An aerial, sepia-toned illustration of a city grid, likely Huntsville, Alabama. The grid is composed of numerous streets, with some labeled such as 'RANDOLPH ST', 'HUNTER ST', 'WILLIAM ST', 'ADAMS ST', and 'SPRING ST'. The buildings are depicted in a detailed, historical style. In the background, there are rolling hills under a light sky. A large, dark-bordered box is superimposed over the upper portion of the image, containing the title and subtitle text.

# A Guide to Design Review in Huntsville's Historic Districts

Huntsville Historic Preservation Commission  
Huntsville, Alabama

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# **A Guide to Design Review in Huntsville's Historic Districts**

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Huntsville Historic Preservation Commission  
David B. Schneider

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# A Guide to Design Review in Huntsville’s Historic Districts

## CONTENTS

### SECTION 1: THE DESIGN REVIEW PROCESS

1.1 Why Design Review?.....	1-1
1.2 Planning a Project.....	1-2
1.3 Important Definitions .....	1-6
1.4 Additional Information.....	1-7
1.5 The Secretary of the Interior’s Standards.....	1-8

### SECTION 2: HUNTSVILLE’S HISTORIC DISTRICTS

2.1 Twickenham Historic District .....	2-1
2.2 Old Town Preservation District.....	2-2
2.3 Five Points Preservation District.....	2-3
2.4 Alabama A&M Historic District .....	2-4

### SECTION 3: DESIGN REVIEW GUIDELINES

3.1 Materials.....	3-1
a. Wood .....	3-1
b. Masonry.....	3-4
c. Metal.....	3-7
d. Painting.....	3-8
3.2 Architectural Elements .....	3-9
a. Roofing & roofing features (dormers, etc.) .....	3-9
b. Windows.....	3-13
c. Window Features (shutters, awnings) .....	3-15
d. Entrances .....	3-17
e. Architectural ornamentation.....	3-18
f. Porches.....	3-20
g. Chimneys.....	3-23
3.3 Site & Setting .....	3-24
a. Setting.....	3-24
b. Landscaping .....	3-24
c. Fencing .....	3-26
d. Exterior lighting .....	3-28
e. Outbuildings and ancillary structures .....	3-28
f. Utility and accessory structures .....	3-28
3.4 New Construction, Additions .....	3-30
a. New Construction.....	3-30
b. Additions .....	3-33
3.5 Signage .....	3-35
3.6 Demolition/Relocation/Mothballing.....	3-36
a. Demolition .....	3-36
b. Relocation.....	3-36
c. Mothballing .....	3-37

### APPENDIX A: RECOMMENDED DETAILS

# A Guide to Design Review in Huntsville's Historic Districts

## THE DESIGN REVIEW PROCESS

Huntsville's historic resources make an important contribution to the city's character, economy and quality of life. In recognition of this, the City of Huntsville officially designates local historic districts and has established a design review process to help insure the preservation of the character of these districts. Within each historic district, all projects that result in exterior changes to buildings or their settings are required to obtain a "certificate of appropriateness" from the Huntsville Historic Preservation Commission before a building permit may be issued. The Commission is a city board consisting of six appointed volunteer members and three city officials. As property owners and members of the community themselves, commission members recognize their responsibility to promote the commission's purposes through a cooperative and reasonable approach to working with applicants and the owners of the city's historic resources. Through their efforts, the city's historic preservation ordinance has proven to be a highly successful tool for maintaining and enhancing both the character and value of the designated historic neighborhoods since its adoption in 1972.

Every historic building has its own character and relates to its surrounding neighborhood in a different way. Because of this, historic district commissions typically use a set of "design review guidelines" to guide them in making reasonable and consistent decisions regarding how proposed changes will affect the overall historic character of a building and its neighborhood. This Guide describes the Huntsville Historic District Commission's design review process and guidelines. The guidelines are based upon the Secretary of the Interior's Standards for Historic Rehabilitation, widely accepted standards developed by the National Park Service, as well as preservation principles and practices developed over more than seventy years of historic district designation in the United States. This Guide is intended to help property owners in Huntsville's designated historic districts apply the guidelines in a manner that provides ample flexibility to meet most economic circumstances and personal preferences while still insuring the preservation of the historic character of the districts.

