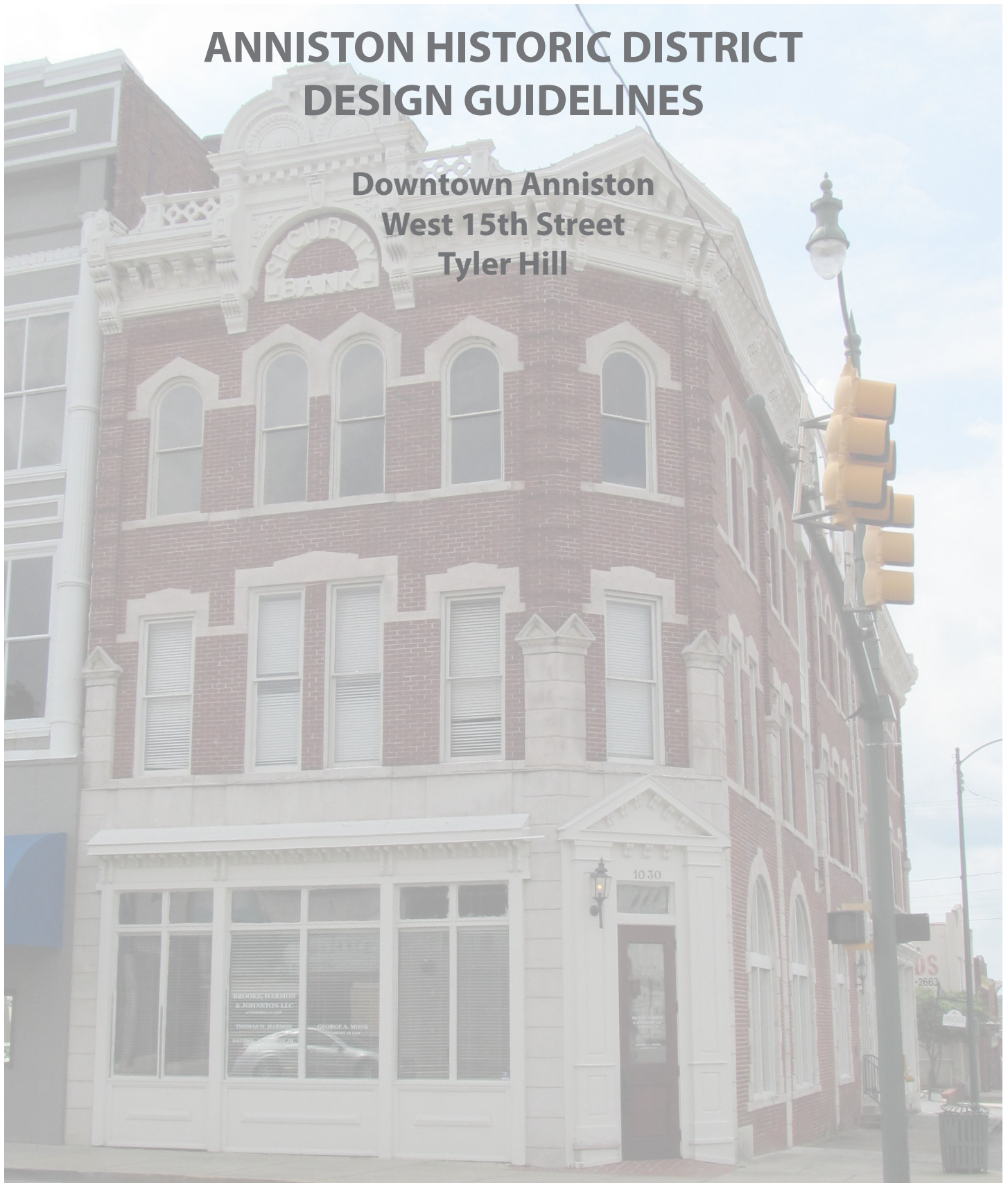


ANNISTON HISTORIC DISTRICT DESIGN GUIDELINES

Downtown Anniston
West 15th Street
Tyler Hill



CITY OF ANNISTON



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ACKNOWLEDGEMENTS

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MISSION

The City of Anniston has determined that the historical culture and aesthetic heritage of the City are among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the community and its citizens. The preservation of these assets is also intended to stimulate the revitalization of the business districts and historic neighborhoods of Anniston, to protect and enhance local historical and aesthetic attractions, and to enhance opportunities for federal or state tax benefits for historic rehabilitation. Ordinance No. 91-0-18 provides a system for the designation, protection, preservation and rehabilitation of historic properties in historic districts and to participate in federal and state programs created and designed to achieve the same goals. This same ordinance establishes a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features and works of art having a special historical, cultural or aesthetic interest or value.



INTRODUCTION AND PURPOSE

The goal of the Historic Preservation Commission (HPC) is to advance the economic development of the Districts yet preserve and enhance their historical and architectural integrity. The Historic Preservation Commission is appointed by the City Council and is comprised of nine members; all members must reside in the City of Anniston.

Anniston's historic buildings and streetscapes are valuable economic and cultural assets. Good design can stabilize and strengthen property values as well as attract businesses, residents, and tourists who value the area's special qualities. Design enhances a district's image by emphasizing sensitive storefront and building rehabilitation, thoughtful use of landscaping and signage, and intelligent implementation of parking and pedestrian access.

Design guidelines are the tool used to address the dynamic balance between growth and change on the one hand and preservation of historic resources which define community character on the other. They safeguard for future generations the special visual qualities of the District by regulating changes that destroy distinctive elements.

The design guidelines herein presented are established for the use of the AHPC in issuing Certificates of Appropriateness for historic properties located in the Downtown Historic District. Design guidelines are not rigid rules, but they serve as a guide to making improvements which are compatible with the District's character. They set broad parameters within which District changes should occur while encouraging design creativity, individual choices, and personal tastes. They give the AHPC a way to determine whether proposed work is appropriate. The result is a pattern of growth and change consistent with the historic qualities of the District.

HISTORY OF THE DOWNTOWN ANNISTON HISTORIC DISTRICT

The Downtown Anniston Historic District encompasses the city's central business district and the primary commercial area. Noble Street was an early artery connecting the northern and southern ends of Calhoun County. Moreover, it served as the dividing point between East Anniston and West Anniston. Using Noble Street as a beginning point, the city's founders utilized a simple grid pattern on compass points in laying out the streets in the level part of the valley between Coldwater and Blue Mountains. This basic plan was never altered.

The district's most significant period began in 1883, when the private company town opened to the general public. While many buildings have been lost over the years, the district's general spatial appearance as a cohesive and densely developed business district has never changed. The "model city" reputation became known nationwide in the early years of the private company town and continued when it opened to the general public. The opening of the town prompted an incoming rush of people, all anxious to cast their lots with the Woodstock Iron Company in the burgeoning new and prosperous town. The district contains a concentration of one, two, and multi-story commercial buildings, almost all constructed on a modest scale. Within the collection of commercial buildings, the evolution of styles from neoclassical to commercial to Art Deco to Art Moderne to modern is discernible, but the district has maintained a remarkable degree of compatibility of form and appearance. The buildings on Noble and Tenth Streets were always more elaborate.

In addition to the growth period of the 1880s, due to the opening of the town, Anniston had three other distinctive prosperous times. Flush times around the turn of the century were brought about by both the Spanish-American War and Anniston's acquisition of the county seat. The neoclassical Courthouse and several buildings in the 1200 block of Noble Street resulted from this period. World War I brought renewed prosperity, including an increase in Anniston's leading industry at the time, cast iron pipe. The third growth period came with World War II. Downtown Anniston was re-landscaped with new boarding houses, auto court motels, service and tire stations, and new roads to accommodate the growth at Fort McClellan. According to the Army,

over 500,000 troops trained there during WWII. A number of downtown buildings date to this period, including the Calhoun Theatre.

After the war, the city began planning a bypass which completely realigned Anniston's north/south corridor from Noble Street two streets east to Quintard Avenue, providing a fast track around downtown. By the 1960s



and 1970s, many downtown businesses had left Noble Street and moved to Quintard Avenue, and the city's traditional commercial core would begin to suffer decay.

Prosperity during these war and post-war years benefited both the white and black populations in Anniston, but the mobility that change brought undoubtedly fueled racial tensions that became increasingly palpable between 1936 and 1963, including a Klan rally at Zinn Park in 1954 to listen to Reverend Cecil Simmons preach against the

twin horrors of integration and miscegenation. Black students from Talladega College gathered to March to Anniston in 1960, and marched along Gurnee Avenue past the police station, Calhoun County Courthouse, and other municipal buildings. Racial tensions peaked in 1961 when the Klan attacked a Freedom Riders bus soon after it left the downtown Greyhound Bus Depot.

In early 1964, black activists began focusing on the desegregation of downtown businesses on Noble Street, and in 1965, a federal judge ordered three Anniston cafes and a service station owner to serve blacks. In 1969, activists picketed unfair hiring practices at Noble Street businesses, where very few African Americans held any "front end" jobs. The unrest and events of the Civil Rights era contribute significantly to downtown's historic significance.

