DOWNTOWN CULLMAN

DESIGN GUIDELINES

PREPARED FOR:

THE CITY OF CULLMAN, ALABAMA

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ACKNOWLEDGEMENTS

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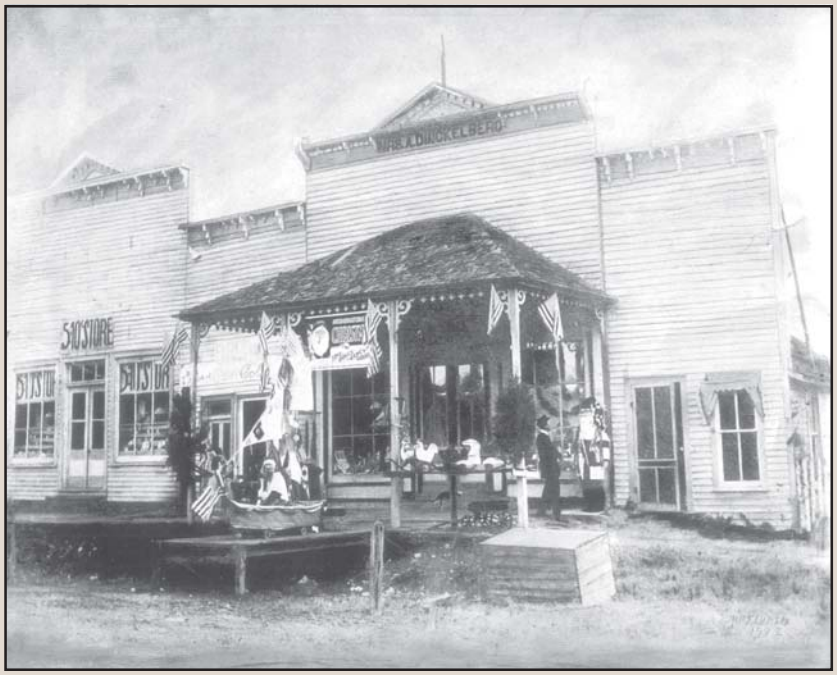

Dinkelberg Five and Dime Store Source: Garlan Gudger

Cover Photograph: First Avenue Southeast in the early-1950s.
Source: William J. Sharpton

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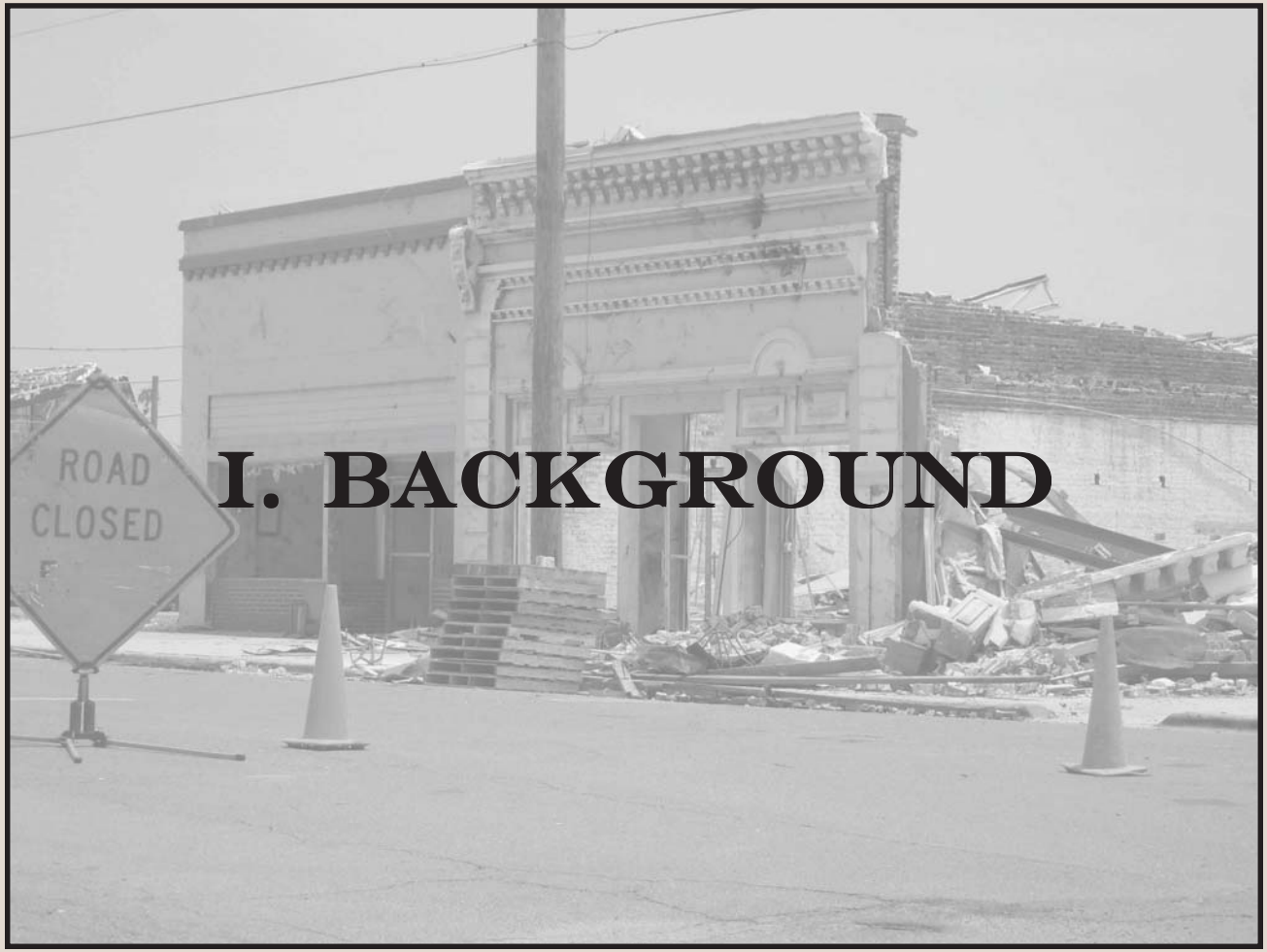


I. BACKGROUND

SECTION CONTENTS

- PURPOSE
- DESIGN GUIDELINE BENEFITS
- DESIGN REVIEW DISTRICT
- DESIGN REVIEW PROCESS
- KEY POINTS

PURPOSE

On April 27, 2011, Cullman was hit by a tornado that devastated much of the community, including the historic downtown. As one of Cullman's primary "postcard" locations, downtown has a rich history and conveys a distinct and cohesive character clearly worthy of preservation. As Downtown Cullman begins the recovery and rebuilding process, it is the goal of these design guidelines to preserve and enhance the historic and architectural significance of the historic downtown. More specifically, they are intended to preserve historic buildings and to ensure that future development is compatible with the historic downtown.

These design guidelines supplement the City's zoning ordinance and building codes as a "design overlay" historic district. When in conflict, the design standards in these guidelines will supersede those of the underlying base zoning with regard to building heights, setbacks, and similar issues. While they will regulate design issues, these guidelines have *no effect on permitted land uses*. They will be used in the review of all applications for a Certificate of Appropriateness (COA) within Cullman's Historic Downtown Design Review District.

DESIGN GUIDELINE BENEFITS

Thousands of communities across the country have adopted design review programs and design guidelines because of the many benefits they provide. Among the benefits of having design guidelines for a historic downtown are the following:

- Historic character attracts visitors to shop and dine, and attracts residents to live downtown.
- New industries can be lured by the quality of life offered by an attractive and vibrant downtown.
- Guidelines avoid incompatible development and inappropriate building alterations so that property values are protected.
- Design guidelines protect and enhance the "downtown brand" - historic character, which allows the downtown to distinguish itself and compete with other commercial areas.
- Guidelines help to maintain an overall sense of place so downtown can continue to remain Cullman's "postcard location."

DESIGN REVIEW DISTRICT

The Historic Downtown Design Review District incorporates the historic core of Downtown Cullman that features primarily commercial, mixed use, and institutional structures. While not identical, its boundaries are relatively consistent with those of the Central Business District zoning and the National Register Downtown Commercial Historic District. There are also peripheral areas of the downtown that are less dense. A map of the district is provided on the following page, and a description of the district's "subdistricts" is provided on page 3. With respect to existing zoning, permitted uses are not impacted by these guidelines, but the guidelines' dimensional standards shall supersede zoning's standards (building heights, setbacks, etc.)

These design guidelines are implemented through an "overlay" historic district and have no effect on permitted land uses per the underlying base zoning.

DOWNTOWN HISTORIC DISTRICT

Subdistricts Legend

- Downtown Core
- Downtown Edge

BACKGROUND

Subdistricts

There are two distinct subdistricts within the overall Historic Downtown District. They are different from one another with regard to their densities/intensities of development, building types, and site design characteristics. Below is a summary of each:

Downtown Core

Central to the downtown is the "Downtown Core," where buildings usually occupy most of their lot, adjoin one another along sidewalls, and tend to be a bit taller in height relative to the "Downtown Edge."

Downtown Edge

This peripheral area is less intensive with slightly lower buildings and greater front, side and rear setbacks. This area has a less urban form than the Downtown Core.

> *"Virtually every example of sustained success in downtown revitalization – regardless of the size of the city – has included historic preservation as a key component of the strategy."*
>
> The Economics of Historic Preservation - Donovan Rypkema (page 2)

DESIGN REVIEW PROCESS

Design review is only applicable to property owners within the district who plan on making alterations to their property that would be visible from a street. Property owners applying for a Certificate of Appropriateness (COA) would take the following steps:

1) Pre-Application Meeting

Meet with the City's design review personnel to discuss the proposed project prior to formulating detailed plans. An application check list to secure a COA will be prepared by the City personnel to inform the applicant of the required plan information.

2) Submission of a Complete Application

Based upon the types of information required per the application check list completed during the pre-application meeting, the applicant will submit a complete application. Depending upon the particular project, examples of required information might include photographs of the property, architectural plans, and material samples.

3) Review by Design Review Staff

Once a complete application for a COA has been submitted by the applicant, the City's design review personnel will review the application in light of these design guidelines. The City personnel will draft a concise review memorandum explaining how the proposed project measures up against the guidelines.

4) Issuance of a COA

For applications deemed compatible with the design guidelines, a COA will be issued. In some instances, the COA will be accompanied with one or more conditions, which will reflect the City personnel's desired changes to make the plans compatible with the design guidelines.

> *"It is widely acknowledged in the travel industry that the character and charm of small cities is a major factor in [attracting] tourism to them… This is one of the reasons why the movement for historic preservation is so avidly supported by tourist bureaus and travel companies all over the country."*
>
> Travel expert Arthur Frommer (Rypkema, page 78)

KEY POINTS

It is intended that these design guidelines will be clear and easily understood by those who use them. However, because these guidelines contain numerous details, it is important to keep the following points in mind:

These design guidelines will not impact zoning or building codes. They do not effect permitted or prohibited land uses per the City's zoning. However, the dimensional standards of the guidelines, such as building heights and setbacks, will supersede similar requirements currently existing in applicable zoning. These guidelines will not supersede building codes.

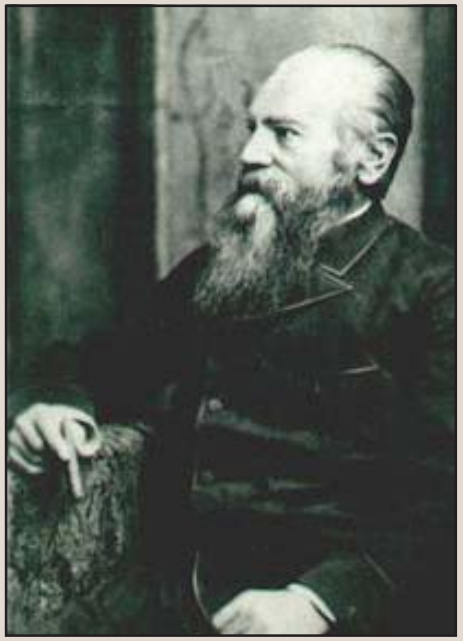
These design guidelines are intended to be applied with some flexibility. Because most guidelines cannot be written in a manner to accommodate every conceivable scenario, they are intended to be interpeted and applied at the discretion of the City's design review personnel. Only by allowing for some level of flexibility can the best design solutions be achieved.

These design guidelines are only applied to the exterior of buildings where they can be viewed from a public street. Interiors are not considered, nor are rear areas of a propertythat are not visible from a street.

These design guidelines are applied more flexibly to non-historic buildings than to historic buildings. "Historic" buildings are those 50 years or older and considered to be contributing to the district's overall architectural significance and character. Buildings that are non-historic because of their age or alterations that have already occurred will have more flexible consideration than historic buildings.

These design guidelines are applied more flexibly to the Downtown Edge Subdistrict than to the Downtown Core Subdistrict. The Downtown Edge is less urban and less historically significant than the Downtown Core. The key focus of the Downtown Edge is to avoid sprawling and low-density development patterns that are unfriendly to pedestrians.

These design guidelines sometimes distinguish between "primary" streets and "secondary" streets. The "primary street" is the street containing building frontages. With a few exceptions within the Downtown Core Subdistrict, primary streets tend to run north and south ("avenues"). Examples of this distinction as it relates to the guidelines includes requiring front facades to address the primary street and allowing screened parking lots to front the secondary street in the case of corner lots.



Colonel John Cullmann, a native of Germany, established Cullman during the 1870s.