### Historic Preservation Commission

The Huntsville Historic Preservation Commission was created by Ordinance No. 72-47, adopted March 23, 1972. The Commission consists of nine members, six of whom are appointed by the Mayor to serve six-year staggered terms. The remaining three members include the Director of the City Planning Department, the City Building Official, and one member of the City Council, whose terms correspond with the terms of their office.

Meetings are held on the second Monday of each month at 4:30 p.m.

### 1.1 Why Design Review?

Real estate is often the most important investment people make. In addition to economic value, the properties which we choose for our residences or for our businesses have value as expressions of our individuality and the role we play in our community. Additional layers of intrinsic value are added to historic properties such as their ability to tell something about the history of the community and its people, their patriotic value, the value of their design and materials, and their relative rarity.

*The protection afforded by local historic designation maintains the essential historic character of our neighborhoods.* By establishing a reasonable set of design guidelines based upon national historic preservation standards, historic district designation protects the character of historic neighborhoods by helping to insure that work completed on the exteriors of individual buildings is consistent with the historic character of the building and its surrounding neighborhood.

*For the time period 1975-2000, the average annual rate of return for residential historic properties within the **Old Town District in Huntsville** was **13.45 percent**, compared to **6.02 percent**, for residential properties in the Huntsville area (counting all properties sold), and **20.05 percent**, compared to **6.02 percent**, for properties that were listed as sold two or more times by the MLS books.*

Property Value Appreciation for Historic Districts in Alabama

While the maintenance of any piece of real estate carries with it a financial obligation for its owner, historic properties have their own characteristics that require a specialized understanding of the technology and materials with which they were built. Without this understanding, the cost of maintaining a historic building can often be comparatively higher than that of a non-historic building. The good news is that historic buildings were most often well built by skilled craftsmen using excellent and durable materials. For this reason, the cost of maintaining historic buildings is often quite reasonable when care is taken to retain existing materials and features.

Huntsville's character, identity and sense of place are largely defined by its rich historic architectural legacy. Investment in the preservation of the city's historic districts will insure that this legacy is passed on to future generations.

## **1.2 Planning a Project**

Since the overall intent of these guidelines is to maintain the character of the historic districts, it is essential that planning for all rehabilitation and maintenance work consider the impact of the work on the character of the building and its surrounding neighborhood.

### *Understanding Architectural Character*

Each historic building has its own individual character and contributes to its historic district in a unique way. Understanding what defines a particular building's character is therefore a critical step in the design review process. Historic character is defined by a mix of factors, typically including architectural period and style, architectural integrity, how the building has changed over time, use of materials, condition of the materials, how the building is sited, and its overall setting. Huntsville's historic districts retain rich collections of historic architecture spanning many periods and reflecting the evolution of America's building traditions. Through these districts, a person can readily experience a broad spectrum of history, changes in popular design, and the evolution of building technology.



*Both of these houses are contributing historic resources. The character of each house is quite different. The style, design, materials, and setting of each house helps to define its individual historic character. Features appropriate to one would be out of place on the other.*

*Architectural Period and Style.* Huntsville’s historic districts retain excellent examples of most of America’s historic architectural styles, each of which was popular at a certain period of time. Each style has its own particular features. In many cases, features that are appropriate for one style may not be appropriate for another. For more information about the architectural styles found within the district, please refer to [A Field Guide to American Houses](#) by Virginia and Lee McAlester. Another useful source is the [Alabama Preservation Manual](#). Both publications are available at the Huntsville Public Library.

*Architectural Integrity.* Architectural integrity refers to the degree to which a particular building reflects its historic character and retains its materials. Integrity is lost through alterations and the replacement of materials.



*Note how changes in materials and architectural elements can alter the architectural integrity of a historic building. Integrity affects the architectural character of these buildings*

*Architectural History.* Buildings tend to change over time and these changes can become significant to an understanding of the history of the building and the district. Being familiar with the history of a building can help answer questions about appropriate rehabilitation and maintenance strategies. It is also important to respect and maintain historic alterations.

*Materials.* Materials help to define the visual character of a building through the types of materials used, their placement on the building, and the craftsmanship that went into the construction. Materials provide the fabric and texture of a building and often help to relate the building to surrounding buildings. The condition of a building’s materials can also help to define its character through the rich patina of age that historic materials often acquire. Much like an antique piece of furniture, historic buildings gain value through the retention of their authentic historic materials.