Today, the city is focusing on preserving and rejuvenating its historic downtown.

HISTORY OF THE WEST 15TH STREET HISTORIC DISTRICT

In 1887, the West 15th Street area became the property of the West Anniston Land and Improvement Company, and by 1889 the company had subdivided the land into residential lots for the workers in the new industries clustering in West Anniston. Growth in the area slowed substantially during the early 1890s but picked back up around the turn of the century when the War Department established an encampment for 10,000 troops, with the tents of Camp Shipp spreading over the hills of West Anniston. Around this time the 400 to 600 blocks of 15th Street became a distinct business district. Several brick buildings from this period remain.

The area along West 15th Street became a black neighborhood, with most of Anniston's black population living in close proximity to the industry in the area. In the evolving process between 1898 and 1930, the period of significance, the commercial area assumed a distinctive identity as the center for business and social activities for the black population of West Anniston. The West 15th Street Historic District retains a significant portion of its historic buildings and remains an important symbol of community for the people of the area.



HISTORY OF THE TYLER HILL HISTORIC DISTRICT

The reorganization of the Woodstock Iron Company brought a new group of business and industrial leaders to Anniston who needed and wanted housing commensurate with their means and station in the city. To address this need, part of the original Tyler estate was deeded in 1888 to Duncan Parker and James Lapsley who organized the Tyler Hill Company and subdivided the area to sell lots. Almost immediately the lots nearest Tyler Square Park were developed by Parker and members of his family. Parker himself erected the

most outstanding house in the city on several lots to the southwest of the square, while Parker's sister Mary Frye, constructed her house on the east.

The district's focal point, Tyler Square Park, is surrounded by a relatively intact neighborhood of many spacious late-19th and early-20th century houses. All but two of the contributing structures fall into the Victorian style category. Some are of simpler form with few embellishments, while others have highly developed Queen Anne, Eastlake, Richardsonian, and Chateausque elements. Broad lawns, tall trees, informal landscaping, and sidewalks characterize this quiet neighborhood that was the elite new area of Anniston's boom years in the late 1880s and early 1890s.



DESIGN REVIEW PROCESS

Portions of this section were adapted from the "Silk Stocking District Design Guidelines," The Jaeger Company, 2000.

Design review is the process by which the Historic Preservation Commission (HPC) approves major changes that are planned for locally-designated properties and districts and issues Certificates of Appropriateness (COA) which allow the proposed changes to take place. Any property owner or occupant wishing to make a material alteration to any building, structure, or site within a local historic district must make an application to the HPC for a COA.

PROPERTY OWNER'S APPLICATION PROCESS – There is a five step process for property owners to follow in considering and obtaining a Certificate of Appropriateness.

STEP 1: Routine maintenance requiring administrative approval rather than a COA

There are certain types of routine maintenance activities that property owners can carry out with the administrative approval of applicable City Staff. These routine maintenance activities do not require a COA. These activities are fairly narrow in scope, however, and depending on the extent of the maintenance effort, they could generate AHPC design review if not carried out exactly as approved. Property owners should talk with City Staff prior to initiating any routine maintenance on their property in order to determine whether AHPC review is required for the project or if administrative approval will suffice. All questions of this type should be referred to the Department of Planning and Development Services.

Routine maintenance that may only require administrative approval of a COA:

- Painting except in the case of a change of color. Painting historically unpainted masonry is NOT considered routine maintenance.
- Demolition or removal of a non-historic or non-contributing outbuilding.
- Demolition or removal of a non-historic or non-contributing addition to a building as long as the demolition will not have a negative impact on the original or historic portion of the building.
- Small scale projects that involve the repair or replacement in kind of deteriorated architectural features or exterior finishes, such as the following examples:
 1. Repair or replacement in kind (like for like) of a water damaged fascia board on a cornice. However, if all of the fascia boards need replacement, it is necessary to obtain a COA.
 2. Replacement of broken window panes, as long as the original window frame and muntins are undisturbed. Refer questions of this type to the Department of Planning and Development Services.

STEP 2: Determining whether a COA is needed

A COA is required for any material change in appearance to a historic property. A material change in appearance is defined as follows:

A change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, landscape feature or work of art within a historic district, such as:

1. A reconstruction or alteration of the size, shape, or façade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details, or elements;
2. Demolition or relocation of a historic structure;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right of way; or
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

An application for a building permit within a historic district triggers the design review process. Applications for COAs can be obtained at the Department of Planning and Development Services.

Interior modifications and routine maintenance and repairs are not reviewed by the AHPC and do not require a COA, unless in the rare instance interior modifications affect the exterior [See Sec. I: C(7)].

Prior to the preparation of detailed specifications and plans, a property owner is advised to meet with the Department of Planning and Development Services to review the design guidelines that are relevant to the planned project.

STEP 3: Submitting an application for a COA to the HPC

Applications shall be submitted to the Office of Planning and Development Services. Applications are reviewed at the AHPC's regularly scheduled monthly meetings. The deadline for submission of an application is fourteen (14) days prior to the meeting date.

ALL applications shall include photographs of the subject property and any adjacent properties. Applications are to be accompanied by the following information, and the AHPC may request additional materials or samples if needed:

A. For new construction, major renovations, or major repairs and additions:

1. Photographs showing the building's front façade, all affected sides of the building, details or features affected by the work, and adjacent buildings.
2. One copy of scaled drawings showing all exterior wall elevations with proposed revisions, materials, and details. (It is not required that drawings be done by a professional.)
3. Samples of any proposed materials, i.e. windows, roofing, tiles, siding, etc.
4. Paint color samples of proposed colors when a change in color is planned or historically unpainted masonry is being painted.
5. Scaled site plan, if applicable, showing proposed fences, walks, drives, buildings, etc., with details or photos of any fence or wall types and sizes proposed. Adjacent structures should be shown if within approximately twelve feet of property lines.

B. For minor renovations, alterations, or repairs:

1. Photographs showing the building's front façade and all sides and areas of the building that will be affected by the proposed work.
2. Drawings or written description of the proposed work to include materials and details as they relate to the existing structure.
3. Samples of materials to be utilized, i.e. windows, roof material, tiles, siding, etc.
4. Paint color samples of proposed colors when a change in color is planned or historically unpainted masonry is being painted.
5. Site plan and building location plan, if applicable, to assess the appropriateness of proposed site work. Adjacent structures on the property should be shown if applicable.

C. For signs:

Scaled drawings showing colors, letter style, supports, lighting, paint colors, materials, and location of the proposed sign, as applicable.

D. For fences or walls:

1. Drawing or photograph of the proposed fence or wall and its height and materials.
2. Scaled site plan showing the location of the fence or wall.
3. Samples of proposed paint colors, if applicable.
4. Samples of proposed materials, i.e. wood, brick, etc.

E. For all site work, including appurtenances and accessory structures:

1. Scaled site plan showing proposed modifications and existing structures. Adjacent structures should be shown if within approximately twelve (12) feet of property lines.
2. Photographs, drawings, and written descriptions of the proposed work and affected areas.
3. Samples of proposed paint colors, if applicable.
4. Samples of proposed materials.

F. For demolition and relocation permits:

1. Applications involving demolition and relocation shall be accompanied by post-demolition or relocation plans.
2. Photographs of all facades of buildings to be demolished, including outbuildings.
3. Statement of purpose of the demolition or relocation, proposed re-use of the site, and schedule of re-use implementation.
4. Structural engineer's assessment of the building.
5. Site plan showing proposed new development, if applicable.

STEP 4: HPC review of the application

Applications for COAs are reviewed by the AHPC at regularly scheduled monthly meetings. The date and time of each meeting is posted at City Hall and published on the City of Anniston's website at least seven (7) days in advance of the meeting.

When reviewing applications, the AHPC also considers the U.S. Secretary of the Interior's Standards for Rehabilitation. These standards are included in the Appendices.

This Design Guidelines manual serves as a tool in reviewing applications. Of primary concern is defining the project's area of influence. The area of influence can be determined by asking questions such as:

- How large an area will the development impact?
- Is it to be an addition to the rear of the building that will not be visible to the public? Or is it a new building that will impact the whole streetscape?
- Will the new building be in the middle of a block with only facade visible to the public or will it be on a corner lot and have two facades clearly visible?
- What will the parking need and traffic impacts be?
- What is the area that is visually influenced by the project?

STEP 5: Application approved - COA issued

After the submission of a complete application, the HPC approves or denies an application within thirty (30) days after it has been filed. Failure of the HPC to act within this time period constitutes approval and no other evidence is needed.

Application denied - COA denied

If an application is denied, the AHPC notifies the applicant in writing of its decision and states the reasons for the denial.

The applicant may make modifications to the plans and may resubmit the application at any time after doing so. If the applicant chooses, he may appeal the denial.

Application appeal if denied

Any person having a request for a COA denied by the AHPC may appeal the denial to Circuit Court.