II. ARCHITECTURAL CONTEXT

SECTION CONTENTS

- HISTORIC DEVELOPMENT PATTERN
- HISTORIC PHOTOGRAPHS
- ANATOMY OF A BUILDING

HISTORIC DEVELOPMENT PATTERN

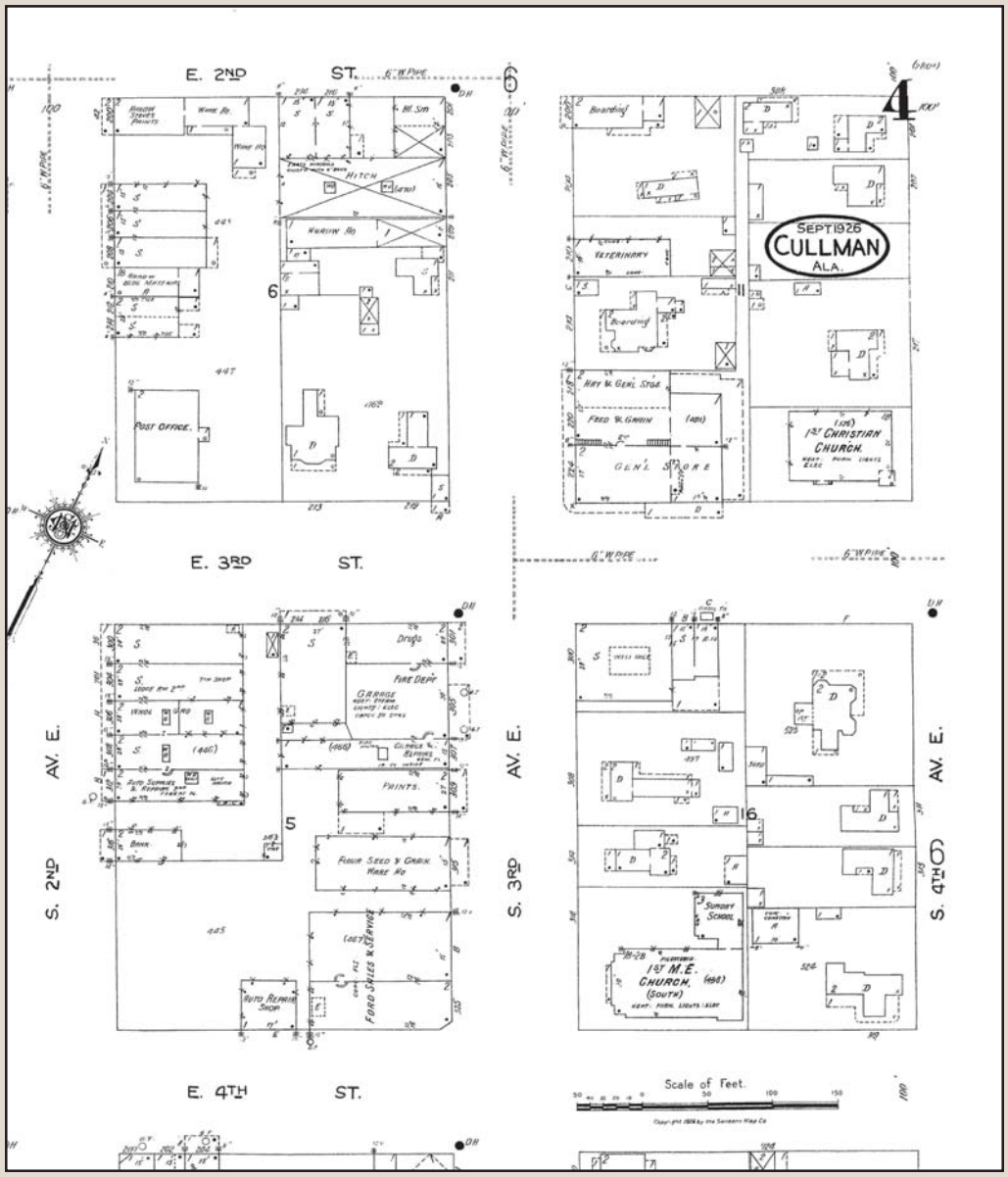
As the historic insurance company map at right illustrates, Downtown has a traditional development pattern comprised of lots, blocks, streets, alleys and buildings. Below is a summary of this pattern, and buildings are addressed on the following page.

Lots & Blocks

Lots are oriented perpendicular to the street, as historic lot patterns tend to be. Lots widths vary greatly, but typically range between as narrow as 20 ft. for commercial lots to over 100 ft. for some residential lots. Lot depths are typically 120 ft. to 130 ft. Blocks are typically 260 ft. by 320 ft., but those west of the railroad tend to be larger.

Streets & Alleys

Downtown Cullman's streets are noticably broader than most downtowns, reportedly because in laying out the town, Colonel Cullmann was thinking of the recent Great Fire of Chicago and wanted sufficient gaps between blocks as a preventative measure. Most downtown street right-of-way widths are 100 ft. east of Main and 50 ft. west of Main. Most blocks lack alleys.



This excerpt from a Sanborn Insurance map dates from 1926. Source: Garlan Gudger

HISTORIC PHOTOGRAPHS

Buildings

Historic buildings in Downtown Cullman tend to front onto the street right-of-way (ROW) and sidewalk. Buildings cover most of their lot, but the rear of the lot is undeveloped for rear loading and parking. The predominant exterior cladding material is brick

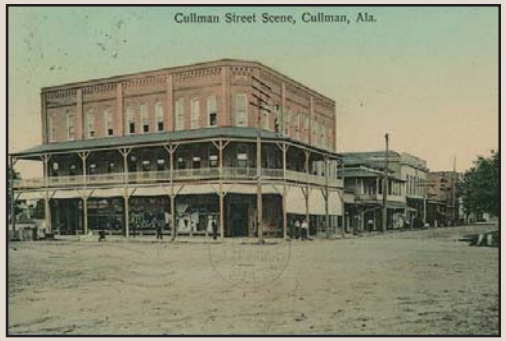
Cullman is fortunate to have a collection of historic photographs of the downtown that document the District's architectural history. At right and the following pages are many representative photographs of the historic downtown. Relative to the most predominant characteristics seen in today's surviving historic buildings, the historic photographs and insurance maps reveal the following characteristics no longer evident:

- Downtown Cullman once had more three-story buildings than survive today.
- Downtown Cullman once had many more clapboard clad buildings than survive today.
- Downtown Cullman once had many more balconies than survive today.

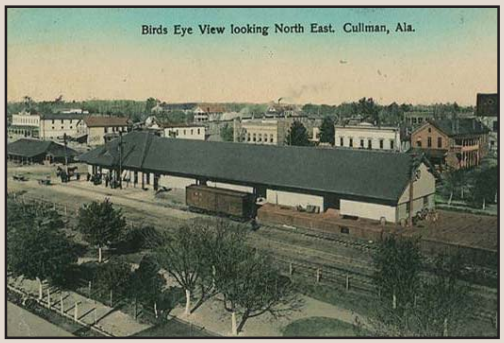
Downtown circa 1940s Source: Virgil Fowler

Downtown circa 1940s Source: Virgil Fowler

German Bank Source: Virgil Fowler



Eureka Hotel Source: Virgil Fowler



Railroad depot Source: Virgil Fowler

German Bank & Ice Factory/Source: Virgil Fowler

Courthouse built 1878 / Source: Garlan Gudger

Arndt Saloon built 1894 /Source: Garlan Gudger

City Fire Station Source: Garlan Gudger

Downtown circa 1940s Source: Virgil Fowler

Rexall Drugs circa 1940s Source: Virgil Fowler

Thompson's Dept. Store Source: Virgil Fowler

Downtown view northwest/Source: Virgil Fowler

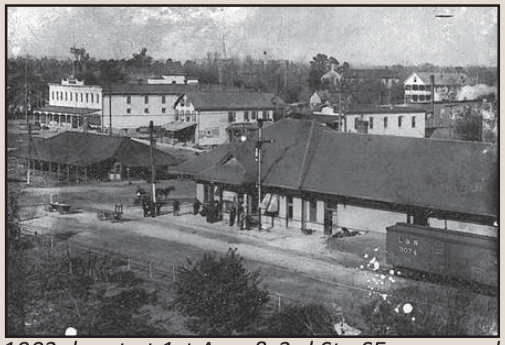
Second courthouse Source: Virgil Fowler

People's Drug Store Source: Virgil Fowler

George Beyer Hardware Store at 2nd St. & 2nd Ave., SE Source: Virgil Fowler

Roden Family at County Jail
Source: Virgil Fowler

Old Kullman Hall - 1887 / Source: Virgil Fowler



1903 depot at 1st Ave. & 3rd St., SE - removed when tracks depressed / Source: Virgil Fowler

Stiefelmeyer Store built in 1888 and burned in 1892 Source: Virgil Fowler

Stiefelmeyer Store rebuilt in 1892
Source: Virgil Fowler

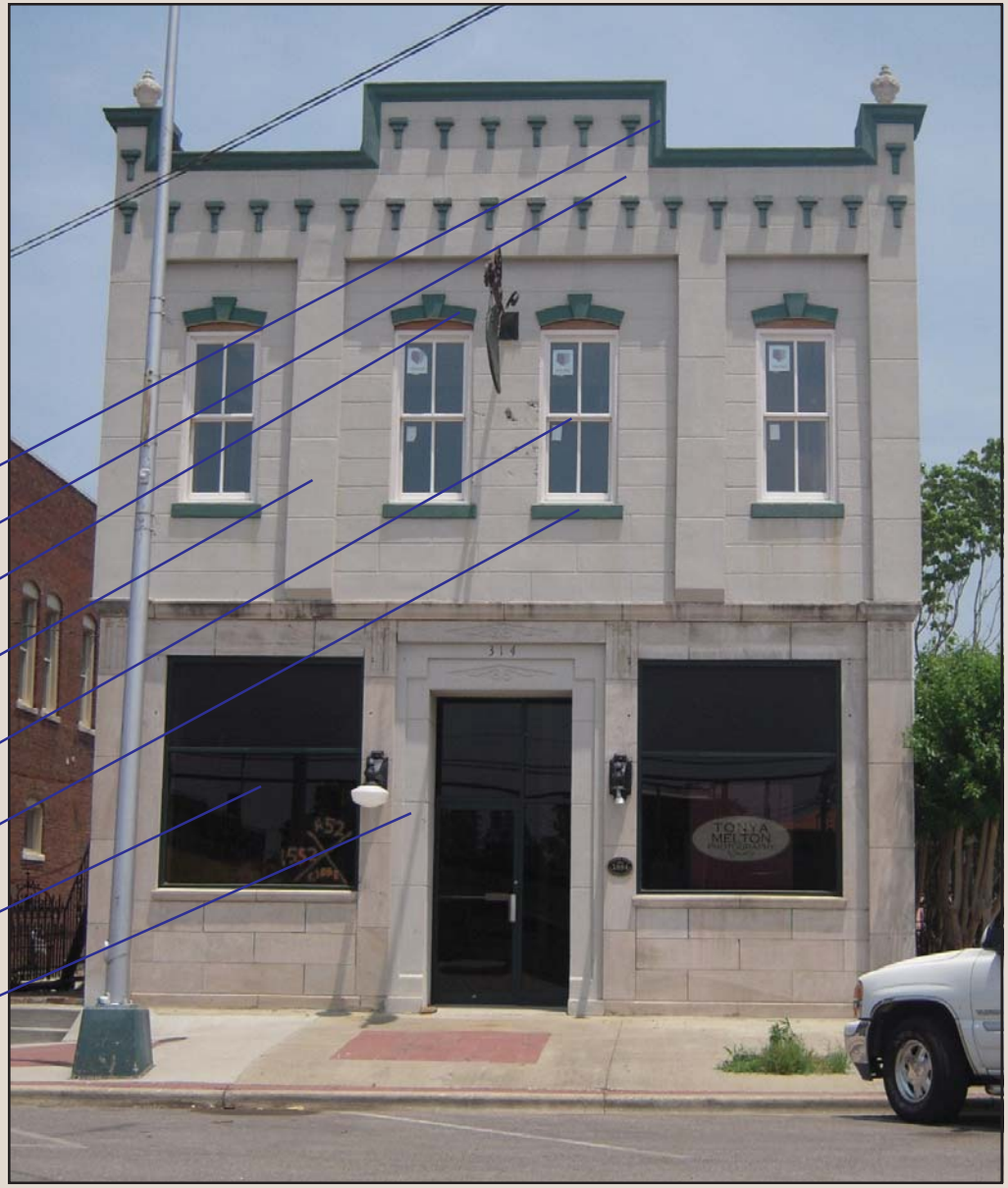
Downtown street scene / Source: Virgil Fowler

Palace Saloon at 1st Ave. & 3rd St., SE
Source: Virgil Fowler

Yost's Store on opening day - Sept. 30, 1933
Source: Virgil Fowler

ANATOMY OF A BUILDING

At right is a photograph of a historic commercial building in Downtown Cullman with a high level of architectural integrity. The only feature that is inconsistent with these guidelines is the heavily-tinted glass on the ground floor. This building is being used here to illustrate some of the terminology used in these guidelines. The guidelines do not require all of these features for any given building. There is also a glossary of terms contained in the Appendices of this document.



III. NEW DEVELOPMENT

SECTION CONTENTS

- COMMERCIAL & MIXED USE BUILDINGS
- INSTITUTIONAL BUILDINGS
- NEIGHBORHOOD COMMERCIAL BUILDINGS
- INDUSTRIAL/ WAREHOUSE BUILDINGS
- SITE IMPROVEMENTS

COMMERCIAL & MIXED USE BUILDINGS

Overview

This section of the design guidelines applies to new commercial and mixed use buildings, which include those constructed for ground floor retail, service and office uses, as well as upper floor residences and offices. As with all of these guidelines, they only apply to portions of a building/property that are visible from a street. This section recognizes that there are two distinct development patterns in the downtown - the Downtown Core and Downtown Edge (see map at right).

