

DESIGN GUIDELINES STAKEHOLDER'S WORKSHOPS

1. WHAT ARE THE TOP DESIGN CHALLENGES OR ISSUES FACING HISTORIC PROPERTIES THAT THE DESIGN GUIDELINES SHOULD ADDRESS?

Additions

- **Expansion of square footage**
- **Increase sq ft Maintain green space**
- **Houses too small**
- **Relationship of height and density (in text)**
- **Appropriate height and scale of additions**
- **Additions (Design)**
- Detached Additions, Alleys-busy-height
- Appearance of 2 story additions
- Detailing of additions (blending with historic character)
- Changes to homes deconstructed on irregular shaped lots
- Maintain district with sizes to fit today's needs
- Smallish homes on larger lots (room for expansion...DETRIMENT)-close to downtown
- Size of additions

Infill

- **Allow new history to be reflected in changes**
- Maintain historic setback patterns
- New high rise buildings overshadowing single family homes
- Infill homes: character, size, type, style, scale (McMansions)
- Vacant property
- Infill-don't allow property type to change i.e. (single family to multi family)
- Include more guidance for changes to custom homes

Landscaping

- Respect for mature, varied landscaping
- Front yard fences
- Walls and fences around University Park
- Street character-trees in parking strip-how to maintain and enforce
- Landscaping was an FHA requirement; perhaps should remain/so reviewed, some have gone to bare dirt front yards
- Minimize urban heat island

DESIGN GUIDELINES STAKEHOLDER'S WORKSHOPS

Materials

- **Integrating new technology (i.e., solar, roofing materials, etc)**
- Materials used on additions
- Materials database
- Identify replacement/repair products-roofing-color, modern metal

Energy Efficiency/Solar

- Placement of solar equipment
- Solar panels
- Appropriate window replacement to conform to modern needs
- Educate re: Windows and efficiency
- Requirement that VTR of glass in additions match historic window glass
- Correlate LEEDs and Historic Preservation
- Educate Re: fans, insulation

Embellishments

- Stucco over brick/concrete block and pop outs (offset block)
- Inappropriate embellishments
- Removal of Character Defining Elements
- Guidelines addressing appropriate paint colors/schemes
- Changing style
- Reversal of previous alterations

Parking Related

- Front yard alterations as parking lots
- Parking-amount-too many cars
- Parking issues-drives-circular drive in front yard-additional parking
- Inappropriate carports
- Add carports
- Lack of using backyards and alleys
- Resolve conflicts between HP and Fire/Safety requirements i.e. (continue to allow zero setback for detached rear garages)
- Front projecting garages
- New garages
- Curb cuts

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Windows (not energy related)

- Window replacement-wanting low or no maintenance-wood doesn't hold up
- Window repair
- Windows/replacement-safety, cranks
- Removal of steel casement windows

Maintenance and Repairs

- Low cost alternatives for repair
- Need more grant programs to help with cost of keeping up of historic standards
- Maintenance issues
- Workmanship/lack of quality
- Skilled labor

Traffic/Alleys

- Alley issues
- Encroaching business/traffic
- Paving alleys-dust
- Speeding
- Increased traffic due to increased density
- Loss of houses for light rail parking lot
- Illegal use of alleys as thoroughfares

Communication

- Make review process less adversarial, intimidating
- Enforcement of guidelines by the City
- Disconnect between professional office and elected officials (mayor & city council)
- What I can or can't do /flexibility of design guidelines
- Direction from staff to improve process for permit process review
- Communication
- Guidelines do not carry force of law
- Deteriorating properties

DESIGN GUIDELINES STAKEHOLDER'S WORKSHOPS

Education

- Neighborhood awareness of programs, goals, restrictions
- Make process more educational, less adversarial
- Design guidelines are too prohibitive and process is too cumbersome
- Understanding Historic Preservation (Education)
- Increase awareness of process
- Clarity of faux vs. blending of new additions and infill
- Increase awareness that design guidelines exist
- Encouraging new homeowners to participate

Social Issues

- Absentee landlords and their renters don't care about the historic integrity of the neighborhood
- Too much politicking
- Social Issues
- Drugs
- Gunshots
- Prostitution/Homeless
- Security issues

Miscellaneous

- Maintaining integrity of neighborhood-FAILURE
- Impact of non-conforming properties on district
- ADA (disability awareness)
- Ramps
- Encourage owners to work with creative design professionals
- Better understanding of original builder/architect's design intent
- Commercial re-zoning issues
- Signage
- Adaptive reuse
- Practical planning solutions
- Lack of view
- What is a front facing feature defined
- Lack of direction (inconsistent) from HPO
- Appropriateness too subjective