CITY STAFF'S REVIEW PROCESS

The AHPC's procedure for reviewing COAs should be clear and consistent. One of the most important components of a smooth review process is an adequate exchange of information between the applicant and the City Staff responsible for the AHPC. Ideally, the following things should take place before a review meeting in order to have the most efficient design review process:

- Determine that the proposed project requires review, and does not fall under routine maintenance that requires only administrative approval.
- Determine how non-design issues, such as zoning or land use, affect the proposed project.
- Check that notices have been sent and applications are properly advertised.
- Check that COA applications and provided documentation (photos, site plans, elevations, drawings, etc.) are complete.
- Determine whether the structures under review are considered "contributing" or "non-contributing" to the historic district.
- Confirm that City Staff has visited all the properties under review.
- Check that fees are paid and paperwork is in order.

ANNISTON HISTORIC PRESERVATION COMMISSION'S REVIEW PROCESS

At the review meeting, City Staff or the applicant (or representative of the applicant) will present the proposed project to the AHPC. Clarification of any parts of the proposal should be made at this time. City Staff, the audience, or any public agency can make comments as well. At this time, the HPC should critique the proposal. Questions that the HPC may consider as a part of that critique may include (but are not limited to) the following, remembering that the review is of the impact of the proposed design upon its specific property as well as upon the property's surroundings:

- How old is the property?
- How significant is the property? Has it retained its historic, and its architectural integrity? Is the structure listed as contributing in the National Register nomination?
- What is the context of the property or group of properties under review? In other words, what is the character of the surrounding block/adjacent buildings? Are the surrounding historic structures primarily intact or have there been significant modifications to the area's historic fabric?
- How significant is the surrounding environment? (If nearby buildings are especially important or if the project is in a concentration of historic structures, the AHPC may be more stringent in applying certain guidelines than it would if the same project were proposed in another area of the district.)
- Does the proposed design match or complement the character of the structure and that of the surrounding district?
- What is the anticipated impact of the proposal upon the property and its surrounding area?
- Does this design set a precedent for others? Is this a precedent that should be established?
- Which design guidelines are relevant to this project? Depending on the type of design and its location in the district, certain guidelines will be more important than others. Decide which ones will be most significant in reviewing the proposal.
- In a final and broad view, how will the proposed design meet the goals of historic preservation? Will the proposed design contribute to the overall protection and betterment of the historic district?

ANNISTON HISTORIC DISTRICT DESIGN GUIDELINES

Section I. Rehabilitation of Existing Properties - Commercial Structures

Building Facades: Fronts, Sides and Rears Abutting Streets or Public Areas

General Guideline: All building facades, including structural and decorative elements of fronts, sides and rears, shall be repaired or replaced to match as closely as possible the original materials and construction of that building. Rotten, deteriorated or weakened elements shall be replaced to match the original in appearance as closely as possible.

A. Exterior walls

General Guideline: The typical exterior wall for commercial buildings in the district is brick, and in fewer cases, stone. These historical materials are the district's most constant feature and should be preserved and protected. Brick and stone are durable materials that require little maintenance. Other materials, such as wood – primarily used as an accent – require greater maintenance but provides texture to the street and a pleasing “relief” to the more dominant brick. Architectural metals, such as cast iron, feature prominently on some buildings. Metal elements should be repaired and preserved using the most effective methods possible, such as low-pressure grit blasting for removing damaged paint or substantial corrosion.



Example of primary commercial streetscape in Downtown Anniston Historic District

Example of important “edge” commercial areas in the Downtown district: Preserving these buildings is critical to Anniston's revitalization because it will bolster the primary streets and prevent the edges of the District from deteriorating.



Specific Guidelines:

1. All exterior front side or rear walls which have not been wholly or partially resurfaced or built over shall be repaired and or improved in an acceptable manner. Unpainted masonry (mainly brick) walls should not be painted. Painting historic brick and mortar can damage these materials. Existing painted masonry walls shall have loose material removed and be painted a single color as close to the original masonry color as possible. Patched walls shall match the existing adjacent surfaces as to materials, texture, color, bond and jointing.

Samples of all proposed colors shall be submitted for approval to the HPC with proposed improvement plans.

2. If masonry walls requiring repointing (replacing old mortar in brick and stone walls) is proposed, the repointing mortar should be equivalent to or softer than the original mortar in the masonry joints. A high lime-content mortar will usually be compatible with most brick masonry more than 50 years old. If Portland Cement is to be included in the mortar mix to improve workability, no more than 20% of the combined total volume of lime and Portland Cement should be Portland Cement. This will insure that the hardness of the Portland Cement will not result in a hard mortar that could damage the masonry.

The mortar used for repointing should also match the appearance, color, texture, joint width and tooling of the original mortar joint, where possible.

3. Where cleaning existing brick or stone is proposed, do not use sandblasting or other abrasive techniques under any circumstances. The abrasive sand or material used will destroy the brick or stone's outer hard surface and cause irreparable and irreversible damage which will accelerate deterioration. Even high-pressure water washing can damage brick and mortar. It is best to clean brick using the gentlest means necessary; often a water wash is enough, though chemical cleaning may be required for very dirty areas.
4. Do not use masonry "sealers" which are commercially available. Masonry sealers do not allow walls to "breathe" and will actually accelerate deterioration.

Applied facing materials shall be treated as follows:

If original, they shall be painted and/or repaired as necessary according to the minimum standards set forth in these design guidelines.

Brick or masonry shall not be covered unless it is damaged beyond repair. Do not install any material over brick or stone in a manner that causes irreversible damage to the masonry. If approved to install materials over brick or masonry, acceptable installation of siding will involve nailing wood strips (known as "furring") into the masonry mortar joints and then fastening the siding to the furring; do not nail into the face of any masonry unit.

5. Though rare in the commercial historic districts, wood siding walls should be repaired or replaced to match the original. Metal, plastic (including vinyl), or composite siding, or metal building panels are not recommended.
6. Existing modern miscellaneous elements on the building fronts, such as empty conduits, unused brackets, etc., shall be removed and the building surface repaired or rebuilt as required to match adjacent surfaces. Historic fixtures and elements should be preserved.
7. Original gutters, downspouts and copings shall be repaired, and, if necessary, replaced with like fixtures, or, if not original, replaced as necessary and shall be neatly located, securely installed, and painted to harmonize with the other building front elements.
8. Large applications of EIFS are generally prohibited, but the material may be allowed as a trim element.

B. Storefronts

General Guideline: Storefronts shall include the building face, show windows, porches and entrance area leading to the door, sidelights, transoms, and display platform devices including lighting and signage designed to be viewed from the public right-of-way.



Typical storefronts in Downtown Anniston Historic District

Specific Guidelines:

1. Show windows, entrances, signs, lighting, sun protection, awnings, porches, security grilles, etc., shall be compatible and harmonious with the scale and character of the structure. All store front elements must be located within fourteen (14) feet of grade unless original store front elements exceed fourteen (14) feet in which case, subject to review and approval by the AHPC, may remain at the current height.
2. Show windows shall not be permanently painted for advertising purposes, but may be painted for authorized identification of the place of business in accordance with regulations concerning Signs (Section I - M).
3. Show window trim, mullions or muntins not consistent or compatible with overall facade design shall be replaced or painted in a manner complementary to other store front elements. In particular, original wood storefronts should be repaired as necessary and retained.

If rotten or modern inappropriate storefronts are removed, the replacement should conform to the original materials and look per historic photographs, if available. If no historic photographs are available, the replacement storefronts should conform closely to those on buildings of a similar era and style.

4. Glass in show windows and transoms shall be transparent and clear. Translucent, opaque, reflective, tinted, or colored glass, unless original, shall not be permitted except with prior approval by the AHPC.

5. Solid or permanently closed or covered storefronts shall not be permitted, unless treated as an integral part of the building facade using wall material and window detailing compatible with the upper floors, or other building surfaces. All damaged sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.



Inappropriate permanently boarded storefronts (not in Anniston).

C. Windows and Doors

General Guideline: Windows and doors are always key defining features of any historical building and are critical to maintaining rhythm and scale. Inappropriate changes always interrupt the character of the historical streetscape.

Specific Guidelines:

1. Sashes with rotten wood and/or deteriorated metal, broken joints or loose mullions or muntins shall be replaced with original materials or materials that closely resemble original materials. All broken and missing window glass shall be replaced with new glass or approved glazing; do not use "smoked," "tinted," or reflective glass. If non-clear glass is preferred for security reasons in vacant buildings, it is recommended that the clear glass be painted black or dark gray on the inside of the glass to retain a reflective quality from the street. Adhesive film or vinyl strips may also be appropriate.

All windows must be tight fitting and have sashes of proper size and design to be compatible and harmonious with the scale and character of the structure.

Original doors should be repaired and retained wherever possible.

2. Maintain historic window styles. Always maintain historic windows. If it is necessary to replace windows or doors due to serious deterioration, the replacement should match or resemble the original in character and scale, and should have the same operating characteristics as the original. That is, double-hung windows should be replaced with double-hung replacements, casement windows should be replaced with casement windows, etc. If necessary, windows should be replaced on a "window-by-window" basis, not wholesale unless all windows are deteriorated beyond repair.