General Principles

It is the goal of these design guidelines to insure that new development is visually compatible with the existing historic context of downtown. Such compatibility should include the following key design features:

- Building heights
- Building setbacks
- Roof forms
- Facade design
- Building materials

This historic commercial building at left features many of the elements commonly found on such buildings in Cullman's Downtown Core, including:

- *Flat roof*
- *Parapet facades*
- *Brick cladding*
- *Vertically oriented upper floor windows*
- *Storefront ground level*
- *Clipped corner entrance*
- *Cloth awnings*

COMMERCIAL & MIXED USE BUILDINGS

DOWNTOWN CORE

Building Heights

Maximum height: 3 stories, not to exceed 50 ft. Corner towers, cupolas, and similar vertical architectural features not constituting habitable space do not count towards the height limits.

Ground Floor Height

The ground floor of any building shall have a minimum height of 11 ft.

Front Setbacks

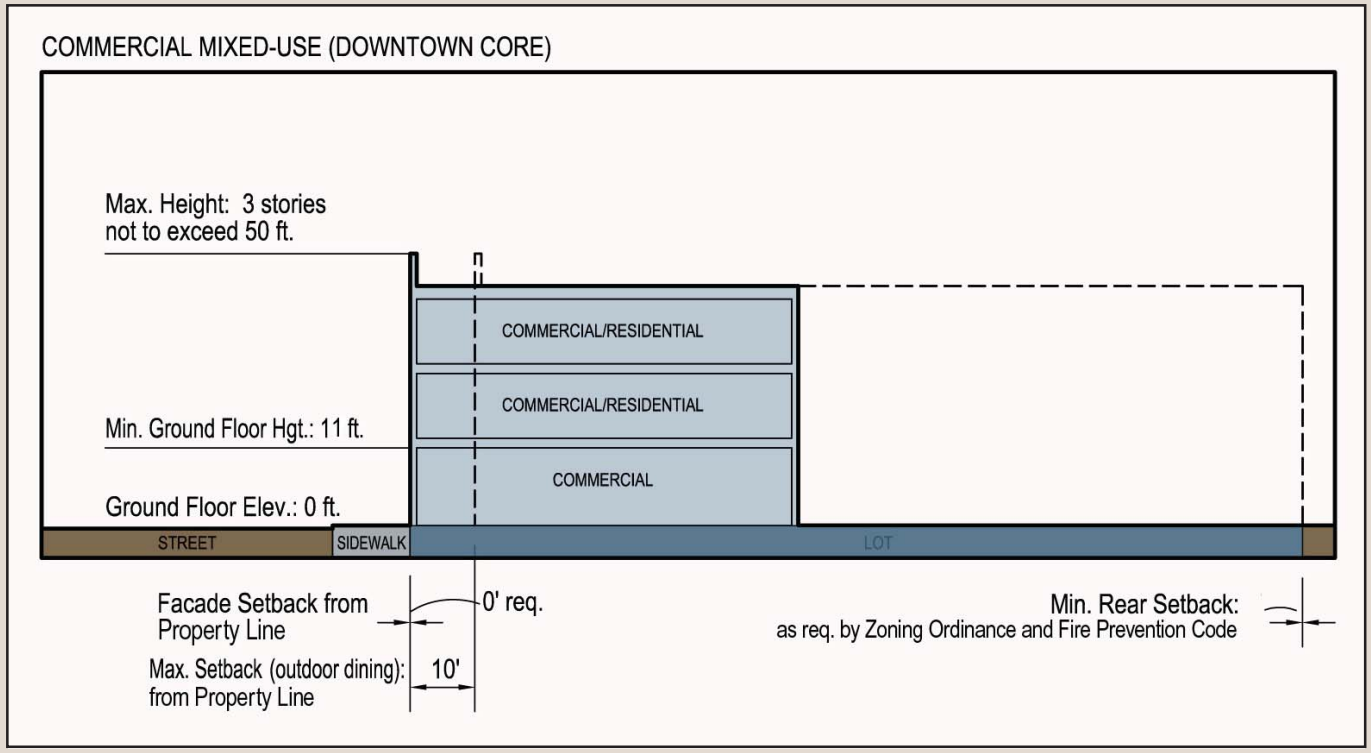
The building shall be built at the front property line. Buildings may be recessed up to 5 ft. for articulations (recesses and projections, such as pilasters) in the building facade and up to 10 ft. for outdoor dining. Outdoor dining must be defined by a low wall or fencing along the front property line with a minimum height of 2 ft. and a maximum height of 4 ft.

Side & Rear Setbacks

As required by Zoning Ordinance, Fire Prevention Code and DRC.

Building Orientation

The front facade of a building shall face the adjacent street. In the case of corner lots, the primary facade shall face the "primary" street (see page 4 for definition). The building's front facade shall be defined by the existence of the primary entrance and other architectural treatments.



COMMERCIAL & MIXED USE BUILDINGS

DOWNTOWN EDGE

Building Heights

Maximum height: 2 stories, not to exceed 35 ft. Corner towers, cupolas, and similar vertical architectural features not constituting habitable space do not count towards the height limits.

Ground Floor Height

The ground floor of any building shall have a minimum height of 10 ft.

Front Setbacks

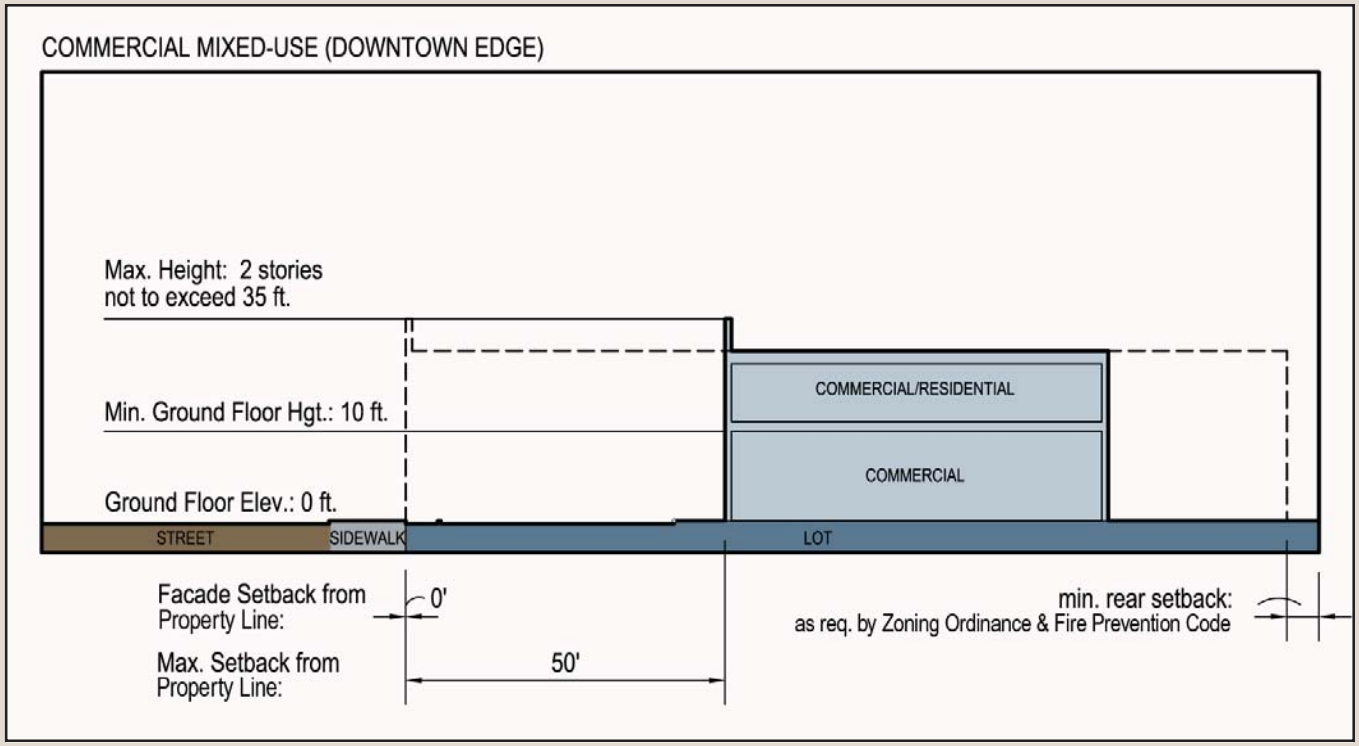
The building facade shall be built at or within 50 ft. of the front property line.

Side & Rear Setbacks

As required by Zoning Ordinance, Fire Prevention Code and DRC

Building Orientation

The front facade of a building shall face the adjacent street. In the case of corner lots, the primary facade shall face the "primary" street (see page 4 for definition). The building's front facade shall be defined by the existence of the primary entrance and other architectural treatments.



COMMERCIAL & MIXED USE BUILDINGS

DOWNTOWN CORE & DOWNTOWN EDGE

Roofs

Roofs shall be flat, gabled or hipped. Roofs with a pitch less than 4:12 shall feature a parapet wall sufficient to visually screen it as viewed from its primary street. Visible pitched roofs shall have a minimum slope of 6:12 and a maximum pitch of 12:12. Mansard roofs are prohibited. Building components not constituting the primary structure, such as porches and dormers, may feature a shed, gable or hipped roof with a pitch of at least 2:12, but not exceeding 12:12. Roof-top equipment, satellite dishes, pipe vents, and similar features shall be screened to the greatest extent possible from public streets by either a parapet wall or by its location.

Ground Floor Facade Massing

No groundfloor front facade plane shall exceed a width of 30 ft. without an interuption. Groundfloor facades shall be broken into a series of vertical bays using any of the following elements: wall off-sets of at least 4 inches in depth, pilasters (engaged pillars) with a minimum depth of 4 inches, columns/posts, projecting bays, and porches. Other means of achieving massing, but only when combined with one of the approaches listed above, include: material changes, roofline changes and front steps and/or stoops.

Front Facades & Entrances

The front facade and primary entrance of a building shall front onto the building's associated street. No building rear may front a street.

Corner Lots: In the case of corner lots, the front facade and primary entrance shall face the primary street. An encouraged alternative for corner buildings having a strong historic precedent is a clipped corner entrance as illustrated at far right.

An excellent historic example of a clipped corner entrance, the Koopman & Gerdis Building was demolished in 1978.
Source: Virgil Fowler

This new infill building in Downtown Cullman exhibits many of the standards contained in this document, including parapet facades screening a flat roof, facade massing, and substantial groundfloor glazing.

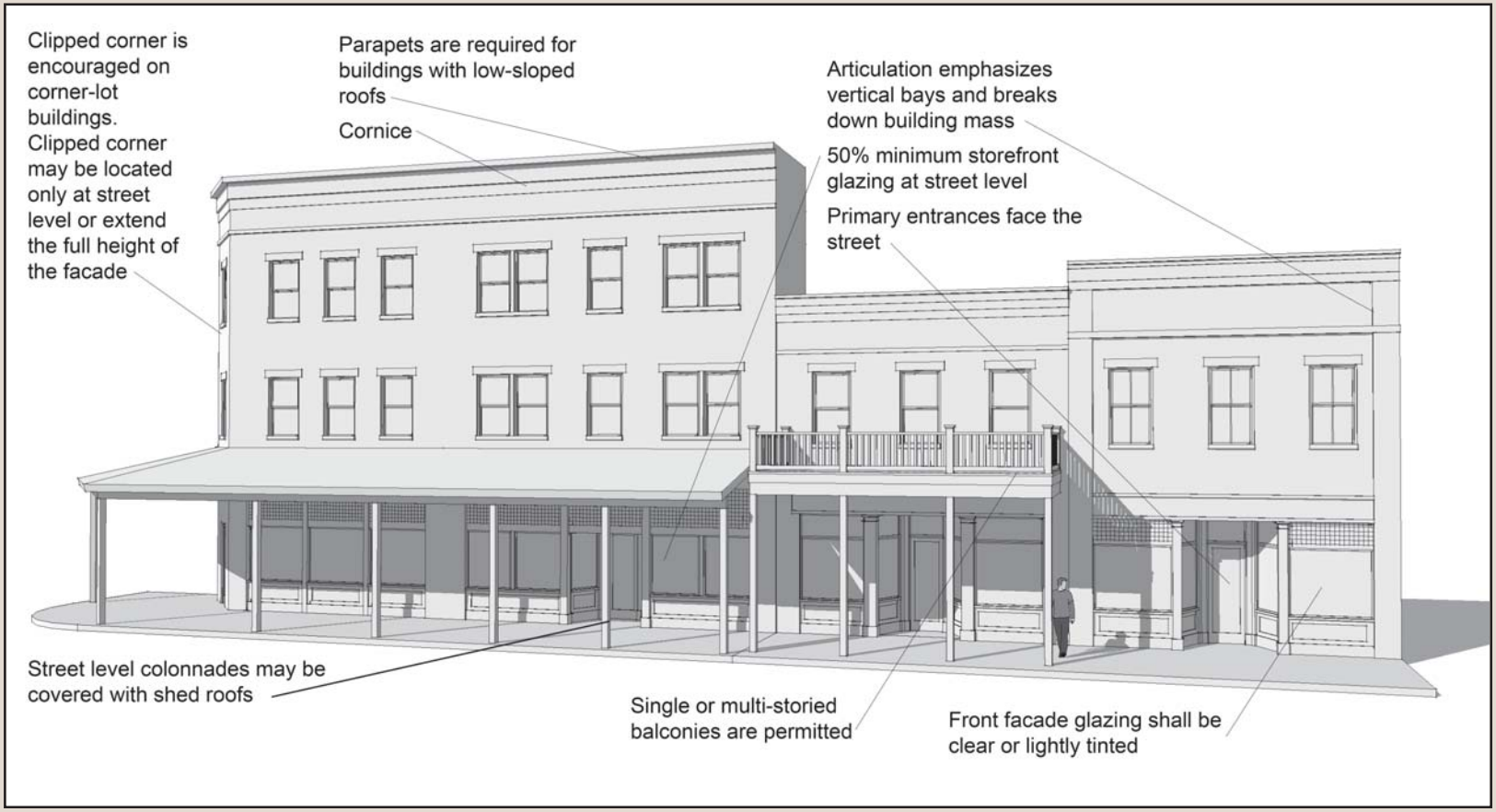
COMMERCIAL & MIXED USE BUILDINGS

DOWNTOWN CORE & DOWNTOWN EDGE

Glazing

A minimum of 50 percent of the front facade's ground floor shall be glazed (comprised of glass in the form of doors and/or windows). The ground floor is considered the area between grade and the first floor's ceiling. Glass anywhere on the front facade may not be reflective or tinted by more than 30 percent.