CORONADO HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Front Porches**
- **Good-sized affordable homes**
- **Variety of styles**
- **Coronado Park**
- Variety of building materials
- Mature landscaping
- Landscaping-min. maintenance
- Front yards with activity
- Rhythm of homes/driveways/sidewalks
- Commercial nodes
- "Old house feel"
- Eclectic mix of commercial buildings

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Window-guidance
- Appropriate scale of buildings and additions
- Encourage creativity in design, don't just "mimic"
- Setbacks
- Detached garages
- Appropriate height and scale per base zoning
- Recognition of areas where homes are larger or smaller
- Address commercial nodes-different from residential

COUNTRY CLUB PARK HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Park**
- **Historic Street Lights**
- **Uniform setbacks**
- Steel casement windows
- Curvilinear streets
- One story neighborhood
- Old, big trees

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Specific list what you can't/can do
- How-to manuals
- Control of landscape
- Maintaining lot sizes
- What requires permits
- Enforcement of guidelines
- Maintaining original windows/roof
- Country Club Park not commercial

FAIRVIEW PLACE HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- Landscape
- Ranch style houses

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Development of properties bordering the districts (Advice, Guidelines)
- Streetscape and alley retention
- Setbacks
- Uniform setbacks-building heights and additions
- Revising demolition regulations
- Front yard alterations as parking lots
- Inappropriate carports

F.Q. STORY HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Windows: steel casement, wood**
- **Palm trees**
- **Alleys**
- **1 story**
- Sidewalks
- Trees-some elm
- Detached rear garages, ribbon strip drives
- Setback
- Historically painted brick

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Bibliography
- Landscaping
- Illustrations
- Streetscape
- Enforcement (To meet original documents for cert. of appropriateness)
- H.P. Guidelines-to recognize "green" sustainable materials,
- New technology of materials (light weight, faux type finish)
- Goals of guidelines
- HP needs to be notified when permits are pulled
- Consistency between depts. (HP, DSD, Planning)
- When do you contact HP?
- Get copy of design guidelines when property is purchased

GARFIELD HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Front porches (Lots of residents use their porches)**
- Visibility to front porch
- McKinley's palm tree line (only left on one side) 14th -16th St., Sort of true of Pierce
- Columns at porches are unique
- Hollywood driveways
- Houses on corners-nodes of district, faces to street
- Views of homes from public r.o.w.
- Parking strips (could be enhanced), buffer between sidewalk and street curb
- Too many utility lines (should be kept in alleys)
- Multiple zones with different character
- Commercial nodes /neighborhood markets still functioning
- Alleys (should be treated like a street not just for trash), (secondary walkways)
- Low scale of houses
- Mix of people
- Maintaining a place for lower income households

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Renters are a problem-how do you promote a sense of ownership?
- How can you recognize and maintain lifestyles of resident mix?
- Lifestyle VS Historic character of neighborhood
- Guidance for making houses more energy efficient
- Guidelines that address economic constraints
- Multi-family zoning, so how do you locate a new property and be compatible with historic character
- How can the guidelines address enlivening alleys?
- Adding second/rental units on back of property that would be accessed by alley
- Increased density-new construction guidelines-open space-vegetation to enhance neighborhood-mitigating impact

LA HACIENDA HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Retaining unique architecture (1)**
- Landscaping
- Maintain flood irrigation
- Maintain big trees
- Maintaining energy efficiency without changing character (windows, etc)

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Maintaining historic character and improving livability
- Specific guidelines on setbacks, landscaping
- Traffic calming
- Enhancing education and outreach to increase awareness of the design guidelines and the opportunities they present
- Provide hard copies of design guidelines as well as online access

MEDLOCK PLACE HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **No sidewalks**
- **Irrigated**
- **Roughly 30 years of architectural history development**
- Block/brick construction
- East side lots BIG
- Westside carports
- Pre ranch style on west
- Estate style homes on east
- Driveways vary-tend to be narrow
- Art Deco to Ranch
- Wood to steel casement windows
- No curb, gutter, sidewalks (mostly)
- Rural appeal-flood irrigation, lush, mature vegetation, large lots

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Ideas of what is allowable and not-examples and illustrations-previous examples
- Book of photos with good and bad actual additions/alterations
- Being Obstinate pays (appeal process allows too much)
- City office as steward of neighborhood integrity
- What it means to live in an historic district-owner responsibility

NORTH ENCANTO HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Maintain the style-about 80% transitional ranch style, one story**
- **Mostly steel casement (70-80%) windows with horizontal lights. Wood double – hung in Womack homes**
- **Covering exposed brick and exterior walls**
- Most of the Orville Bell's roofs were wood shingle
- Asphalt roofs
- 10% mission tile roofs-should remain that way
- Some contemporaries, some southwest styles