Generally, replacement materials should match those they are replacing or should be impossible to differentiate from the original when viewed from the sidewalk.

Do not replace clear glass with “smoked,” “tinted,” or reflective glass. If UV protection is needed, the glass should retain the appearance of being clear from the outside. UV protections on glass are subject to HPC approval.



Typical historic windows in the Downtown Anniston Historic District.

3. Modernizations which reduce or enlarge window or door openings from the original or significantly change the original fenestration are not permitted. Large, modern “picture” windows, for example, are totally out of character for the age and style of the district’s historical structures.



Example of inappropriate window replacement: Note how the visual rhythm is “thrown off” and muddled by modern windows (not in Anniston).

4. Generally, shutters are not appropriate on non-residential structures in the Downtown or West 15th Street Historic Districts.

5. Do not enclose transom windows or side lights above or around doors. Transoms are a primary historical characteristic of commercial storefronts to allow light in, create visual interest, and where operable, allow air in and out. Covering transoms creates a “flat” character that is out of scale and uninteresting.



Example of typical Anniston storefronts with transoms.

Example of inappropriate transom replacements (not in Anniston).



6. Boarded up storefronts and windows always create a look that is uninviting and often intimidating to potential customers. Window openings in upper floors of the front of the building shall not be boarded up and shall not be filled without prior approval by the AHPC. If blocking up doors and windows is unavoidable, this must be done in a manner that maintains the size and shape of the existing opening, and that will not cause damage when removed. The front surface of the infill material should be set back from the front surface of the adjacent wall. Wood used to board storefronts should be painted, not bare.
7. Windows or doors not in the front of the building shall be kept properly repaired or, with Fire Department and AHPC approval, may be closed. Closing historic openings is discouraged; in cases where enclosure is necessary, historic openings should be maintained as much as possible, retaining sills, lintels, frames, etc.
8. It is important to the streetscape of a historic commercial district that the storefronts remain “clean” to the eye, and do not become visually marred by the appearance of the interior spaces behind the storefront. If dropped ceilings, partitions or other interior elements terminate inside the window area, and are visible through the window from the exterior, they shall be stopped short of the glass and

the exterior edge or face shall be treated in such a manner so as not obvious from the exterior. Boxes, crates, etc. should not be stacked inside windows unless concealed by shutters, blinds, drapes or other appropriate window covering.

9. Windows shall not be painted for advertising purposes, but may be painted for authorized identification of the place of business as authorized by the AHPC and in accordance with guidelines involving "Signs."

D. Cornices and Trim

General Guideline: Cornices and trim provide the majority of decoration for commercial and residential buildings and should be retained. Cornices may be a simple projection along the roofline or above windows or doors, or they may be elaborate with carvings and emblems. In either case, they provide definition to the building and cohesion to the streetscape. Trim likewise may be simple or elaborate and provides "personality," framing, and interest along the street. It may also provide the function of sealing joints between building elements.



Examples of Anniston's historic buildings with beautiful and well-maintained cornices.

Specific Guidelines:

1. Do not remove cornices and trim. Cornices and trim should be repaired or, if absolutely necessary, replaced to match the original as closely as possible in materials and style. In the case of wood trim, paint the back as well as the front to prevent deterioration from moisture.
2. If it is necessary to temporarily cover a cornice or trim, do not remove the original material, but leave it in place. Install new material in a manner that allow for ventilation of the cornice so that trapped moisture does not damage underlying material so that it may be re-exposed in the future.

E. Awnings

General Guideline: Awnings provide color, style, and function and are often an integral part of the pedestrian streetscape. If used, they must be installed in a manner that does not destroy existing building fabric. The Building Code requirements for awnings must also be adhered to. Refer questions regarding the Building Code to the Building Inspector.



Example of uniform, uncluttered awnings.

Specific Guidelines:

1. If compatible and harmonious with the scale and character of the structure and adjoining structures, soft, flameproof awnings are permitted over the first floor doors and windows and on upper floors above windows only.
2. Awnings shall not project more than seven (7) feet from the building front, shall not be lower than eight (8) feet above grade and shall terminate against the building at a height not to exceed approximately fourteen (14) feet above the pavement, except with prior approval of the AHPC and according to city regulations.
3. New rigid or fixed awnings or canopies are not permitted. The awning and method of installation, even a replacement awning, must be approved by the HPC.

F. Porticos, Porches, and Steps

General Guideline: Porticos, porches, and steps in the historic districts provide the primary differentiation from the strictly commercial buildings and should be preserved as a key character-defining element. The following pertains to any building with a portico, porch, or steps.

Specific Guidelines:

1. Porches and porticos should be repaired with original materials or materials that closely match the original.

2. Porches and porticos shall not be removed unless determined to be imminently dangerous by the City of Anniston. In case of necessary removal, it is recommended that the porch be reconstructed to match the original as closely as possible.

Example of a portico that retains its historic character



3. Alterations that involve covering elements with vinyl or aluminum siding are not recommended. When those types of alterations are unavoidable, do not remove historic building material, but leave it in place. Install new siding in a manner that does not damage or hasten the deterioration of the underlying material.
4. Enclosing porticos and porches essentially obliterates the visual presence of the building and is not recommended. However, if it is determined that enclosing it is necessary, the enclosure shall retain the details of the original. Columns and railings should remain in place, and the new construction must be set behind the original elements.
5. Alterations to front steps should use the same material and dimensions as the original. Changes to the step dimensions require prior approval by the HPC.

G. Buildings Visible from Public Ways

General Guideline: Corner buildings, in particular, anchor the street and create a more prominent visual portrait along the street than other buildings and should be treated accordingly. Rear faces, or side faces, that were not intended to be primary but have now become exposed (usually due to demolitions around it), should be treated as primary facades: If a building front, side or rear, is exposed to view from a public way or public parking lot, each face of the building so exposed shall be improved in a manner consistent with these design guidelines as necessary to avoid visually detracting from the area.

H. Mechanical and Electrical Equipment on Exterior Walls

General Guideline: Mechanical and electrical equipment should not distract from the character of the historic structure or district.

Specific Guidelines:

1. Individual room air conditioning units shall not be installed in front or side wall windows, if visible from streets or public improvements.
2. Window units may be installed, subject to prior approval by the HPC, provided where visible from streets or public improvements the units do not project beyond any adjacent exterior face of the

building and are properly screened and ventilated and do not detract from the building character and appearance.

3. Where window units are visible from the public right-of-way, awnings may be used in order to make the units as unobtrusive as possible. In such a case, they must be compatible with the scale and character of the building.
4. Grills, louvers, vents and other mechanical and electrical items may be installed in or on exterior walls, where unavoidable and necessary for the function of the building. Where visible from streets or public improvements, the necessary items shall be painted or otherwise made as unobtrusive as possible and shall not detract from the building character and appearance.

I. Roofs and Parapets

General Guideline: Roof styles, materials, color and construction are very defining elements of the character of the streetscapes and the integrity of individual buildings and should be maintained. The typical roof for commercial buildings in the district is flat built up tar and gravel often with a parapet. It is imperative that these roof lines be maintained and repeated (on any new structures) throughout the district. New residential type hipped or pitched roofs in historic commercial districts create an extremely out-of-character style that muddles the historic commercial appearance with a modern, “suburban” appearance.



Example of commercial buildings in the Downtown Historic district. New buildings should repeat this pattern. It is an important historical framework so that visual consistency is maintained rather than interrupted.



Example of a simple parapet.

Specific Guidelines:

1. Original or historical roof types, such as pitched; roof materials such as built up tar and gravel or tin; and roof elements such as gables or parapet, etc., should be repaired where possible or replaced to match the original or historical.
2. Chimneys, elevator penthouses or any other auxiliary structure on the roofs shall be repaired and cleaned as required in Section G, “Buildings visible from Public Ways.”
3. Any mechanical equipment placed on a roof shall be concealed from public view, and be as inconspicuous as possible from other viewpoints. Equipment shall be screened or landscaped with

suitable elements of a permanent nature or finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment shall be painted in a manner as to minimize its visibility.

4. Roofs shall be cleaned and kept free of trash, and debris. Other elements which are not a permanent part of the building are not permitted.

J. Auxiliary Structures

Specific Guidelines:

1. Structurally deficient attached or unattached structures at the rear of buildings shall be properly repaired. If new siding material is necessitated, the historical material should not be removed and the new siding installed in a manner not to damage historical material.
2. Auxiliary structures that are historically significant (i.e., listed in the National Register of Historic Places documentation as a "contributing" structure), should not be demolished unless they are considered imminently dangerous by the City of Anniston; if not imminently dangerous, they should follow guidelines in Section P: "Demolition." Non-historic (i.e., considered "non-contributing" to the National Register of Historic Places Downtown Anniston Historic District) may be demolished according to Section P "Demolition."