Sample Commercial / Mixed Use Design



COMMERCIAL & MIXED USE BUILDINGS

DOWNTOWN CORE & DOWNTOWN EDGE

Door & Window Design

The building's primary entrance shall face the associated street. All upper floor windows shall have a vertical orientation. Door and window muntins shall be true-divided lites or simulated divided lites on both sides of the glass (see the Appendices Glossary for definitions of window terms). Shutters, if provided, shall be sized to fit the window and appear to be operable. Although small-paned leaded glass is permitted within clerestory windows, as is frequently found in historic commercial buildings in Downtown Cullman, multi-paned storefront windows having a colonial era appearance are prohibited.

Exterior Cladding Materials

This section does not include architectural detailing, which is addressed later, and it only addresses materials visible from a street, as with all of these guidelines. Material changes shall not occur at outside corners. Although not encouraged, material changes shall occur on a horizontal line with the heavier material below the lighter one (for example: clapboard above masonry).

Permitted: Wood, brick, Ashlar stone (see Glossary in Appendices), and materials identical in appearance to permitted materials, such as cementicious siding imitating wood. Wood and approved materials simulating wood may only be used as horizontal boards (clapboard) with an exposure width no greater than 5 inches. Metal is also permitted if used in a historically compatible manner.

Prohibited: Concrete (when not imitating permitted materials), metal used incompatibly, vinyl, EIFS (Dryvit), and other materials deemed inappropriate by the DRC.

Exterior Detailing Materials

Examples of exterior detailing elements include window surrounds and balustrades.

Permitted: Wood, brick, stone, cast stone, metal, and materials identical in appearance, such as decorative molded urethane millwork.

Prohibited: Concrete (when not imitating permitted materials), metal used incompatibly, vinyl, EIFS (Dryvit), and other materials deemed inappropriate by the DRC.

Storefront Windows

PERMITTED - Small-paned clerestory windows as found historically in Downtown Cullman.

PROHIBITTED - Small-paned storefront windows as found on colonial era buildings.

COMMERCIAL & MIXED USE BUILDINGS

DOWNTOWN CORE & DOWNTOWN EDGE

Other Building Elements

Awnings, canopies and balconies are encouraged on front facades, but not required. See the following page for historic exmples. Definitions and standards are provided for each below.

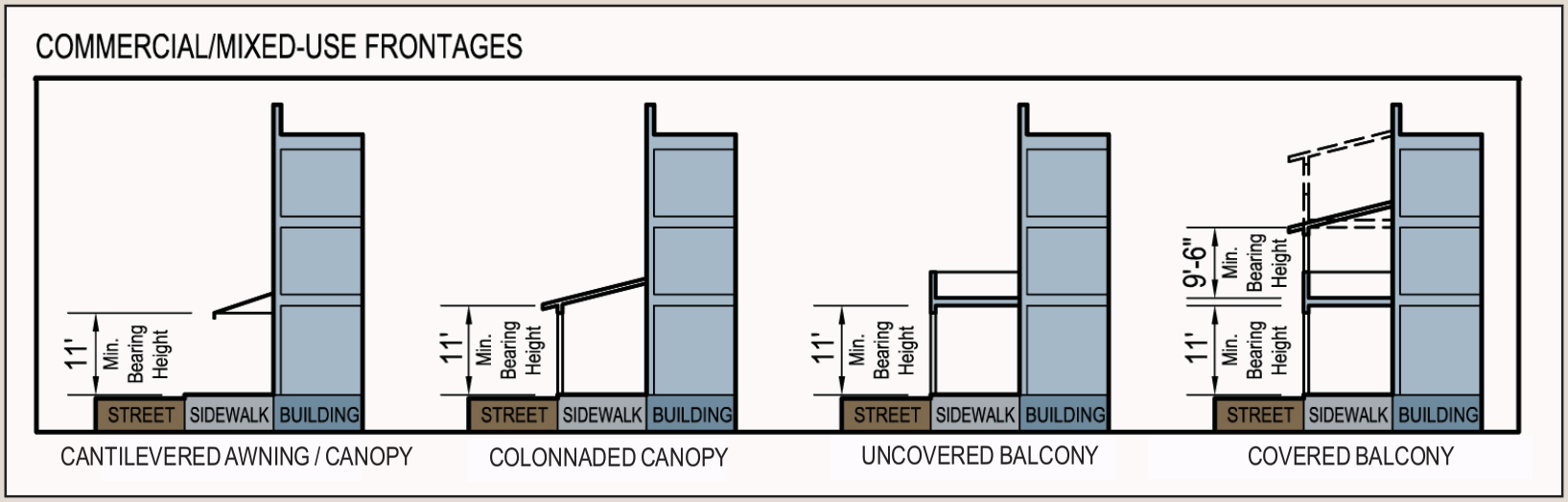
Awnings: Awnings are located above the groundfloor level, are cantilevered, and feature a framework with a cloth covering. They shall be canvas or an identical looking material and shall not be internally lit. Awnings are also permitted on upper floors when sized to fit individual windows.

Canopies: Canopies are located above the groundfloor level, they can be cantilevered or supported by columns (colonnaded), and they shall be either wood or metal. Column locations must not impede pedestrian access. Canopies shall be one of the following two types:

a) Flat and perpendicular to the facade, or

b) Low to moderately-pitched shed roof not exceeding a 45 degree slope (1:1 pitch). Such roofs must feature standing-seam metal per precedents (see page 17).

Balconies: Balconies shall be metal, heavy timber (see definition in Glossary), or an approved material simulating wood. They must have a minimum depth of 6 ft. unless a shallower depth is required by building codes. Deeper balconies are encouraged. Balconies must be supported by columns located so as to not impede pedestrian access. If covered, the roofs shall follow the standards for canopies. Permanent screens are prohibited, but manual roll-down screens and operable wood (or simulated wood) shuttters are acceptable (refer to Balcony Ordinance). Although discouraged, exceptions for cantilevered shallow balconies can be considered.



COMMERCIAL & MIXED USE BUILDINGS

DOWNTOWN CORE & DOWNTOWN EDGE

Signal Receiving Devices: See Glossary definition. They may not be installed to any building or site so as to be visible from a street.

Awnings

Awning on Rexall Drugs is a continuous single treatment. Source: Virgil Fowler

Awnings on the German Bank are fitted to individual windows. Source: Virgil Fowler

Canopies

The 1892 Stiefelmyer Store's canopy had a low pitch and is enclosed at the end. The roofing material was standing seam tin, while the posts and trim are wood. Source: Virgil Fowler

This street scene close up illustrates a canopy similar to the one at left. It is enclosed at the end, features standing seam tin roofing, and wooden posts. Source: Virgil Fowler

Balconies

The Eureka Hotel's second story balcony features wood construction, including the posts and balustrade. The low-pitched roof is consistent with Downtown Cullman's historic canopies, and it is hipped at the corner. Source: Virgil Fowler

The Palace Saloon's second story balcony is very similar in design with the one shown in the photograph at left. The ends of the canopy are enclosed with a vertical wood siding. Source: Virgil Fowler

INSTITUTIONAL BUILDINGS

Overview

Institutional buildings include that broad range of structures that are not privately developed for commercial or residential purposes. Instead, they are publicly or privately developed for governmental, religious, educational, and similar purposes. They include churches, schools, post offices, and municipal buildings, among others. These standards apply to both sub-districts.

General Principles

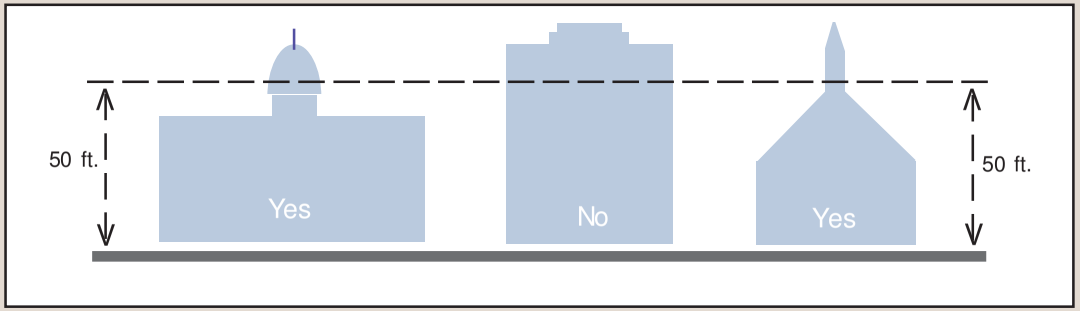
It is the goal of these design guidelines that institutional buildings fit into the overall character of Downtown Cullman in a broad sense. However, because it is also important that institutional buildings visually stand out as a means of underscoring their uniqueness and significance to the community, they should be able to differ from the majority of other buildings in the District. Rather than being "background" buildings, they should be "foreground" buildings. Because of the need for institutional buildings to be prominent, there are fewer guidelines addressing their placement and design, providing greater flexibility than for other types of buildings.

Examples Existing Institutional Buildings

INSTITUTIONAL BUILDINGS: HEIGHTS, WIDTHS & SETBACKS

Building Heights

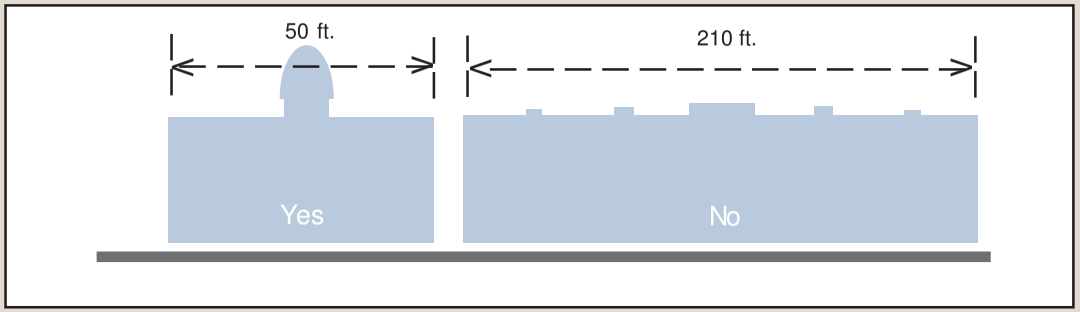
Maximum height: Three (3) stories, not to exceed 50 ft. Steeples, cupolas, and similar vertical architectural features not constituting habitable space do not count towards the height limits.



Building Widths

Maximum: 200 ft.

Exception: Conference centers and similar large-footprint buildings may exceed this limit so long as the facade massing can be visually broken up.



Building Setbacks

There are no building setback requirements, although no parking shall exist within the front yard. Also, where appropriate, a generous setback is encouraged as a means of lending the building prominence and underscoring its significance.

INSTITUTIONAL BUILDINGS: OTHER DESIGN ISSUES

Roofs

In the case of buildings with flat or only slightly sloped roofs, a parapet wall shall serve as the front facade to mask the roof. Roof-top equipment shall be screened from public streets by either a parapet wall or by its location. Vertically-oriented architectural elements, such as steeples and cupolas, are encouraged.

Groundfloor Facade Massing

No groundfloor front facade plane shall exceed a width of 50 ft. without an interuption. Groundfloor facades shall be broken into a series of vertical bays using any of the following elements: wall off-sets of at least 4 inches in depth, pilasters (engaged pillars) with a minimum depth of 4 inches, columns/posts, projecting bays, and porches. Other means of achieving massing, but only when combined with one of the approaches listed above, include: material changes, roofline changes and front steps.

Front Facades & Entrances

The front facade and primary entrance of a building shall front onto the building's associated street. For corner lots, the front facade and primary entrance shall face the "primary" street (see page 4 for definition).

Glazing

Glass on any facade fronting a street may not be reflective or tinted by more than 30 percent, but colored glass in the form of leaded "stained glass" is permitted. Small-paned leaded glass within clerestory windows, as found in many of Cullman's commercial buildings, is also permitted.

Other Design Issues

Because of the individuality sought for Downtown Cullman's institutional buildings, there are no standards for other design issues such as exterior cladding, facade design, architectural detailing, and similar issues. For example, the irregularly cut stone cladding prohibited for commercial and mixed use buildings is permitted for institutional buildings.

This new post office building is primarily one story in height, but features a two-story octagonal tower at the corner, giving it a landmark quality. Clad in brick, it has traditional forms, such as vertically-oriented openings and a human-scaled massing, yet its simple lines give it a somewhat contemporary character.

