: **border fences** allowed; **privacy fences** and **containment fences** are allowed substantially set back from the front wall of the house; gates and arbors allowed
- rear yard: all fence types allowed in non-visible locations; gates and arbors allowed

historic paving features:

- shall be **preserved**

appropriate paving materials:

- gravel, concrete (not colored or stamped), porous or pervious concrete, gravel, stone, brick, concrete pavers or concrete interlocking pavers, granite pavers; only in non-visible locations and for abutting drives, concrete grid pavements

front walks:

- design: straight to public walk on axis with front door or curvilinear to driveway
- size: between 3' - 5' wide

drives

- design: straight to one side of the house or from secondary street
- size: between 8' - 12' wide

parking

- design: rear yard or side yard and screened with evergreen vegetation
- size: maximum 2-3 spaces

p a v e m e n t

a p p a r a t u s

HVAC (heating, ventilation, air conditioning):

rear yard or side yard and screened with evergreen vegetation or fencing ◀

satellite dishes:

never placed in front yard or on front elevation ◀

in side yard screen with evergreen vegetation or fencing ◀

roof mounted provided that structure is not visible from street ◀

recreational areas (pools, tennis courts, etc.):

locate in rear yard ◀

containment options should comply with

enclosure guidelines ◀

solar panels:

never place roof modules on visible facades ◀

roof modules should be flush to roof slope ◀

freestanding structure in rear yards allowed ◀

historic markers:

should be as small as possible and in compliance with the sign ordinance ◀

garden furniture / recreational equipment:

generally limited to side and rear yards ◀

statuary and other art:

side and rear locations ◀

front yard locations may be acceptable when based upon a documented historic example of similar scale and placement ◀

exterior lighting/hardware:

light fixtures appropriate in design and scale to the building ◀

hardware (e.g. strap hinges) appropriate in design and scale to the building ◀

runway lighting along walks and drives inappropriate ◀

uplighting of vegetation is inappropriate ◀

f i x t u r e s

preserved = should not be removed or altered

appropriate retaining wall materials = coursed granite, random coursed granite, flush or beaded mortar (with granite), brick

border fence = design: wood or metal pickets, solid brick or stone, pierced brick; supports: wood or metal posts, masonry piers; vinyl not permitted; height: 3'-4'

privacy fence = design: wood planks; supports: wood or metal posts; vinyl not permitted; height: 5'-7'

containment fence = design: wire (twisted, hogwire, etc.), vinyl-coated chainlink; supports: wood or metal dark-coated vinyl chainlink posts; height: 3-4 feet

modern materials = stacked or mortared concrete manufactured units (CMU)

d e f i n i t i o n s

community information

For more extended versions of some of the literature referenced:

- Brooks, Carolyn and Richard Cloues. “Avondale Estates Historic District: National Register Nomination Form.” GA DNR, Historic Preservation Division, December 1986.
- “Avondale Estates: National Register of Historic Places.” City of Avondale Estates, March 1987.
- “Historic Preservation Ordinance.” City of Avondale Estates, September 1990 (adopted), September 1993 (amended).
- “Historic District Ordinance.” City of Avondale Estates, 2004.
- The Jaeger Company. “Design Guidelines.” Avondale Estates Historic Preservation Commission, Fall 1995.
- “Historic Preservation Design Guidelines Ordinance.” City of Avondale Estates, April 22, 1996.
- Martin-Hart, Terry. Avondale Estates. Images of America Series. Charleston, SC: Arcadia Publishing, 2000.

reference books

For definitions, details, and general information about resources:

- **J. B. Jackson. *Discovering the Vernacular Landscape*. New Haven: Yale University Press, 1984.**
reference for landscape architecture
- **Burden, Ernest. *Illustrated Dictionary of Architecture*. New York, McGraw-Hill, 2002.**
photographic guide to architecture
- **McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A Knopf, 1991.**
the best visual reference to residential architectural styles and forms
- **Georgia’s Living Places: *Historic Houses in Their Landscaped Settings*. Historic Preservation Division, Georgia Department of Natural Resources, 1991.**
covers residential resources as well as their setting and significance
- **Caring For Your Historic House. Heritage Preservation and National Park Service. New York, Harry N. Abrams, Inc., 1998.**
offers sound advice on maintaining and repairing, as well as the special needs of, a historic house

state and national organizations

For specific, technical information and preservation services:

- **State Historic Preservation Office**
Historic Preservation Division, GA DNR
47 Trinity Avenue, SW
Suite 414-H
Atlanta, Georgia 30334-9006
(404) 656-2840 (main)
(404) 651-8739 (fax)
www.gashpo.org
- **Georgia Trust for Historic Preservation**
1516 Peachtree Street, NW
Atlanta, Georgia 30309
(404) 881-9980 (main)
(404) 875-2205 (fax)
www.georgiatruster.org
- **National Trust for Historic Preservation**
1785 Massachusetts Ave, NW,
Washington, DC 20036-2117
(202) 588-6000 (main)
(202) 588-6038 (fax)
www.nationaltrust.org
- **National Park Service**
Heritage Preservation Services
National Center for Cultural Resources
1201 Eye St, NW, 2255
Washington, D.C. 20005
(202) 513-7270 (main)
nps_hps-info@nps.gov (email)
www2.cr.nps.gov