K. Rear and Side Yards and Parking Areas

Specific Guidelines:

1. When a rear or side yard exists or is created through demolition, the owner may utilize the space for storage and loading or parking provided the area is appropriately landscaped when viewed from all adjacent streets, alleys, and public improvement areas.
2. Off-street parking areas shall be designed as an integral part of the total site design with careful regard to orderly arrangement, landscaping and ease of access. Off-street parking areas, except at entrance ways, shall be separated from streets or public rights-of-way by appropriate landscaping.
3. Existing front yard parking areas shall be clearly defined as to ingress, egress and internal circulation and must be appropriately landscaped by plant materials and/or structure.
4. New front parking is prohibited (see Section II. "New Construction"). Front yard parking drastically interrupts the historic streetscapes. Always maintain the street edge with storefronts, not parking lots.
5. Fences or walls must be compatible with the architecture of the building and the streetscape. Galvanized chain link fence is prohibited along front or side streets or any place where there is public view.
6. Landscaping shall be sufficient to minimize the visual impact of parking or storage areas, but shall not be so opaque as to create completely enclosed spaces that are entirely hidden from adjacent rights-of-way and therefore unsafe or undesirable.

L. Public Parks, Public Spaces, and Public Rights-of-Way

Specific Guidelines:

1. Any public park or public space shall be reviewed by the HPC as to its plant landscaping, park furniture, signs, kiosks, fencing, trash receptacles, or any other permanent feature.
2. Any benches, trash receptacles, etc. shall be reviewed before being placed in the public right of way.

M. Signs

Specific Guidelines:

1. Signs shall be limited to those identifying the property or identifying the use conducted therein. Advertising by material or product manufacturers and suppliers, other than the primary use of the property, shall not be permitted. All lighting elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.
2. Signs shall be constructed using materials historically found in the district such as wood and metal and excluding plastic, vinyl, and internally illuminated.



Example of how plastic destroys the historic character of these signs (not in Anniston).

3. Historical signs, whether painted or mounted, should be repaired and retained. New projecting or mounted signs shall be permitted if they conform to the historic character of existing historical signs and if they are less than twelve (12) square feet per face.



Many commercial buildings had built-in sign panels that should be repaired and retained. The plastic sign, however, is inappropriate and covers a historic transom window (not in Anniston).

4. Ghost signs are historic hand-painted signs, generally found on the sides of historic buildings. Ghost signs should be repaired and repainted when possible, and should not be painted over or removed.



Example of ghost signs that should be preserved as they are or restored.

5. Painted or sewn signs on awnings, existing marquees or canopies may be permitted, subject to approval, by the AHPC.
6. Flat signs shall be placed parallel to the building face and shall not project more than twelve (12) inches from the surface of the building and shall not exceed in area two (2) times the width in feet of the frontage of the building. Flat signs shall be placed no higher than the bottom of the second story window where windows exist or approximately fourteen (14) feet above grade level, whichever is lower.



Example of a flat sign that enhances the historic character of the district.

7. In the case of corner properties one (1) flat sign per side is permitted. The area of each sign shall not exceed two (2) times the lesser frontage width in feet. The depth and height limitations shall apply as in paragraph (5) above.
8. Painted signs on framed backings or use of separate cut out letters or neon shall be permitted in accordance with the above limits for flat signs.
9. Lettering applied to ground floor show windows or entrance doors shall not cover more than twenty (20) percent of the window area, and the text shall be limited to identification of the primary business therein.
10. Signs identifying the business occupant shall be permitted at rear entrance doors if they are mounted flush against the building and do not exceed six (6) square feet in size, except where authorized by the

AHPC.

11. Signs in upper floor windows are generally not permitted.
12. Pole or “lollipop” signs, which are primarily used to attract interstate traffic, are not permitted. They create a particularly “cluttered” and inappropriate affect for a relatively slow-trafficked pedestrian-oriented historic downtown.



Example of a pole sign that clutters the visual appearance and serves no purpose in a downtown environment (not in Anniston).

13. Rooftop signs, signs on or above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on billboards or other structures, except as otherwise herein provided, are not permitted. These signs serve no purpose for relatively slow-moving traffic or pedestrians in a historic downtown district, but instead, only clutter the town’s skyline.
14. Projecting signs, where permitted according to city regulations, must provide at least eight (8) feet of clearance from the grade level, not exceed above the second story window sill, and not project from the building more than five (5) feet.
15. Temporary signs, such as lease or rental signs, or banners, may be permitted on a temporary basis not to exceed ninety (90) days. Flashing or portable signs are not permitted except with the prior approval of the AHPC.
16. Signs external to the building may be illuminated externally only, using lighting such as gooseneck or other external fixtures.
17. On masonry buildings, holes for fasteners should be placed in the mortar joints, not the masonry units.
18. All signs not conforming to these requirements shall be removed within two (2) years from the effective date of these guidelines.
19. Banners or signs identifying the historic district shall be permitted. The AHPC shall have purview over the design and placement of any said banners or signs.

N. Product Vending Machines

Specific Guidelines:

1. Product vending machines or encasements such as soft drink, newspaper, ice freezers, etc. shall be ap-

proved by the AHPC prior to being installed or placed and, except for newspaper machines and public telephones, should be placed or encased in such a way as to maintain the character of the district.

2. Broken or out of service machines or encasements, or machines and encasements in disrepair, should be removed.

O. Vacant Lots

General Guideline: When a vacant lot exists, whether temporary or permanent, or is created through demolition, the owner must properly landscape the property as viewed from adjacent streets, alleys and public improvement areas; cover all areas not actively used for storage, parking or loading with grass or other ground cover approved for the property by the AHPC; and maintain said ground cover and keep all the property free of trash and debris. Landscaping shall be installed according to Section 1: K.



Examples of simple (left) and extensive (right) landscaping used to screen vacant or parking lots.

P. Demolition

Specific Guidelines:

1. No historic or “contributing” structure shall be demolished unless it is in imminently dangerous condition as cited by the City of Anniston and unless and until the AHPC has reviewed the significance of the building based on the following criteria:
 - a. Whether, in addition to being a historic or “contributing” building, it is also listed or eligible for listing as an individual listing on the National Register of Historic Places;
 - b. Its historical or architectural significance in the context of the district has been reviewed in order to determine whether its significance is a:
 1. “Reconcilable Loss,” that is, the advantages of the demolition proposal to the community’s overall preservation/revitalization efforts outweigh the disadvantages of the demolition in which case the AHPC may approve demolition according to Section P (3) “Demolition” concerning plans for proposed new use for the site;
 2. “Significant Loss,” that is, the advantages of the demolition proposal to the community are unclear or questionable and/or the resource is capable of being repaired and reused in a practical and feasible manner;
 3. “Highly Significant Loss,” that is, the resource is an outstanding example of an architectural style, its age is particularly important to the overall integrity of the district and the community’s preservation goals, its association with an event or person is strongly associated with the history of

Anniston, it is an important visual landmark in the district(s), the disadvantages of demolition outweigh the advantages, and/or the resource is capable of being repaired and reused in a practical and feasible manner.

- d. If demolition is found to represent a "Significant Loss" or "Highly Significant Loss," the AHPC, shall delay the demolition permit for a ninety (90) day period during which time the City will work with the owner to find alternatives to demolition including, but not exclusive to, identifying a willing buyer or identifying monies to rehabilitate the property if necessary.
 - e. If the AHPC approves demolition, the owner shall agree to some measures to "mitigate" the demolition including, but not exclusive to, retaining historical materials for reuse in any new structure, retaining and storing historical materials for later use, or identifying the historical building and its context within the district(s) through signage, public display or the like.
2. If a building is considered non-historic or "non-contributing," the AHPC will review the demolition proposal according to the following criteria to determine if a 90-day delay is warranted or whether the demolition permit may be immediately granted:
 - a. If demolition will significantly impact historic or "contributing" structures;
 - b. If it is architecturally in keeping with the historic district and, within a five (5) year period would be fifty (50) years of age;
 - c. If advantages of demolition outweigh the disadvantages; and
 - d. If it is feasible to rehabilitate the property.
 3. No request for approval of a demolition permit will be considered without detailed plans for the proposed use of the site after demolition unless in the case of an emergency such as a catastrophic fire, tornado, etc. where health and safety factors are present.



Example of how demolition can create inappropriate "snaggle-toothed" effect (not in Anniston).

Q. Other

All other building repairs identified by the City of Anniston which are necessary to safeguard the health and safety of building occupants shall be made.