NEIGHBORHOOD COMMERCIAL BUILDINGS

Overview

Downtown Cullman lacks examples of historic multi-family buildings, as are often found in other downtowns, although there are single-family detached houses in the Downtown Edge. Thus, these guidelines are based, in larger part, on good urban design and intended visual compatibility with the historic downtown.

Permitted Building Types

Permitted neighborhood commercial building types are dependent upon their location. Not including housing units above commercial ground floors, the following building types are permitted:

Downtown Core - Multi-family structures (stacked units) and townhouses.

Downtown Edge - Both building types permitted in the Downtown Core. Single-family detached and attached structures are also permitted within areas dominated by such housing, such as 4th and 5th Avenues NE. Standards for single-family buildings apply to areas having a residential character - even if the uses are now commercial.

As noted previously, there are no strong precedents existing in Downtown Cullman for multi-family housing. However, it is an important building type that should be permitted within both the Downtown Core and Downtown Edge subdistricts. Among those neighborhood commercial building types permitted are courtyard apartments such as this new building at left. Based upon courtyard apartments prevelant in many communities and dating from the 1920s and 1930s, this building type allows a generous front setback to accommodate the courtyard.

NEW DEVELOPMENT

NEIGHBORHOOD COMMERCIAL BUILDINGS

DOWNTOWN CORE

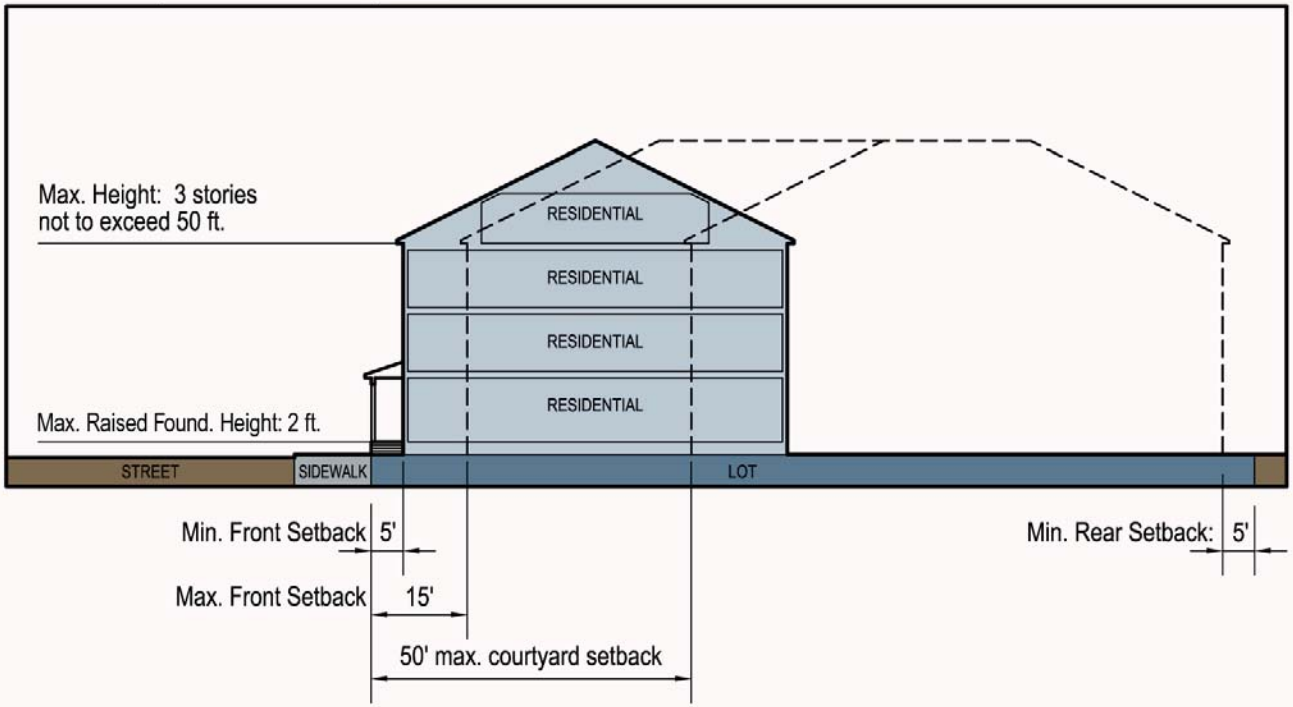
Building Scale & Placement

Maximum Building Height - 50 ft., not to exceed 3 stories. Building heights shall be measured from the average grade of the front façade to either: 1) the top of the parapet on the front façade of flat-roofed buildings; or 2) the top of the eave on the front façade of pitched-roofed buildings. Corner towers, cupolas, and similar vertical architectural features not constituting habitable space do not count towards the height limits.

Building Orientation

The front facade of a building shall face the adjacent street. In the case of corner lots, the primary facade shall face the "primary" street (see page 4 for definition). A building's front facade shall be defined by the existence of the primary entrance and other architectural treatments, including porch steps and detailing.

NEIGHBORHOOD COMMERCIAL (DOWNTOWN CORE)



Example Building Types

NEW DEVELOPMENT

NEIGHBORHOOD COMMERCIAL BUILDINGS

DOWNTOWN CORE

Front Setbacks

The building shall be between 5 ft. and 15 ft. from the front property line.

An exception from the front setback standards is permitted for a front courtyard design in which at least one third of the building's frontage adheres to the required setback. The courtyard depth shall not exceed 50 ft. as measured from the front property line, and no parking is permitted within the courtyard area.

Side & Rear Setbacks

Minimum side setbacks: no requirement

Minimum rear setbacks: 5 ft.

Building Design

Roofs Form

Roofs shall be flat, gabled or hipped. Roofs with a pitch less than 4:12 shall feature a parapet wall sufficient to visually screen it as viewed from its primary street. Visible pitched roofs shall have a minimum slope of 6:12 and a maximum pitch of 12:12. Mansard roofs are prohibited. Building components not constituting the primary structure, such as porches and dormers, may feature a shed, gable or hipped roof with a pitch of at least 2:12, but not exceeding 12:12.

Roof Penetrations and Equipment

Pipe vents, air conditioning units, and similar roof top features (not including chimneys) shall be located and/or screened so as to minimize their visibility. Chimneys shall be made of a masonry material.

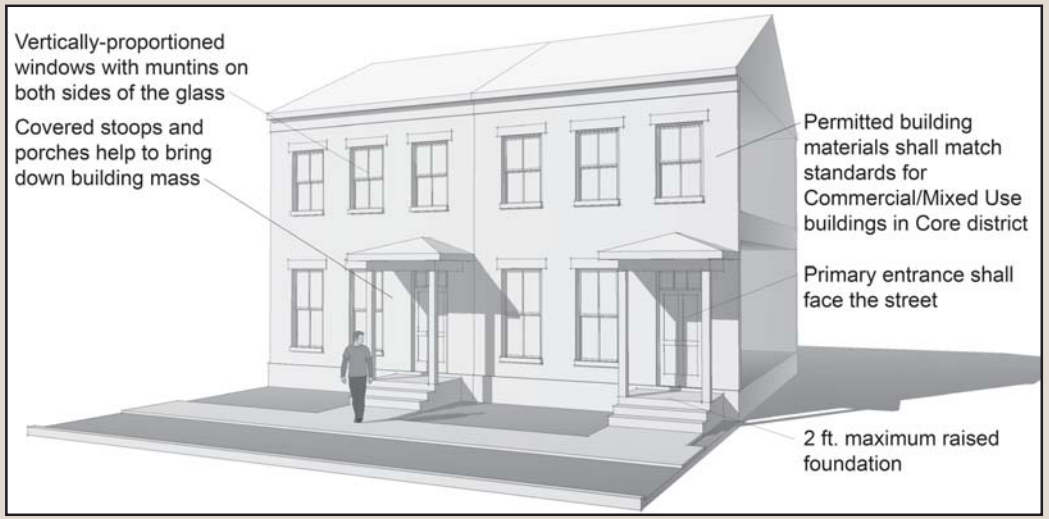
Minimum Foundation Heights

Buildings shall have a foundation height determined by the DRC, but not greater than 24 inches (measured from finished grade to finished first floor).

Facade Massing

No front facade plane shall exceed a width of 30 ft. without an interruption. Facades shall be broken into a series of vertical bays using any of the following elements: wall off-sets of at least 4 inches in depth, pilasters (engaged pillars) with a minimum depth of 4 inches, columns/posts, projecting bays, porches, balconies, front steps and/or stoops. Other means of achieving massing, but only when combined with one of the approaches listed above, include: material changes and roofline changes.

Sample Neighborhood Commercial Design



NEIGHBORHOOD COMMERCIAL BUILDINGS

DOWNTOWN CORE

Door & Window Design

The building's primary entrance shall face the associated street. All windows shall have a vertical orientation. However, individual vertically oriented windows may be "ganged" to collectively have a horizontal orientation. Door and window muntins shall be true-divided lites or simulated divided lites on both sides of the glass (see the Appendices Glossary for definitions of window terms). Shutters, if provided, shall be sized to fit the window and appear to be operable.

Other Elements

Other design elements of neighborhood commercial buildings within the Downtown Core subdistrict shall be identical to those of commercial and mixed use buildings in Downtown Cullman. Below is a list of design elements and the corresponding pages for commercial and mixed use buildings:

- Exterior cladding materials: pg. 15
- Exterior detailing materials: pg. 15
- Awnings, canopies and balconies: pg. 16
- Signal receiving devices: pg. 17

Accessory Buildings

Accessory buildings, such as garages, shall occur in the rear of a lot, shall have no minimum side setback and a minimum rear setback of 3 ft.

DOWNTOWN EDGE

Multi-Family Structures & Townhouses

This building type shall follow the same guidelines as apply to the Downtown Core subdistrict, but with the following exceptions:

Maximum Building Height - 35 ft., not to exceed two (2) stories.

Front Setbacks

The building facade shall be built at or within 50 ft. of the front property line.

Side & Rear Setbacks

Minimum side setbacks: 5 ft.

Minimum rear setbacks: 10 ft.

Minimum Foundation Heights

No requirement unless the front facade is within 15 ft. of the front property line. In such cases, building foundation height will be determined by the DRC, but not greater than 18 inches (measured from finished exterior grade to finished first floor).

Single-Family Attached & Detached

Even though the use is commercial, new buildings within portions of the Downtown Edge subdistrict that have a predominantly residential character shall follow these guidelines.

Lot Proportions

Single-Family Detached: Shall have a perpendicular orientation to the street with a minimum width-to-depth ratio of 1:1.5

Single-Family Attached: Shall have no proportion requirements

Lot Widths

Single-Family Detached: Shall have a minimum lot width of 40 ft.

Single-Family Attached: Shall have a minimum lot width of 18 ft. for townhouses, and 50 ft. for other attached single-family buildings.

Maximum Building Height - 35 ft., not to exceed 2 stories

Building heights shall be measured from the average grade of the front façade to either: 1) the top of the parapet on the front façade of flat-roofed buildings; or 2) the

NEIGHBORHOOD COMMERCIAL BUILDINGS

DOWNTOWN EDGE

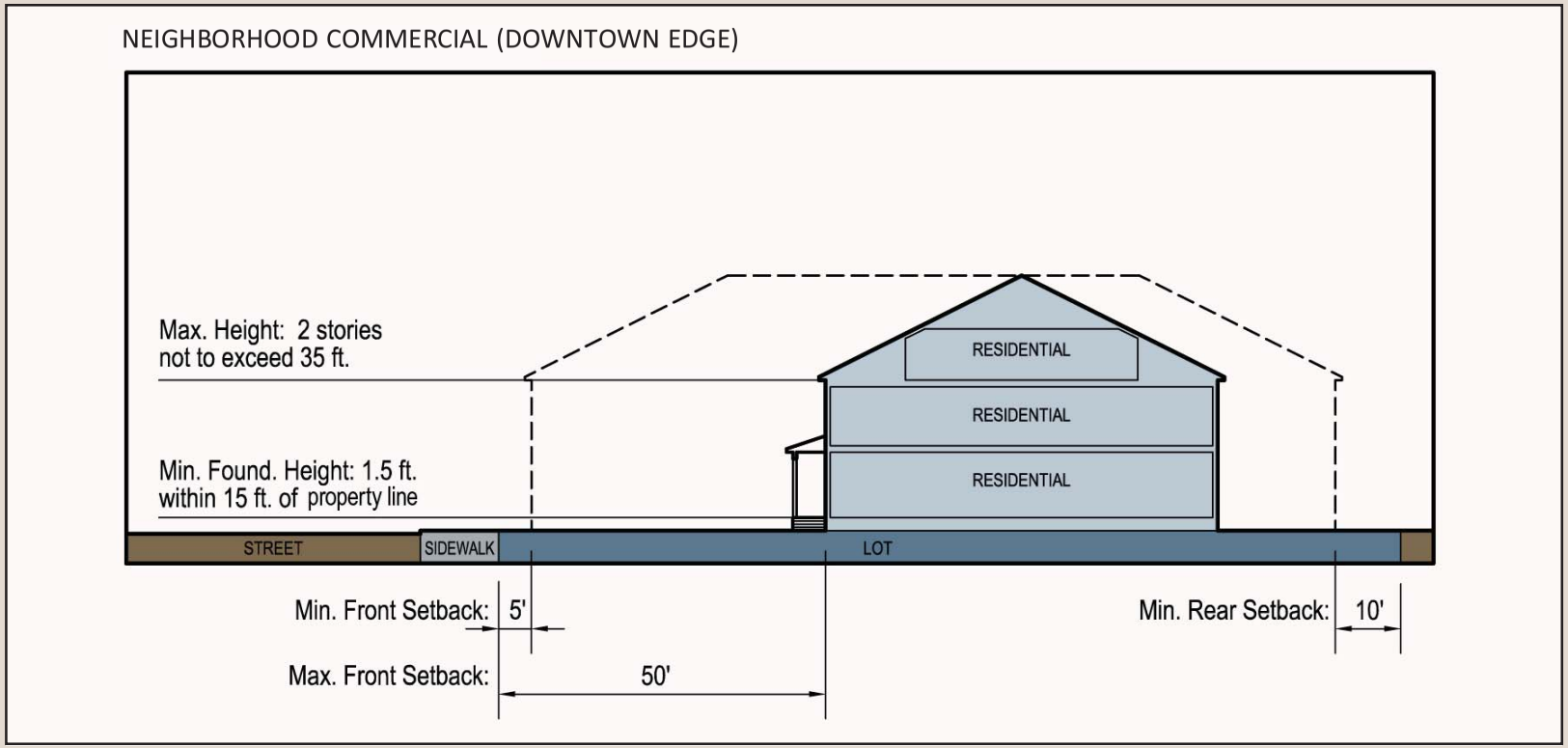
top of the eave on the front façade of pitched-roofed buildings.