Addition. *New construction added to an existing building or structure.*

Alteration. *Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.*

Arch. *A curved construction which spans an opening and supports the weight above it.*

Awning. *A sloped projection supported by a frame attached to the building facade or by simple metal posts anchored to the sidewalk.*

Bay. *The horizontal divisions of a building, defined by windows, columns, pilasters, etc.*

Bond. *A term used to describe the various patterns in which brick is laid.*

Bracket. *A decorative support feature located under eaves or overhangs.*

Capital. *Topmost member of a column or pilaster.*

Column. *A vertical, cylindrical or square supporting member, usually with a classical capital.*

Coping. *The capping member of a wall or parapet.*

Corbeling. *A series of stepped or overlapped pieces of brick or stone forming a projection from the wall surface.*

Cornice. *The uppermost, projecting part of an entablature, or feature resembling it.*

Course. *A horizontal layer or row of stones or bricks in a wall.*

Dentil. *One of a series of small, square, tooth or block-like projections forming a molding.*

Double hung window. *A window having two sashes, one sliding vertically over the other.*

Elevation. *Any of the external faces of a building.*

Entablature. *The horizontal group of members supported by the columns, divided into three major parts, it consists of architrave, frieze, and cornice.*

Facade. *The front elevation or "face" of a building.*

Fanlight. *An semicircular or semi-elliptical window with radiating muntins suggesting a fan.*

Fascia. *A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.*

Fenestration. *The arrangement of window openings in a building.*

Finial. *A projecting decorative element at the top of a roof turret or gable.*

Flashing. *Thin metal sheets used to make the intersections of roof planes and roof/wall junctures watertight.*

Footprint. *The outline of a building's ground plan from a top view.*

Foundation. *The lowest exposed portion of the building wall, which supports the structure above.*

Frame construction. *A method of construction in which the major parts consist of wood.*

French door. *A door made of many glass panes, usually used in pairs and attached*

by hinges to the sides of the opening in which it stands.

Frieze. *The middle horizontal member of a classical entablature, above the architrave and below the cornice.*

Gable roof. *A pitched roof with one downward slope on either side of a central, horizontal ridge.*

Hood molding. *A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.*

Infill. *New construction where there had been an opening before. Applies to a new structure such as a new building between two older structures or new material such as block infill in an original window opening.*

Jack arch. *An arch with wedge shaped stones or bricks set in a straight line; also known as a flat arch.*

Jamb. *The vertical side of a doorway or window.*

Keystone. *The top or center member of an arch.*

Light. *A single pane of glass.*

Lintel. *A horizontal beam over a door or window which carries the weight of the wall above; usually made of stone or wood.*

Masonry. *Brick, block, or stone which is secured with mortar.*

Massing. *A term used to define the overall volume of a building.*

Meeting Rail. *The horizontal location of overlap formed by the juncture between the upper sash and lower sash of a window.*

Modillion. A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar. A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mullion. A heavy vertical divider between windows or doors.

Muntin. A secondary framing member to divide and hold the panes of glass in a window.

National Register of Historic Places. The nation's official list of buildings, sites, and districts which are important in our history or culture. Created by Congress in 1966 and administered by the states.

Parapet. A low protective wall located at the edge of a roof.

Pediment. A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier. A vertical structural element, square or rectangular in cross section.

Pilaster. A pier attached to a wall, often with capital and base.

Pitch. A term which refers to the steepness of roof slope.

Portico. A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement. A strong, inflexible (too much so for historic buildings) hydraulic cement used to bind mortar.

Quoins. Decorative blocks of stone or wood used on the corners of buildings.

Recessed panel. A decorative element that often functions as an area for signage.

Sash. The portion of a window that holds the glass and which moves.

Scale. A term used to define the proportions of a building in relation to its surroundings.

Setback. A term used to define the distance a building is located from a street or sidewalk.

Sidelight. A glass window pane located at the side of a main entrance way.

Siding. The exterior wall covering or sheathing of a structure.

Sill. The horizontal member located at the top of a foundation supporting the structure above; also the horizontal member at the bottom of a window or door.

Stop Work Order. The legal method by which a municipality orders for all work upon a site or project to cease and desist immediately under penalty of law.

Streetscape. The combination of building facades, sidewalks, street furniture, etc. that define the street.

Stucco. Any kind of plasterwork, but usually an outside covering of portland cement, lime, and sand mixture with water.

Surround. An encircling border or decorative frame, usually around a window or door.

Transom. A small operable or fixed window located above a window or door.

Undue hardship. A decision-making consideration for the Commission which takes into account allowance of a lower level of design review not normally permitted by the guidelines and which treats an individual property owner in a different manner than similarly-situated property owners, in instances where the individual property owner can demonstrate that his/her current income level does not accommodate a higher level of construction expense in order to merely maintain a structure in its existing condition using like materials as required by the guidelines.

Wrought iron. Decorative iron that is hammered or forged into shape by hand, as opposed to cast iron which is formed in a mold.

[More to be added as the Commission utilizes the written guidelines awaiting illustration.]