R. Murals and Public Works of Art

Specific Guidelines:

1. Murals are appropriate in certain locations. Unpainted masonry on a contributing historic structure is an inappropriate location for a painted mural.
2. Unpainted masonry on a non-contributing structure may be an appropriate location for a permanent painted mural.
3. Boarded-up windows or storefronts may be appropriate locations for murals or other public works of art, as art can enliven a vacant and deteriorating building and contribute to the district's vitality.
4. Murals should be located on side or rear facades only. Primary facades are not appropriate locations for murals or other public works of art, except as may be approved by the AHPC on a temporary basis.
5. Murals or other public works of art should be constructed utilizing high quality materials only. If permanently painted, murals should use only exterior grade paints and the surface should be properly prepared. Painted murals should also be properly sealed after completion. If applied using another material, the applicant shall present the AHPC with information regarding the type of material, its effect on the surface, and its durability. Materials for murals must be known to be safe for the building material to which it is to be applied. The AHPC shall make a determination based on these factors.
6. Any works of art that are attached to the building rather than painted on or applied to the building shall be attached in a way that will not damage the materials or structure of the building, with any holes for fasteners located in the mortar joints rather than the masonry units, if a masonry building.
7. Murals or public works of art shall not contain any commercial advertising component. If they do, they shall instead be regulated as signs.
8. The AHPC may approve temporary murals or other public works of art for any period of time deemed appropriate, whether that time period be seasonal or related to a special event. If the approved mural or public work of art is not removed in the agreed upon time period, the AHPC may authorize its removal.
9. Existing murals should be maintained in good condition or should be removed if they are not being maintained. The AHPC should monitor the maintenance and condition of existing murals in order to ensure proper maintenance. All proposed murals or public works art must be accompanied by a long-term maintenance plan to include the party responsible for maintenance.
10. The AHPC shall not make any decisions related to content or style. The Main Street Anniston Board shall be responsible for determining the appropriateness of the proposed content of public art pieces. Murals shall only be approved in conjunction with the Main Street Board. Prior to review by the AHPC, the applicant shall have approval from the Main Street Board.





Section II. Rehabilitation of Existing Properties - Residential Structures

Portions of this section were adapted from the "Silk Stocking District Design Guidelines," The Jaeger Company, 2000.

NOTE: These design guidelines are not necessarily applicable to the Buckner Circle Historic District.

A. Exterior Materials

Wood is the predominant exterior wall cladding of the buildings in the Tyler Hill Historic District. Weatherboard siding is the most common, and there are number of examples of wood-shingled exteriors. Brick and brick-veneered buildings are also found within the neighborhood.

Specific Guidelines:

1. Original wood siding should be retained and repaired rather than replaced whenever possible. When replacement is necessary, replace only deteriorated materials and match the original material in size, shape, texture, and material. Paint removal and repainting should be done using appropriate techniques that do not damage the historic material, such as hand-scraping.



An excellent example of historic use of decorative wood siding and shingles.

2. Unless already existing, the application of artificial or non-historic exterior siding materials such as brick veneers, asphalt shingle siding, and aluminum or vinyl siding is prohibited. Existing non-historic siding materials may be replaced with a similar or more appropriate material with the approval of the AHPC.



Example of house with ca. 1970 vinyl siding (not in Anniston).

3. Unpainted masonry (mainly brick) walls should not be painted. Painting historic brick and mortar can damage these materials. Existing painted masonry walls shall have loose material removed and be painted a single color. Patched walls shall match the existing adjacent surfaces as to materials, texture, color, bond and jointing.
4. If masonry walls require repointing (replacing old mortar in brick and stone walls), the repointing mortar should be equivalent to or softer than the original mortar in the masonry joints. A high lime-content mortar will usually be compatible with most brick masonry more than 50 years old. If Portland Cement is to be included in the mortar mix to improve workability, no more than 20% of the combined total volume of lime and Portland Cement should be Portland Cement. This will insure that the hardness of the Portland Cement will not result in a hard mortar that could damage the masonry.

The mortar used for repointing should also match the appearance, color, texture, joint width and tooling of the original mortar joint.

5. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that comes very close to duplicating the original material in both appearance and texture.

B. Architectural Details

General Guideline: Architectural details should be preserved and restored whenever possible. Residences in the Tyler Hill Historic District feature a wide variety of architectural details that are essential to the historic character of individual buildings and to the district as a whole.

Specific Guidelines:

1. Maintain architectural details and treat them with sensitivity. Repair rather than replace damaged elements whenever possible. Historic details that have been lost or are beyond repair may be replaced, provided that their earlier presence can be substantiated by historical evidence and that the new materials match the original in composition, design, color, and texture. Do not add non-historic details or elements to a historic house.



Example of a highly articulated gable.

C. Entrances and Porches

General Guideline: Original porches and steps should be retained, as they are often character-defining features and focal points of historic houses.

Specific Guidelines:

1. Repair original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless those materials are seriously deteriorated. If replacement is necessary due to excessive deterioration, the new should match the old in design, color, texture, and materials. Replacement of missing features must be substantiated by documentary and physical evidence.



The porch on this Queen Anne style house is one of its most defining features.

2. The enclosure of front porches, side porches, and porte cocheres visible from a right-of-way is prohibited. Where porches have been inappropriately enclosed, the AHPC may approve the removal of the inappropriate enclosure, preferably with documentary evidence of the porch's original appearance.



Example of an inappropriate porch enclosure (not in Anniston).

3. Retain original doors unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials. Retain original door and entrance openings, especially on a facade visible from a public right-of-way. The AHPC may approve the enclosure of an opening on a non-primary facade if appropriate.



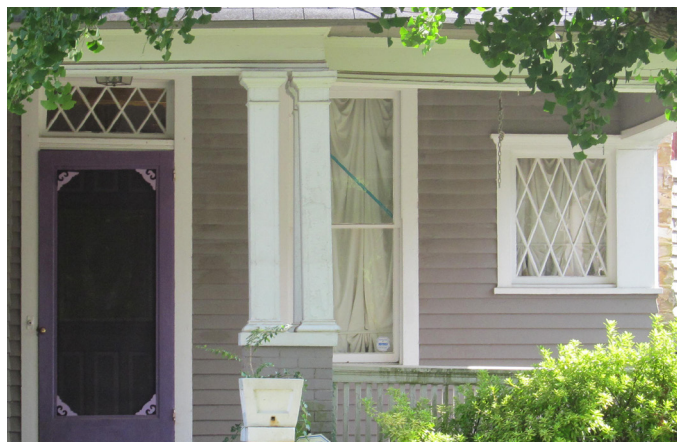
Example of a historic entryway, the various elements of which should all be preserved.

D. Windows

General Guideline: Retain original windows and window openings. Highly decorative windows with distinctive shapes or glazing patterns are always character-defining features of buildings and contribute to the district's overall appearance. Wood sashes are the most typical type used in the district.

Specific Guidelines:

1. Historic windows, including window sash, glass, lintels, sills, frames, molding, shutters, and all hardware, should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original or existing window in terms of materials, design, and hardware. If it is necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.



Example of a window with a diamond-shaped glazing pattern.

2. Shutters of inappropriate size and materials are prohibited to be installed. Shutters should be constructed of wood and should be proportional in size to the window, meaning that, if closed, the shutters should cover the window.
3. Storm windows should not damage original window frames and should be removable at a later date. The use of interior storm windows is an option that should be considered.

E. Roofs, Chimneys, and Dormers

General Guideline: Original roof form, as an essential character-defining feature of a building, should be retained. Roof form includes features such as dormers, cresting, and chimneys; shape; slope; material and color; and patterning. Massing elements such as projecting bays, porches, and dormers display secondary roofs that may connect with and impact the overall impression of roof form.

Specific Guidelines:

1. Retain the original shape and pitch of the roof as well as original features and materials, if possible. No renovation or addition to a house should greatly alter the original form of a roof or render that form unrecognizable.



This Shingle style house has an unusual roofline featuring various dormers and large expanses of roof.

2. Original or historic roof dormers should be retained with their original windows. New dormers, roof decks, balconies, or other additions to the roof should not be introduced on front facades or facades visible from the public right-of-way, but may be approved on the rear or sides of a house. If additional upper-story space is needed, consider using dormers placed out of view of the public right-of-way to create this space.
3. Historic roofing materials, such as clay tile, slate, and metal and asbestos shingles, should be repaired rather than replaced. Clay tile, slate, and metal shingle roofs should be retained whenever possible. If replacement is necessary, new materials should match as closely as possible the texture, color, design, and composition of the historic roofing material.



The Parker-Reynolds House has a distinctive clay tile roof.

4. The best roofing materials to use when reroofing are those that match the original material. If that cannot be done due to financial constraints or the material being unavailable, asphalt or fiberglass shingles can be used, but their colors should be carefully selected to reflect the original.
5. Skylights should be installed to be as unobtrusive as possible, preferably at rear rooflines or behind dormers. When installed, skylights should be flush with the roofline or lay flat.
6. Original chimneys should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A prominent chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, removed, or replaced.

This house has two uniquely shaped chimneys that contribute to its historic character.



F. Foundations

Specific Guidelines:

1. Preserve original foundation appearance and materials and do not cover with stucco or other materials.
2. Original unpainted masonry foundations should not be painted.
3. The infill of pier foundations should be done in a way that maintains the appearance of foundation piers. A simple temporary material, such as wood lattice, is most appropriate. Solid materials should not be used as infill. In all cases, the infill material should be recessed behind the original piers and should allow for significant ventilation underneath the structure.

G. Gutters

Specific Guidelines:

1. Gutters and downspouts should be maintained in their original appearance and location. It is particularly important that downspouts be situated along the edges and corners of buildings and along porch supports to limit visual disruption.

H. Accessory Buildings

General Guideline: Accessory buildings should generally be located to the rear or side of the main house and are important site elements of the overall historic property.