Building Orientation

The front facade of a building shall face the adjacent street. In the case of corner lots, the primary facade shall front the "primary" street (see page 4 for a definition). A building's front facade shall be defined by the existence of the primary entrance (with the exception of permitted corner entrances) and other architectural treatments, including porch steps and detailing.

Front Setback

Minimum: 5 ft. from the front property line.
Maximum: 50 ft. from the front property line.



NEIGHBORHOOD COMMERCIAL BUILDINGS

DOWNTOWN EDGE

Side Setback

Minimum: 5 ft. (for townhouses, a side setback is only required for end units)

Rear Setback

Minimum: 5 ft.

Building Design, Other Elements, Facade Cladding Materials, Exterior Detailing Materials & Accessory Buildings

These issues have the same guidelines as for multi-family structures and townhouses in the Downtown Edge subdistrict, except that:

a) Single-family houses must have pitched roofs.

b) Front setbacks of 15 ft. or less must feature front porches with a maximum height of 2 ft., a minimum depth of 6 ft., and a minimum width of half the facade width.

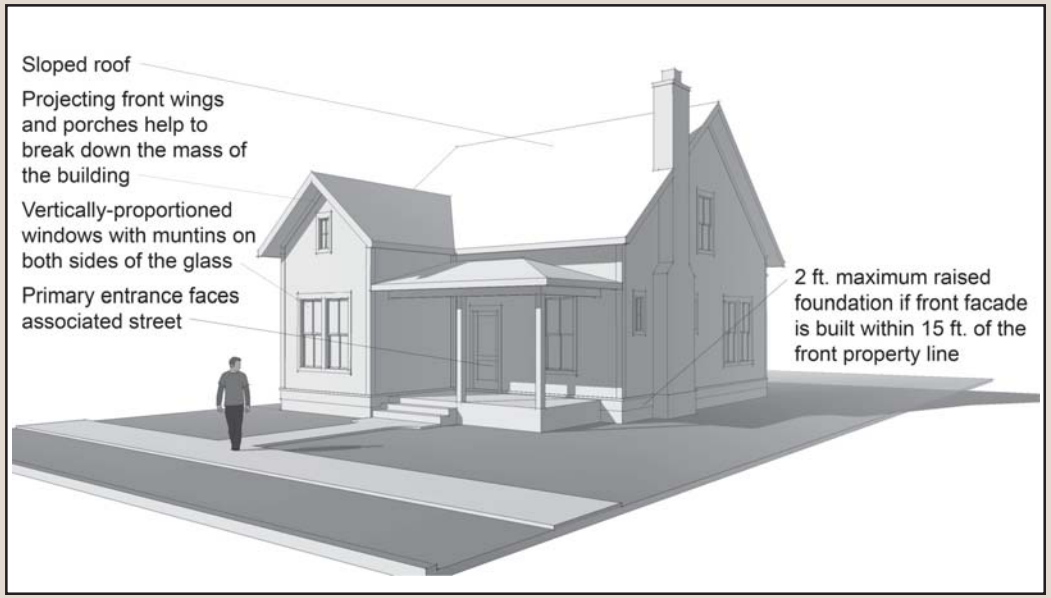
Accessory Buildings

Accessory buildings, such as garages, shall occur in the rear of a lot, shall have a minimum side setback of 3 ft. and a minimum rear setback of 3 ft.

While these guidelines do not address garage design, it is encouraged that multi-vehicle garages feature a single door per vehicle when visible from a street.

This new single-family detached house follows the guidelines for the Downtown Edge, including the front setback, height, raised foundation, front porch and other features.

Sample Neighborhood Commercial Design



INDUSTRIAL/ WAREHOUSE BUILDINGS

Overview

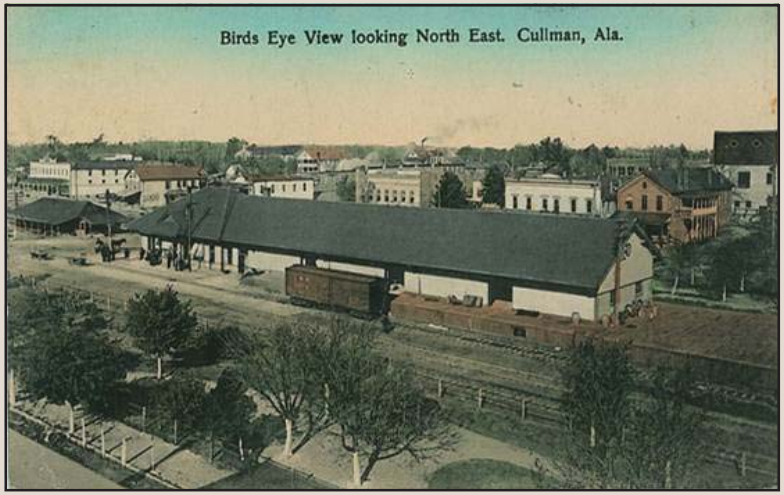
New industrial and warehouse buildings are currently prohibited in the City's CBD zoning category, which covers both the Downtown Core and Edge subdistricts of these guidelines. However, should they ever be a permitted use through either revised zoning or use variances, they shall comply with the following guidelines:

Building Height, Setbacks & Form

Guidelines for commercial and mixed use buildings in the Downtown Edge subdistrict contained on pages 12-13 for building heights, setbacks, roofs, facade massing, and front facades and massing shall apply to any permitted industrial and warehouse buildings in the Downtown District.

Architectural Design, Materials & Elements

There are no guidelines for these design issues for permitted industrial and warehouse buildings in the Downtown District.



This historic photograph of Downtown Cullman's railroad area reflects the general character of late-nineteenth and early-twentieth century industrial and warehouse buildings. Such buildings typically have a gable roof, a large building footprint, and very simple facade design.

Source: Virgil Fowler

Sample Industrial/Warehouse Building

SITE IMPROVEMENTS

Overview

Site improvement guidelines address issues such as vehicular and pedestrian access to properties, parking location and orientation, and landscaping, buffering and screening. There are two distinct sets of site improvement guidelines — one for the Downtown Core Sub-district and one for the Downtown Edge Sub-district. The Downtown Core guidelines reflect the intense and urban condition found in this area, and consider the space limitations for site improvements. The Downtown Edge guidelines, on the other hand, recognize the existing random development pattern in this area, and have been developed in order to facilitate a more coherent and desired character for the area. These guidelines will help blend new development with existing to create a more cohesive pattern of development.

DOWNTOWN CORE

Access & Parking

Vehicular Access

Access to parking areas shall be limited to rear alleys to avoid the proliferation of driveways along streets. When driveways accessed from streets are required due to the absence of an alley, they shall be accessed from secondary streets rather than primary streets. The "primary street" is the street containing building frontages. With a few exceptions within the Downtown Core Subdistrict, primary streets tend to run north and south (avenues). When permitted, driveways shall be located along the edge of the lot. When opportunities occur, shared access driveways should be provided along property boundaries. Multiple adjacent driveways are not permitted. No more than one (1) driveway shall be allowed per property unless it can be demonstrated that the parking lot's size and traffic projections warrant a second driveway.

Cross-Access

Direct vehicular access between adjoining properties shall be provided where possible as an alternative to indirect access via the associated street. Such access shall be located within the rear half of the lot, and may exist in the form of an alley or an internal driveway connecting the parking areas.

Driveway Widths

Driveway widths shall not exceed 12 ft. for single-lane driveways or 24 ft. for two-lane driveways. No driveways may have more than two (2) lanes at their point of intersection with the street.

Drive-Through Windows/Facilities

Drive-through windows/facilities are permitted only if: 1) they are not visible from a public street, and 2) they adhere to the other vehicular access and driveway width standards of these guidelines.

Parking Location

The majority of parking within the Downtown Core currently exists in the form of on-street parking. This condition should continue for future development. If off-street parking is deemed necessary for new development, it shall not be visible from a public street. Surface parking lots shall not be located between a building and a street.

Loading, Refuse & Lighting

Loading & Refuse

Loading areas and refuse storage areas shall be located behind buildings and not visible from a primary street. A screen shall be used to screen loading areas from

secondary streets when conditions require it. Loading area screening shall be composed of masonry, wood, landscaping, or a combination of these materials. Refuse storage areas shall be completely screened from views both external and internal to the site with the provision of a wall or solid fence, and they shall include a screening gate for access to the refuse containers. Walls or fencing used for screening shall be visually compatible with the materials and design of the corresponding building, and it shall be a minimum of 6 ft., but no taller than 10 ft.

Lighting

Freestanding parking lot lighting shall not exceed 16 ft. in height. Fixtures shall be hooded or shielded to minimize light trespass, reduce glare, and minimize visibility from adjacent properties. Fixtures shall not direct light onto adjacent properties.

DOWNTOWN EDGE

Access & Parking Location

Vehicular Access

Driveways should be located near the edge of the lot. When opportunities occur, shared access driveways should be provided along property boundaries. Multiple adjacent driveways are not permitted. No more than one (1) driveway shall be allowed per property unless the parking lot's size and traffic projections warrant a second driveway.

Cross-Access

Direct vehicular access between adjoining properties shall be provided where possible as an alternative to indirect access via the associated street.

Driveway Widths

Driveway widths shall not exceed 12 ft. for single-lane driveways or 24 ft. for two-lane driveways. No driveways may have more than two (2) lanes at their point of intersection with the street.

Drive-Through Windows/Facilities

Drive-through windows must be oriented away from the street frontage, and shall not be located between a building and the street. In no case shall drive-throughs be located at the corner of two public rights-of-way.

Parking Location

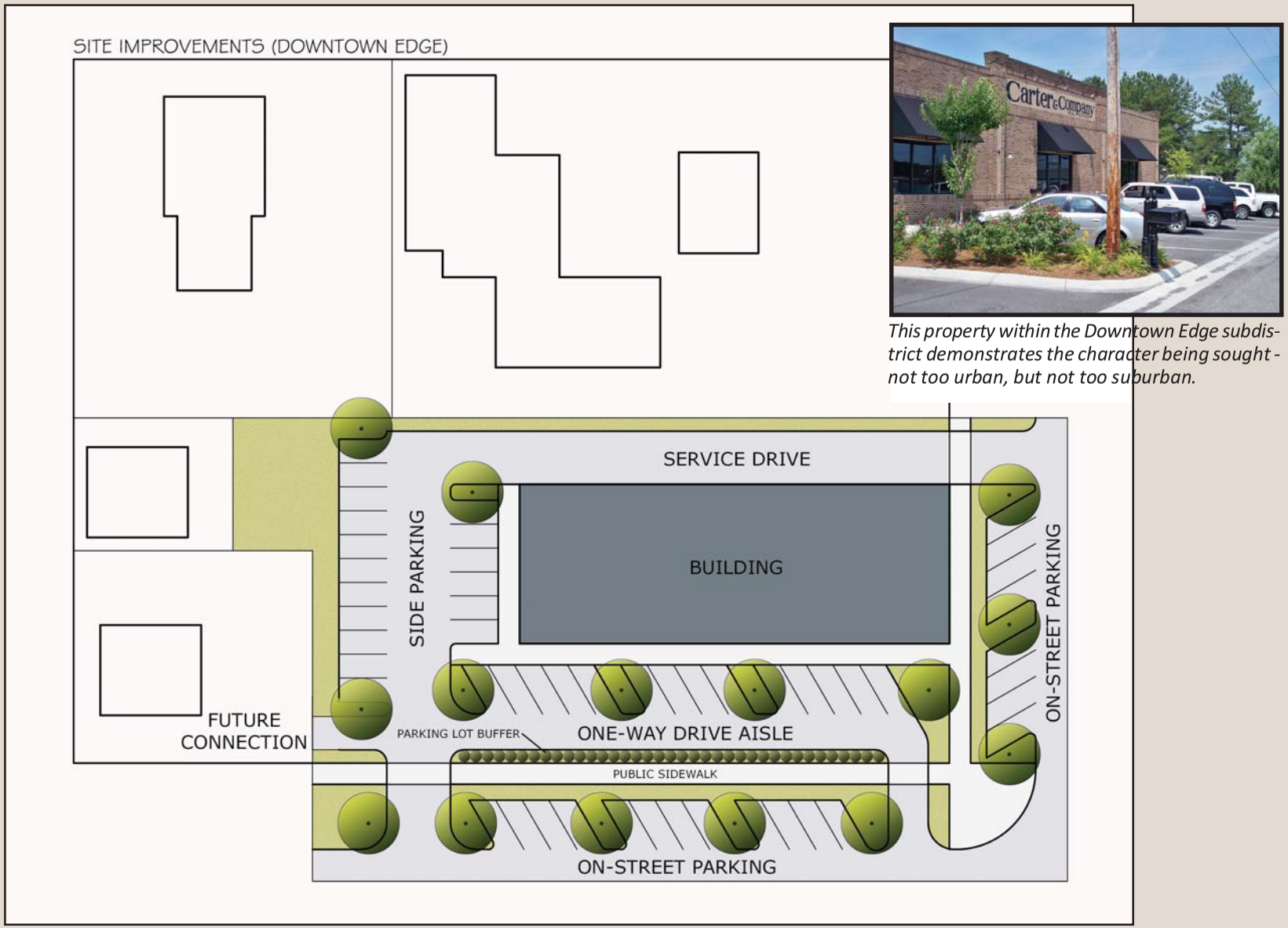
The City should work with property developers to construct angled parking within the public right-of-way, similar to parking within the Downtown Core subdistrict, in order to satisfy parking requirements. Any additional required on-site parking is encouraged to be located to the rear of the building. A maximum of a double-loaded aisle of parking may be constructed to the side of a building. A maximum of a single-loaded aisle of parking may be constructed between the building and a public street.