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Windows-repair or proper replacement
- Additions-one story, what's appropriate
- Front walls-shouldn't be allowed at all (incompatible to neighborhood)

OAKLAND HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Front Porches**
- **Duplexes**
- **Streetscape**
- **University Park**
- **Woodland Parkway**
- Alleys (should be treated like a street not just for trash)
- Low scale of houses
- Mix of people
- Maintaining a place for lower income households

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Renters are a problem-how do you promote a sense of ownership?
- How can you recognize and maintain lifestyles of resident mix?
- Lifestyle v. Historic character of neighborhood
- Increase density
- Need local shops
- Grocery
- Sidewalk planting strip
- Window repair and weather striping
- Streetscape upgrades
- Window repair (energy conservation)
- Allow/encourage increased density & development of vacant lots

PHOENIX HOMESTEADS HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- Stucco or painted brick
- Trees
- Irrigation
- Detached garages
- Alleys
- 6000-8500 sq. ft. lots
- Large set backs
- No sidewalks
- One story
- Grass landscaping

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Goal of the guidelines
- HP needs to be notified when permits pulled
- Consistency between departments (HP, Planning, DSD)
- When do you contact HP?
- Getting copy of design guidelines when property purchased

PIERSON PLACE HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Diversity-landscaping, setbacks**
- **Adobe houses-maintaining**
- Flood irrigation
- Transitional styles
- Perimeter walls around neighborhood
- Variety
- Windows

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Specific guidelines on setbacks, landscaping
- Information on maintaining adobe
- Maintaining historic character and improving livability
- Access to expertise for maintaining historic features
- Traffic calming
- Enhancing education and outreach to increase awareness of the design guidelines and the opportunities they present
- Provide hard copies of design guidelines as well as online access
- Unlimited time to start project after approval (i.e. not limited to one year)
- 60% of property owners in an historic should agree to make changes to design guidelines or ordinance
- More opportunity for neighborhood input with COA and appeal process

ROOSEVELT HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Trees, palm trees (maintained by the City)**
- **Porte-cochere /carport**
- **Windows**
- **Porches**
- **High curb**
- Setbacks
- Landscaping-green
- Sidewalks
- Detached garages-rear
- Larger homes-two story
- Roofs
- Alleys
- Setback
- Ribbon driveways

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Bibliography
- Landscaping
- Illustrations
- Streetscape
- Enforcement (to meet original documents for cert. of appropriateness)
- HP guidelines-to recognize "green" sustainable materials
- New technology of materials (light weight, faux type finishes)
- Goals of guidelines
- HP needs to be notified when permits are pulled
- Consistency between depts. (HP, DSD, Planning)
- When do you contact HP?
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WILLO HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Uniform standards of scale and feeling**
- **Great variety of architecture**
- **Landscape (diverse, mature)**
- **Uniform setbacks**
- **Porches**
- **One story massing regulation**
- Open front lawns
- Alleys
- “Eyes on the street”
- Stamped sidewalks and curbs
- “Exhibit our pets”
- Clear progression of the historic story
- Walden Park

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Development of properties bordering the districts (advice, guidelines)
- Streetscape and alley retention
- Setbacks
- Uniform settings-building heights and additions
- Revising demolition regulations
- Sec. of Interior Standards=Intent
- Identify and suggest replacement materials
- REASONS for historic patterns and massing with illustrations, photos, and sketches
- Reference “the not so big house”
- Emphasize the pedestrian nature of the neighborhood
- No “fort builders”
- Multi-generations/children

WINDSOR SQUARE HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Curvilinear streets**
- **Sprinkling of large estate homes**
- **Uniform setbacks**
- Park
- Green space
- Detached garages
- Various style of houses
- Notable historic windows
- Majorities are smaller homes on regular sized lots

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Specific list of what you can't/can do
- How-to manuals
- Control of landscaping
- Maintaining lot size
- What requires permits?
- Enforcement of guidelines
- Maintaining original windows and roofs

WOODLEA HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Variety of architectural styles**
- Flood irrigation
- Large trees

3. WHAT INFORMATION WOULD BE MOST HELPFUL TO INCLUDE IN THE DESIGN GUIDELINES FOR YOUR SPECIFIC DISTRICT OR PROPERTY?

- Information on maintaining adobe
- Access to expertise for maintaining historic features
- Unlimited time to start project after approval (i.e. not limited to one year)
- 60% of property owners in a historic district should agree to make changes to design guidelines or ordinance
- More opportunity for neighborhood input with COA and appeal process

YAPLE PARK HISTORIC DISTRICT

2. WHAT ARE THE MOST IMPORTANT ARCHITECTURAL FEATURES IN YOUR HISTORIC DISTRICT?

- **Variety of styles**
- Flood irrigation
- Large trees

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