Specific Guidelines:

1. Garages, garage apartments, and other accessory buildings that are original to their main houses should be preserved as significant site elements. Rehabilitation treatments should follow the residential rehabilitation design guidelines provided in this section. For construction of new accessory buildings, see Section III: New Construction Guidelines.



An example of an accessory structure that contributes to the district's historic character (not in Anniston).

I. Handicap Accessibility

General Guideline: Historic residential buildings are frequently fitted with handicap-accessible ramps or entryways. It is important that ramps or other added accessibility features respect the scale and materials of the building itself, in addition to respecting the integrity of the building's primary facade.

Specific Guidelines:

1. Handicap accessible ramps should be designed to respect the historic character and materials of the building and should be placed to be as unobtrusive as possible, preferably on a rear or side entrance if possible.

J. Exterior Colors

General Guideline: The AHPC will not review exterior colors unless a change from the existing color is being proposed or unpainted masonry is proposed to be painted. The AHPC can make recommendations about paint color upon request. Paint charts with historic colors are located at most paint stores.

Specific Guidelines:

1. Consider painting the building according to its style and period of construction.

K. Historic Additions and Alterations

Additions and alterations may have been made to residential buildings over the years that are of quality workmanship and illustrate the evolution of residential design. Common additions and alterations include the addition of rear porches and rooms, the modernization of front porches, and the replacement of windows. These additions and alterations made during the historic period may have become significant in their own right and worthy of preservation.

Specific Guidelines:

1. Preserve historic additions and alterations that have acquired significance in their own right.
2. Rehabilitation of historic additions and alterations should follow the rehabilitation standards set forth herein.



Example of a historic addition. This Queen Anne cottage has a ca. 1925 Craftsman porch that has historic significance even though it is not original to the home.

L. Additions to Historic Buildings

General Guideline: New additions to historic residential buildings are common, but certain guidelines should be followed in order to respect the architectural integrity of the individual building and the historic district as a whole.

Specific Guidelines:

1. Situate residential building additions away from the primary facade, ideally in the rear or to the side. Additions that are flush with the front facade of the building are prohibited unless no other location is feasible.
2. Additions should be compatible with the existing structure in terms of materials, mass, color, and relationships of solids to voids. However, the design of the addition should be clearly differentiated so that the addition is not mistaken for part of the original building. The new addition should be designed so that a minimum of historic materials and character-defining elements are obscured, damaged, or removed.



Example of an inappropriate addition to a historic structure (not in Anniston).

M. Nonhistoric Residential Properties

General Guideline: In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the AHPC should evaluate the project for its potential impacts to any historic properties in the area of influence of the nonhistoric property. The area of influence includes the area surrounding the property in terms of visibility.



Section III. New Construction and Additions to Existing Structures

The following standards shall be applied to all new structures or additions to existing structures.

Recognizing Prevailing Character of Existing Development

The design of buildings is determined by the way in which various basic design concepts and elements are utilized: building orientation and setback, shape, proportion, scale and height, directional emphasis, massing, rhythm, and architectural and site elements. These concepts form the basis for visual relationships among buildings, which in turn influence the ways in which buildings are perceived by the public.

A. Historical Architectural and Community Character

General Guideline: In the Downtown Anniston and West 15th Street Historic Districts, the historical architectural and community character of the historic districts, as documented in the National Register of Historic Places, is primarily commercial but with a notable inclusion of several exceptionally important government and cultural buildings. In the Tyler Hill Historic District, the historical and architectural community character is strictly residential. New construction and additions should reflect the pattern of development consistent with the pattern of development documented in the National Register nomination.

B. Community Character

General Guideline: The purpose of the following guidelines is to encourage appropriate new development within the district while preserving the historic character of the existing district and buildings. The health of the overall district will depend, in significant part, on the compatibility of new construction with historical construction materials, types, setback, and scale.

New construction or addition designs shall be compatible with the historical architectural and community character of the district as described in paragraphs "A" above, "Historical Architectural and Community Character." Specific sites shall be considered in relation to the area of influence and will consider every aspect that affects its public visual appearance including, but not exclusive to, building materials, fenestration, height, scale, landscaping, and setback.

C. New Building Design

Specific Guidelines:

1. Each building unit (whether existing or proposed), shall be an integral element of an overall site design plan and shall reflect and complement the character of the surrounding area or plans prepared therefore.
2. Each building facade shall be compatible with adjacent or nearby facades in terms of scale, amenity, and appearance.
3. Buildings shall be designed to function as an integral part of the streetscape with attention to visibility, safety, lighting and incorporation of public amenities. It should reflect and confirm the pedestrian-oriented character of the district.
4. Building design shall reflect an overall compatibility to existing historical architecture with regard to building materials, fenestration, height, scale, color, contrast, roofs, and parapets.



Example of how new buildings should complement the historic buildings in the district, not compete with them (not in Anniston).



Example of inappropriate new building that is out of character with the historical streetscape (not in Anniston). This building is also on a corner, furthering its inappropriateness.

5. Building design shall address the public right-of-way, and define and complement the streetscape.
6. Generally, blank walls are not permitted. Developers and designers should provide windows in high activity areas or provide architectural relief elements in wall design to the ground level.
7. Awnings, canopies, etc. shall be designed as an integral part of the structure, shall be at least eight (8) feet above grade and shall not project more than seven (7) feet over a public right-of-way as allowed by City regulations.
8. Building entrances shall provide ease of access, be designed so that pedestrians/patrons have visual and actual access from the front/street facade of the building, can easily identify the entrance points, be well lighted, and act as an integral part of the streetscape.
9. Building materials shall be of good quality. Metal buildings, or buildings of other materials which are "modern" and not in keeping with the historical character of the district are prohibited unless they cannot be seen from the public right-of-way.
10. Corner buildings shall be designed so that they are architecturally responsive to the corner condition, help to define the intersection, and accentuate the building line along the street.



Example of a new residential structure that fits in well with its neighbors by mimicking historic elements such as a wide front porch.

E. Site Planning and Design

Specific Guidelines:

1. Site planning shall consider the orderly arrangement of all site elements including: parking, delivery, access, trash storage and collection, landscape treatments, open space, pedestrian walkways, street furniture, auxiliary services (phone, vending machines, news, etc.), signs, building and auxiliary structures, and fencing.
2. Buildings:
 - a. Where adjacent structures exist buildings shall be located at comparable or compatible setbacks.
 - b. Where no adjacent structures exist buildings generally shall be located at the minimum setback in order to define the street/building line.

- c. Generally buildings shall be located so that maximum building frontages define the street or public right-of-way.
3. Parking:
- a. Parking lots on corners are generally prohibited.
 - b. Parking lots shall be located in rear or, where there is specific and compelling justification, side yards in order to minimize their view from public rights-of-way. Where parking areas are exposed to public view, they shall be landscaped with appropriate structure and/or plant materials.
 - c. Paving the front yards of historical structures is prohibited.
 - d. Vehicular access to parking areas shall be direct and not in conflict with general vehicular movement serving the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestion and interference with traffic. Where feasible, entrances shall be shared with adjacent properties.
 - e. Entrances and exits shall be designed so that they are easily identifiable by motorists. Any signage required to direct motorists to entrances shall be simple, clear and designed to work in harmony with site elements and signs for the project. Any gates, arms, or booths will be reviewed as to their visual impact on the District. Generally, arms or gates will not be permitted on primary streets and booths shall be designed as an integral part of the development.
4. Loading and Service Area Design:
- a. Loading and service space shall be unobtrusively provided off-street to serve business uses in the proposed development.
5. Open Space and Landscape Design:
- a. Proposed development shall consider the provision of appropriate open space in combination with the proper siting of buildings. Streets, pedestrian walkways and open spaces, including street furniture and signs, shall be designed as an integral part of the overall design, and shall be properly related to adjacent existing and proposed buildings.
 - b. A coordinated landscape program for the proposed development shall be incorporated for the entire proposed site. Landscape development shall include plantings in combination with related paving and surface treatments and other amenities deemed necessary to the project.

Example of how landscaping significantly enhances the public streetscape.



F. Signs

General Guidelines:

1. A systematic and coordinated sign package is required for all new developments. Sign packages for new developments shall address signs for the entire site including, but not limited to, building identification, business name, tenant signage, parking, loading or service, informational and directional signs.
2. Consideration shall be given to the provision of sign space in the building and site design.
3. All signs shall reflect quality workmanship and materials.
4. Special consideration shall be given to the quality and placement of light sources emitting from or directed toward signs.
5. See Section M "Signs" for specific criteria regarding size, placement, and types of signs allowed.