Parking Design

Peripheral Screening

A year-round screening treatment shall be provided between any parking area and adjacent public street. The screening area shall be a minimum of 5 ft. in width, and shall extend along the full length of the parking area's street frontage. While it should visually obscure pavement and vehicles and provide shade, for security purposes, it should not completely preclude views into the parking lot. Screening should include shade trees with an average maximum spacing of 30 ft.

SITE IMPROVEMENTS



This property within the Downtown Edge subdistrict demonstrates the character being sought - not too urban, but not too suburban.

SITE IMPROVEMENTS

Used in combination, fencing, shrubs and deciduous trees can provide an excellent peripheral screening for parking lots while still maintaining sufficient visibility for security needs.

Screening shall also include a low fence or wall, and/or shrubs with a minimum height of 3 ft. at the time of planting. Fencing within the street frontage screening shall be wood or metal, but shall not include chain link. Walls shall be brick, stone or concrete clad in stucco. Materials and architectural detailing selected for screening should be complementary to the character and materials of associated buildings. Low walls should be no taller than 48". Shrubs shall be evergreens. Trees shall be a minimum caliper of 2.5 inches at the time of planting.

Internal Landscaping

For parking that is visible from a public street, landscaped islands or projections shall be provided to include one (1) or more shade trees at the end of all parking rows and within long parking rows. For each parking row, there shall be no more than fifteen (15) consecutive parking spaces between landscape islands/projections. Trees shall be a minimum caliper of 2.5 inches at the time of planting.

Security Fencing

Two types of security fencing are permitted, as described below.

In Front of the Building's Front Facade

Such fencing shall consist of masonry piers with metal or wooden pickets in between not to exceed a height of 5 ft.

Behind the Building's Front Facade

Chain link fencing is permitted behind any building's front façade, but the fence height shall not exceed 8 ft. As an alternative to conventional chain link fencing, black vinyl coated chain link fabric with plain black posts and black hardware is recommended to extend the life of the fence and reduce its visual impact.

Loading & Refuse

Location

Loading areas and refuse storage areas should be located behind buildings and not readily visible from a street. When loading areas must be located along the side of a building, they shall be screened from view from the public street.

Screening

A screen shall be used to screen loading areas from secondary streets when conditions require it. Loading area screening shall be composed of masonry, wood, landscaping, or a combination of these materials. Refuse storage areas shall be completely screened from views both external and internal to the site with the provision of a wall or solid fence, and they

SITE IMPROVEMENTS

shall include a screening gate for access to the refuse containers. Walls or fencing used for screening shall be visually compatible with the materials and design of the corresponding building, and it shall be a minimum height of 6 ft., but no taller than 10 ft.

Lighting

Freestanding parking lot lighting shall not exceed 16 ft. in height. Fixtures shall be hooded or shielded to minimize light trespass, reduce glare and minimize visibility from adjacent properties. Fixtures shall not direct light onto adjacent properties.

Service Stations

In addition to other conditions that might be applied, service stations must meet the following guidelines:

Pump Locations

Fuel pumps shall not be located between the associated building and the primary street. They shall be located behind the building and not readily visible from the primary street, although they may be visible from secondary streets in the case of corner lots.

Building Design

The service station building shall be designed to appear as a conventional retail building, including featuring a primary facade and primary entrance fronting the associated primary street.

Canopies & Lighting

The ceiling of canopies above fuel pumps should be a maximum of 14 ft. in height. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the ceiling of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees from vertical.

This service station features a traditionally designed building that fronts directly onto the primary street, while the fuel pumps and canopy are located on the other side of the building. The signage is also low and landscaping is generous.

Although the facade fronting the street lacks many features of a traditional commercial building, the site is arranged so that the building addresses the street and the fuel pumps are screened from the street.

IV. BUILDING ADDITIONS

SECTION CONTENTS

- OVERVIEW
- GENERAL
- SITING, HEIGHT & WIDTH
- BUILDING DESIGN

BUILDING ADDITIONS

Overview

The best way to save historic buildings is to give them a viable use. However, to remain useful and relevant, buildings must be able to evolve over time, which sometimes includes physical expansions. While building additions are generally acceptable in principle, they must be designed carefully to avoid negatively impacting the historic integrity and character of the original building and its surrounding context.

General - *applies to the Core & Edge*

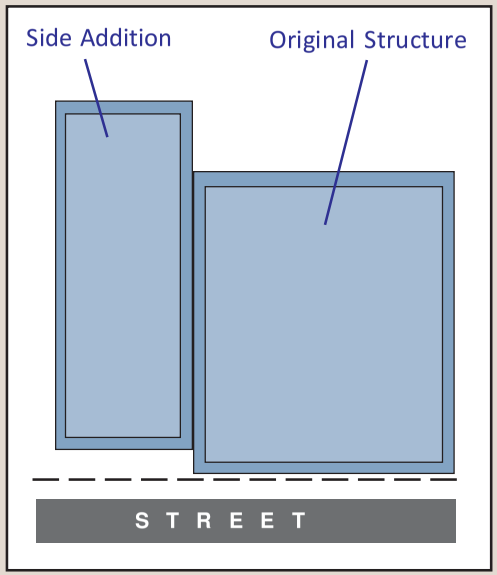
Additions shall be subordinate in appearance to their original structure. They should be smaller in scale than their original structure, and they should appear as a distinct component of the building rather than extending the building's original lines.

SITING, HEIGHT & WIDTH

Addition Siting - *applies to the Edge only*

Front additions are prohibited. Side additions shall not extend to or beyond the front facade of the original structure. The front facade of the side addition shall be recessed at least 3 ft. from the front of the original structure. For buildings that do not abut their side lot lines, the sides of their rear additions should not be closer to the side property lines than the sides of the original building if visible from the street.

Appropriate Side Additions



Side Addition Examples: Good & Bad

PERMITTED - The addition (right) to the original church has a greater front setback, lower height, and less detailing than the original structure. It also uses identical brick colors.

PROHIBITTED - The new addition (right) to a historic house converted to office use fails to meet these guidelines with regard to the front setback, materials and overall design.

Addition Height - *applies to the Core & Edge*

The height of additions as seen from the street shall not exceed that of the original building as seen from the street.

Addition Width - *applies to the Core & Edge*

The width of any side addItion visible from a street shall not exceed over 150% of the width of the original structure as seen from the street.

BUILDING ADDITIONS

BUILDING DESIGN

Addition Facade Design

The front facade of the building addition should be compatible with the overall facade design of the original structure, including the shape, orientation and design of openings (doors and windows). However, the facade design should not be a replica of the original structure. Instead of imitating the original building, it should be complimentary. Facade detailing should not be more visually prominent than that of the original building.

Addition Exterior Cladding

Additions to masonry clad structures should utilize either masonry cladding or another permitted cladding material, such as clapboard, in accordance with the cladding standards for the Commercial and Mixed Use Building standards of these guidelines. Additions to wood clad structures shall utilize wood cladding or a material with an identical appearance.

Addition Roofs

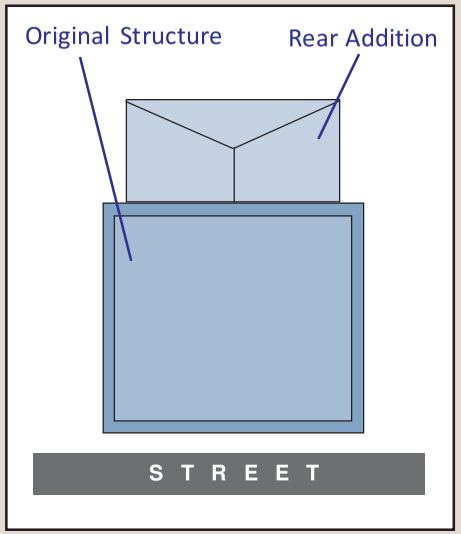
Building addition roofs shall feature the same general form, slope (if pitched), and materials as the primary roof of the original structure.

Addition Foundations

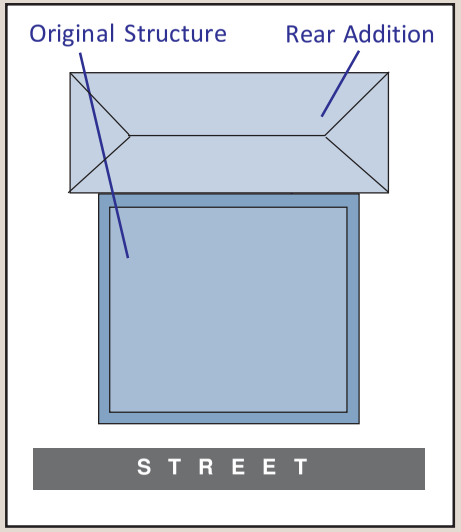
Addition foundations shall have the same general elevation level, design and materials as the original structure.

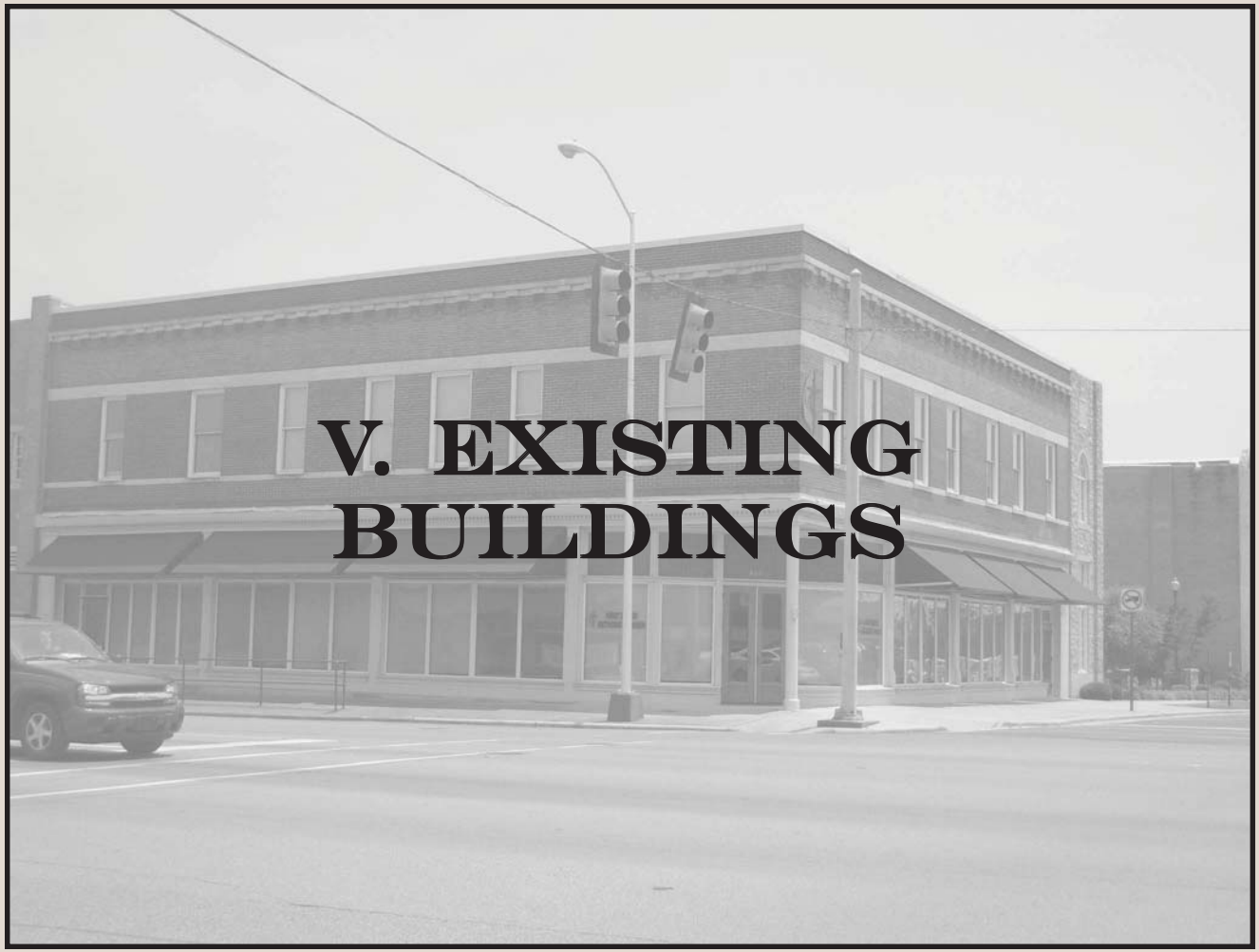
This foreground building on 1st Avenue SE was added to the adjoining historic background building. While it may technically be a separate abutting building, it illustrates the concept of a visually subordinate addition.