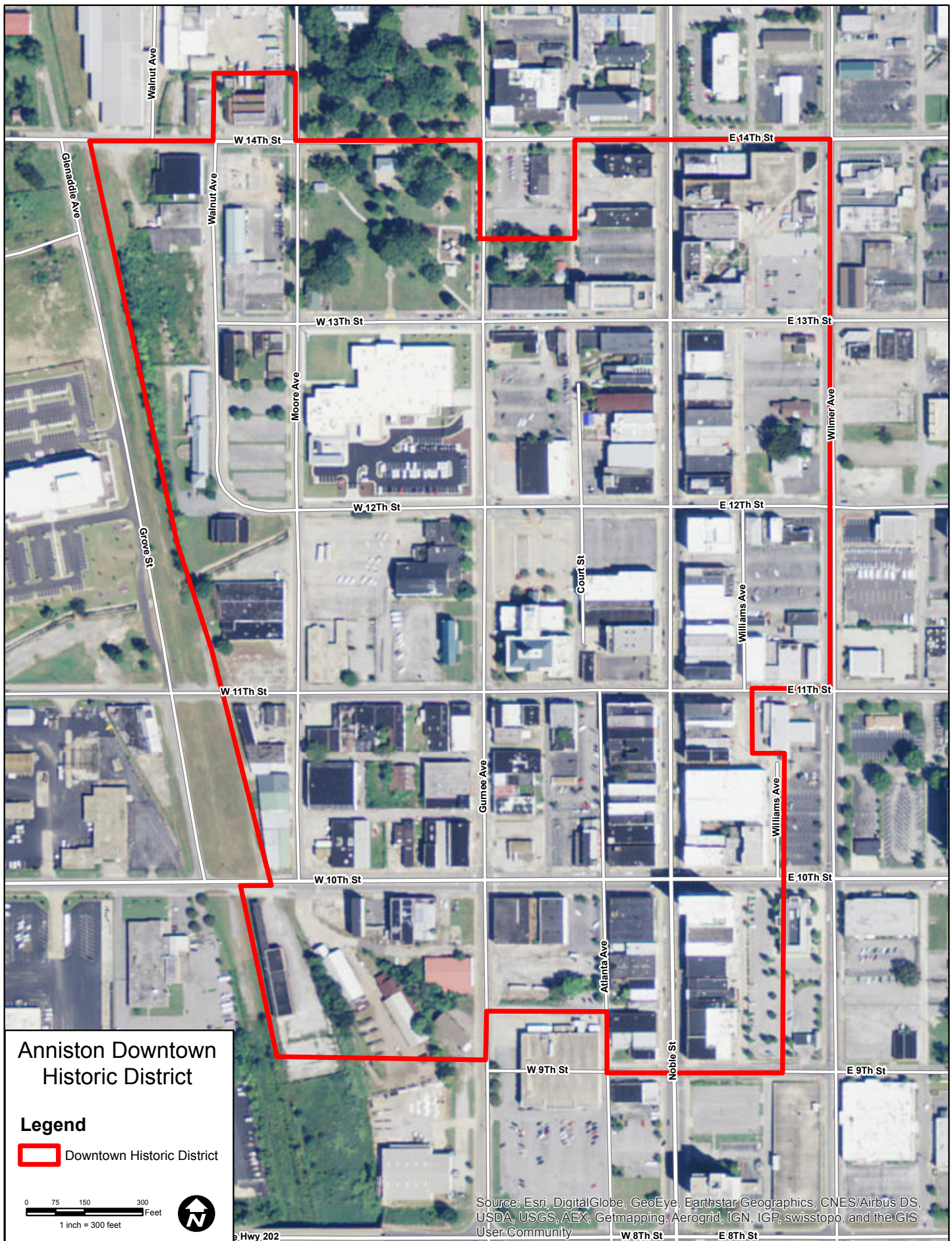


APPENDICES

Historic District Maps

Department of Interior Standards for Rehabilitation


Use of Historic Tax Credits and other Incentives





West 15th Street
Historic District

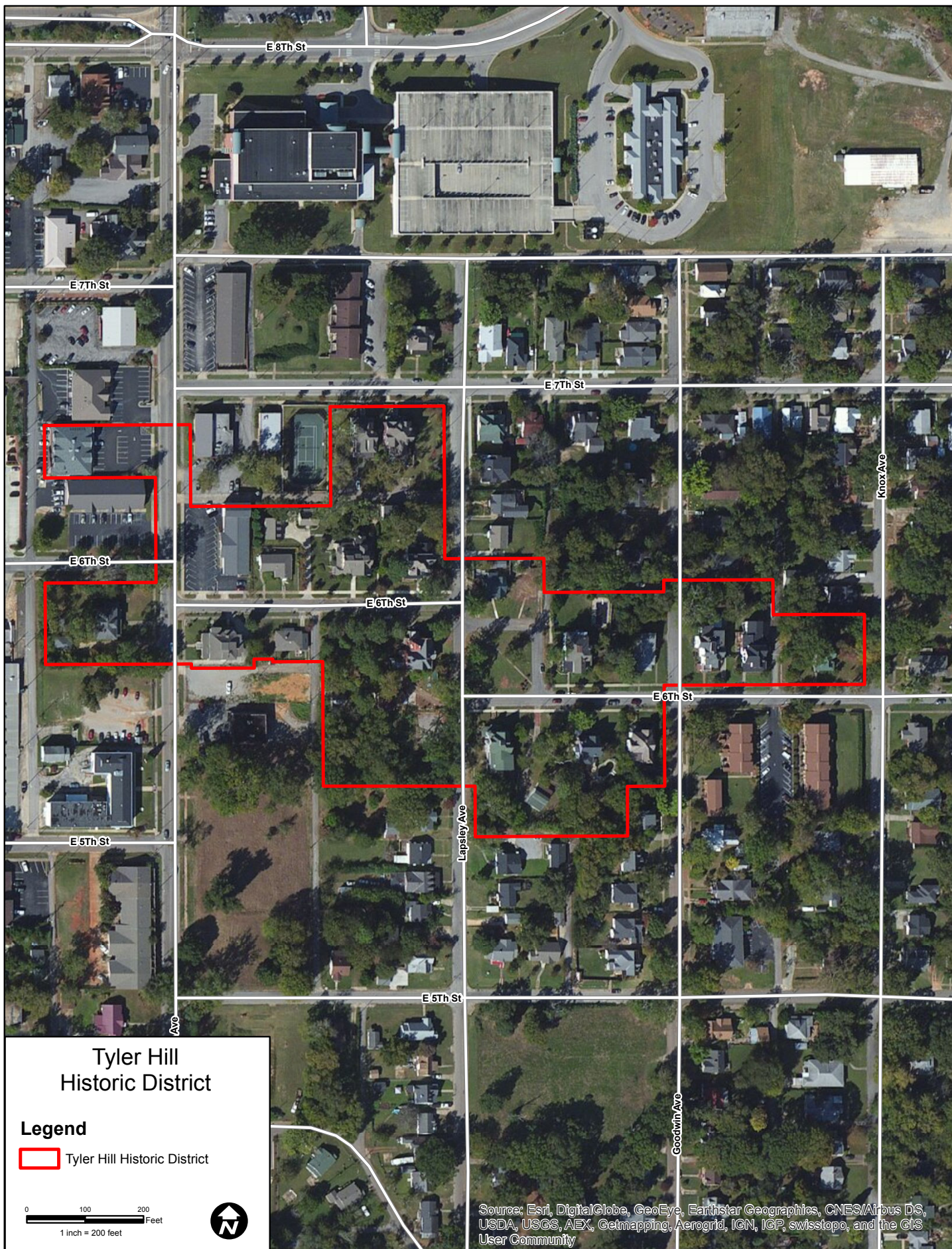
Legend

 West 15th Street Historic District

0 75 150
Feet
1 inch = 150 feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Secretary of the Interior's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as “certified rehabilitations” eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

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.

Use of Historic Tax Credits and Other Incentives

Federal Investment Tax Credit (ITC)

20% Tax Credit for Rehabilitation of Historic Properties

Historic buildings are eligible for a twenty percent (20%) investment tax credit on the rehabilitation expenditures for income-producing buildings individually listed on the National Register of Historic Places or certified as a “contributing” building in a National Register Historic District. In order to qualify, the owner must spend more than the adjusted basis of the property on an approved rehabilitation. In addition, the rehabilitation must comply with the Department of the Interior’s Standards. There is a ten percent (10%) ITC available for buildings built before 1936 that are not “contributing.”

State of Alabama Preservation Tax Credit Program

25% Tax Credit for Rehabilitation of Historic Properties

The State of Alabama allows a twenty-five percent (25%) tax credit on qualified rehabilitation expenditures for certified “contributing” historic buildings used for income-producing or residential purposes. In order to qualify, the owner must spend more than fifty percent (50%) of the original purchase price or \$25,000, whichever is greater. The State also allows a ten percent (10%) tax credit on qualified rehabilitation expenditures for pre-1936 non-historic buildings used for income-producing purposes.

Wallace Act

50% Property Tax Reduction for Historic Properties

The State of Alabama allows property owners to take a fifty percent (50%) property tax reduction on qualified properties. Qualified properties are defined as those that are individually listed on the National Register of Historic Places or certified as a “contributing” building in a National Register Historic District.

A property owner may use these tax incentives individually or in combination.

For more information regarding these tax incentives, contact the Alabama Historical Commission. Its website can be found at www.preserveala.org.

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