Appropriate Rear Addition in Edge



Inappropriate Rear Addition in Edge & Core





V. EXISTING BUILDINGS

SECTION CONTENTS

- GENERAL PRINCIPLES
- SECRETARY OF THE INTERIOR'S STANDARDS
- FACTORS CONSIDERED IN THE TREATMENT OF HISTORIC BUILDINGS
- BUILDING COMPONENTS
- MATERIALS IMITATING HISTORIC MATERIALS
- GENERAL MAINTENANCE & REPAIR

EXISTING BUILDINGS

General Principles

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance for the treatment of historic buildings. They serve as the foundation for thousands of historic district ordinances across the country, and they will do so for Cullman. These standards are organized into four categories, as follows:

Preservation
Prioritizes the retention of all historic fabric through conservation, maintenance and repair.

Rehabilitation
Emphasizes the retention and repair of historic materials, but greater flexibility is allowed for replacement because the property is typically relatively deteriorated.

Restoration
Focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction
Allows for the recreation of a non-surviving historic resource in all new materials.

The ten most general principles are at right.

Secretary of the Interior's Standards for the Treatment of Historic Properties

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 archeological 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.

Factors Considered in the Treatment of Historic Buildings

Choosing the most appropriate treatment for a building requires careful decision-making about a number of considerations. Those considerations are described below directly from the National Park Service materials on this issue.

Relative Importance in History

Is the building a nationally significant resource - a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district, but are not individually listed in the National Register, more frequently undergo Rehabilitation for a compatible new use.

Physical Condition

What is the existing condition - or degree of material integrity - of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed Use

An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated Code Requirements

Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials, as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

Source: National Park Service website

Building Components

When considering the appropriateness of alterations or additions to an existing structure involving individual building components, the "New Development" section of these guidelines may be useful. For example, if an owner considers the addition of a balcony to a building currently lacking a balcony, the section addressing balconies for new development can be applied. Similarly, if the facade of a historic commercial building was previously inappropriately altered and the owner is interested in restoring the storefront, the section on facade design for "New Development" should be consulted.

Materials Imitating Historic Materials

It is stated multiple times throughout these guidelines that a particular material is permitted or "a material of identical appearance." While it would be more straightforward to explicitly permit and prohibit specific materials, it is the intent of these standards to remain relevant as technological advances continue into the future. Therefore, when the appropriateness of a particular material is unclear, applicants should provide examples of the proposed materi-

als for review by the City's design review representatives. A distinction should be made between materials that maintain their appearance over time and those that do not. Likewise, some materials can be acceptable if installed correctly, but because they are prone to be installed incorrectly, they should be avoided. One such example is vinyl siding, which often traps moisture that causes rotting when installed incorrectly. Below are examples of materials that, at this point in time, are generally *not identical in appearance* to the material which they attempt to imitate:

Discouraged Wood Imitations
Vinyl, plastic, metal

Discouraged Stone Imitations
EIFS, smooth finished concrete block

For building rehabilitation standards that are more detailed than the principles contained in this section, the full version of the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* should be consulted as a supplement to these guidelines.

Whenever possible, existing building components should be repaired rather than replaced. When repair is not possible and replacement is necessary, materials and design identical in appearance to the original building components should be used.

They are available on the website of the National Park Service at *www.cr.nps.gov/hps/tps/standguide*.

GENERAL MAINTENANCE & REPAIR

1) Protect buildings from water damage.
The three key components of protection include a water-tight roof, a system of gutters and downspouts, and a method of moving water away from the building foundation. New gutters and downspouts should match those used historically with respect to size, profile and materials. Galvanized steel is prefered over untreated steel both for its durability and the ability to be painted. Gutters and downspouts should be positioned and painted to have a minimal visual impact.

2) Locate and install HVAC systems to minimize their visual impact and protect the building.
If window units are used for air conditioning, locate them to the sides and rear of the building when possible. Also, mount them to avoid water damage that can cause decay to window framing and walls. Install ground-mounted HVAC systems to the rear or side of buildings. HVAC-related roof penetrations, with the exception of chimneys, should be located so as not to be visible from a public street.

EXISTING BUILDINGS

3) Repair original wood exterior siding when possible, and replace with matching materials when not.

The original profile and exposure width of replaced horizontal board siding should be maintained when materials must be replaced. Exterior repairs should not alter detailing, such as cornerboards and window surrounds. If wooden shingles originally used for siding are replaced, they should be replaced by matching patterns.

4) Repair original masonry materials when possible, and replace with matching materials when not.

- When bricks must be replaced, use a matching size, finish texture and color.
- Maintain the original bond pattern and mortar joint style and width.
- Mortar joint repointing should only occur when the existing mortar is deteriorated.
- Removal of deteriorated mortar should occur through hand-raking rather than electric tools.
- Replacement mortar should match the original with respect to strength, composition, color, texture and the profile.

Mortars having a high content of Portland cement should be avoided unless the historic mortar contained a high content. Failing to follow this standard can result in a bond that is stronger than the historic mortar and masonry. This situation, in turn, can result in historic brick spalling or cracking during freeze-thaw cycles caused by weather.

5) Masonry should only be cleaned when necessary to halt deterioration or remove significant soiling.

- Sandblasting and high-pressure water should never be used. Instead, low-pressure water, gentle detergents, and natural bristles that avoid abrasion should be used.
- Chemicals, including acids, that can cause damage or discoloration should not be used. Test patches in low-profile areas should be employed before application to the full building.
- Cleaning methods involving liquids should be avoided during freezing tempatures.

6) In general, painted masonry should remain painted, while unpainted masonry should remain unpainted.

Decisions on painting masonry should be driven primarily by the future conservation of the masonry material.

Masonry on historic buildings should be treated carefully. Removal of old mortar should be hand-raked and replacement mortar should not have a high content of Portland cement unless the original did. Cleaning of brick should entail low-impact methods, such as low-pressure water and gentle detergents.

7) When replacing elements of a facade because repair is not an option, new elements identical in appearance should be used.

Front porch posts and balustrades, for example, should be the same in placement, shape, size and overall appearance. Similarly, decorative brackets under eaves that must be replaced should be replaced with identical brackets.

ARTICLE II: BUILDING CODES

Sec. 10-37 - Special Historic Buildings

The City's existing building code has the following special provisions for historic buildings:

"The provisions of the technical codes relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures may not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the building department, through the building inspector, fire marshal or their designee, to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings within fire districts."

The replaced front porch posts on this historic house (background) are inappropriate. When compared to the discarded original posts (foreground), the new posts are thinner and have a spindly appearance. The replacements are not true to the building's original proportions.

APPENDICIES

SECTION CONTENTS

- GLOSSARY OF ARCHITECTURAL TERMS
- RESOURCES

GLOSSARY OF ARCHITECTURAL TERMS

Ashlar Cut Stone Rectangular or square shaped stones with squared corners and a smooth face.

Baluster Vertical member, usually wood, that supports the railing of a porch or the handrail of a stairway.

Balustrade A railing or parapet consisting of a handrail on balusters, sometimes also including a bottom rail.

Bargeboard A board, often decoratively carved, that hangs perpendicular from the projecting edge of a roof gable.

Bay Window A window in a wall that projects angularly (or semi-circularly) from a main wall and from the ground up.

Beveled Siding See Clapboard.

Board and Batten Siding A wood siding consisting of vertical boards with narrow vertical strips (battens) placed over the joints.

Bracket A projecting member, often decorative, that supports an overhanging weight, such as a cornice or roof eave; usually in the shape of an inverted L or triangle.

Bulkhead In commercial buildings, the area below the display windows at the sidewalk level.

Capital The head of a column or pilaster; usually decorative.

Casement Window A window that swings outward on its side hinges.

Chimney A structure, usually vertical, containing a passage or flue by which the smoke or gases of a fire or furnace are carried off and by means of which a draft is created.

Clapboard Tapered wood siding that overlaps for weather protection, applied horizontally on buildings of frame construction.

Column An upright structural member, circular in plan supporting storefronts, porches and balconies; may be smooth or fluted.

Corbel A bracket form produced by courses of wood or masonry that extend in successive stages outward from the wall surface.

Cornerboard A board used to cover the exposed ends of wood siding to give a finished appearance and help make the building weather tight.

Cornice The projecting uppermost portion of a wall, sometimes treated in a decorative manner with brackets and moldings.

Dentil One of a row of small blocks used as part of the decoration in a frieze or cornice.

Double-Hung Window A window with two balanced sashes, with one sliding vertically over the other to open.

Dormer A structural extension of a building's roof, intended to provide light and headroom in a half-story; usually contains window(s) on its vertical face.

GLOSSARY OF ARCHITECTURAL TERMS

Eaves The lower portion of the sloping surface of a roof, especially the part that overhangs the building's wall.

Exterior Architectural Features This term, often used in design review guidelines, refers to the architectural treatment and general arrangement of the exterior design of a structure and its appurtenant fixtures, in-cluding type, color, material and texture.

Facade The architectural "face" of a building, usually referring to the front.

Fascia A flat horizontal wooden member used as a facing at the ends of roof rafters and in the cornice area.

Fenestration The arrangement or place-ment of openings on a facade.

Flashing Pieces of sheet metal or similar materials used to cover and protect certain joints and angles, as where a roof comes in contact with a wall or chimney, especially against leakage.

Frieze A wooden member found just below the point where the wall surface meets the building's cornice or roof overhang.

Gable The triangular section of the end wall of a gable roof.

Gable Roof A roof that has two slopes on opposite sides of a ridge.

Gingerbread The highly decorative wood work applied to the exterior of a building.

Heavy Timber Wood A code-approved non-combustible or limited- com-bustible wood element having a minimum dimension of 6 X 6 inches with certificate of kiln dried material for structural members.

Hipped Roof A roof that has a slope on all four sides of the building.

Hood Mold Decorative, projecting element placed over a window (or door); may extend down the sides as well as surround the top.

Jamb A vertical member at each side of a door frame, window frame, or door lining.

Lintel Horizontal structural element at the top of a window or door; it carries the load of the wall above and may be of wood, stone, or metal.

Mansard Roof A roof that has a double slope on all four sides, with the lower slope being quite steep or nearly vertical.

Modillion A horizontal bracket or scroll that appears at the building or porch cornice. Known as a block modillion if a flat block.

Molding An element of construction or decoration whose surface is manipulated to provide variety in contour and outline.

Mullion A vertical piece that divides window sash, doors or panels set in a series.

GLOSSARY OF ARCHITECTURAL TERMS

Muntin A member that actually or visually separates glass panes within a door or window.

Ornament-ation Decoration, usually nonstructural, that is applied to a building to increase its visual interest.

Panel A portion of a flat surface recessed or sunk below the surrounding area, distinctively set off by moldings or some other device. Often used on doors and bulkheads.

Parapet The portion of an exterior wall that rises entirely above the roof, usually in the form of a low retaining wall; the parapet may be shaped or stepped.

Pediment The triangular face of a roof gable; or a gable that is used in porches or as decoration over windows, doors or dormers.

Pilaster A flat pier that is attached to the surface of the wall and has little projection; the pier may be given a base and cap and may be smooth or fluted.

Pillar A square post.

Pointing In masonry, the finish treatment of joints by troweling of mortar into joints.

Porch A structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally with open sides.

Rafter One of a series of sloping structural members which make up the roof structure.

Ridge The horizontal line at the connection of the upper edges of two sloping surfaces.

Sash Framework of a window; may be fixed or move in any direction: slide, move vertically or horizontally, or pivot.

Scupper An opening in a parapet wall that allows water to drain.

Signal Receiving Device A decive intended to receive digital signals, such a satellite dish, antennas or similar devices, not including such devices accurately imitating historic building or site features appropriate to the property.

Sill The horizontal member at the bottom of a door or window frame which rests on or is part of the structure.

Simulated-Divided Lites A type of grille or grid design on a larger pane of glass that creates the appearance of a number of smaller panes of glass separated by muntins.

Soffit The exposed underside of any overhang or exposed surface.

Stoop A platform or small porch, usually the entrance to a house.

Transom A glazed opening above a door or window; can be fixed or operable.

True-Divided Lites: Traditional window construction incorporating smaller panes of glass actually separated by muntins.

RESOURCES

The following organizations may be helpful for your preservation project:

National Trust for Historic Preservation
1785 Massachusetts Ave. NW
Washington, DC 20036-2117
Phone: (202) 588-6000 / (800) 944-6847
www.preservationnation.org

National Center for Preservation Technology and Training
645 University Parkway
Natchitoches, LA 71457
Phone: (318) 356-7444
www.ncptt.nps.gov

Advisory Council on Historic Preservation
1100 Pennsylvania Avenue NW, Suite 803
Old Post Office Building
Washington, DC 20004
Phone: (202) 606-8503
www.achp.gov

National Alliance of Preservation Commissions
225 West Broad Street
Athens, GA 30602
Phone: (706) 542-4731
www.uga.edu

Alabama Historical Commission
468 South Perry Street
Montgomery, Alabama 36104
Phone: (334) 242-3184
www.preserveala.org

Alabama Trust for Historic Preservation
Station 45
Livingston, Alabama 35470
(205) 652-3497
www.alabamatrust.info