*The character of historic buildings is largely defined by the materials used in their construction and decoration. Materials give buildings texture. The craftsmanship that went into the construction of a building is often most evident in its materials.*



*Site and Setting.* The relationship of a building to its site and its surrounding neighborhood is a significant dimension of its character. The setback of the building from its front and side property lines, the topography of the property and how the placement of the building responds to that topography, the surrounding landscaping, and how these features are similar or different from neighboring properties play a substantial role in defining the character of the property and the district.



*Notice how the siting and setting of each of these houses affects its overall character. Each building relates differently to its street and surrounding neighborhood.*

For additional information about identifying what defines the historic character of a building in Huntsville's historic districts, please refer to [Preservation Brief #17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.](#)

Understanding the character of a particular building, what defines that character, and how that character relates to the surrounding district is critical not only to the preservation of the individual

historic resource, but also the preservation of the overall historic district. Alterations that destroy or alter the character of the building or its relationship to the district often have a serious impact on the overall integrity of the district, and hence its overall intrinsic value.

### *Contributing and Noncontributing Resources*

Within the districts, buildings can be classified as follows:

*Contributing* - Contributing buildings are those which contribute to the district's overall historic character and that were constructed during the district's period of significance. Contributing buildings also retain integrity. A building has integrity if it retains sufficient historic fabric and features to continue to reflect the overall character it had during its period of significance.

*Noncontributing* - Noncontributing buildings are buildings that do not contribute to the district's overall historic character. Typically, these buildings were either constructed after the end of the district's period of significance or are earlier buildings that have lost integrity through alterations. Noncontributing properties can be either compatible with or intrusive to the character of the district in terms of scale, massing, materials and other architectural characteristics.

The goal of projects involving contributing buildings should be to maintain the primary character-defining elements of the building by retaining and repairing distinctive features and respecting historic alterations. When new additions or other alterations are proposed, they should be designed to be reversible in the future. The goal for a project involving compatible noncontributing buildings should be to retain those features that are consistent with the historic character of the neighborhood. When working with intrusive buildings, the goal should be to improve the building's compatibility with the district to the greatest practical degree.



*The house on the left contributes to Huntsville's historic districts through its history and historic character. Maintaining the historic character of this house is important to the preservation of the overall historic district.*

*The center house (not located in Huntsville) is an example of a noncontributing building. While generally architecturally compatible with its surrounding historic neighborhood, it was constructed outside that district's period of significance. Aspects of the character of a house like this that are compatible with the district should be retained. Any new work should be consistent with the character of the surrounding neighborhood.*

*The metal industrial building at right (not located in Huntsville) is both noncontributing and intrusive to the historic residential character of the historic district in which it is located. The historic district in which this building is located would be enhanced if this building were made more architecturally compatible or if it could be concealed from principal vantages.*

### 1.3 Definitions

The following terms are used throughout this Guide. The words “appropriate” and “inappropriate” are used because they relate to the city’s ordinance which requires a “certificate of appropriateness” from the Commission before a building permit can be issued for exterior work in the locally designated historic districts.

Adaptive Use	Adapting a building to a different use than that for which it was built or has historically been used.
Alteration	Any act or process that changes one or more of the exterior architectural features of a building, including but not limited to the erection, construction, reconstruction or removal of any building.
Appropriate	A proposed activity that is consistent with the guidelines.
Certificate of Appropriateness	A document evidencing approval by the Historic Preservation Commission of an application to make a material change in the exterior appearance of a designated historic property or of a property located within a designated historic district.
Demolition	The removal of a building, or a portion of a building, either by direct action or by neglect.
Inappropriate	A proposed activity that is not consistent with the guidelines and may result in the Historic Commission withholding a Certificate of Appropriateness.
Neglect	The failure to maintain a building’s weather tight condition and/or the failure to prevent or correct deterioration of a building’s structure, materials or finishes.
Preservation	To sustain the existing form, integrity, and material of a building or structure.
Primary Elevation	An elevation of a building that faces either a front or side street or that is otherwise prominently visible from public vantages within the district.
Recommended	A proposed activity that is recommended but is not required.
Rehabilitation	Returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of a property which are significant to its historical, architectural, and cultural values.
Restoration	Accurately recovering the form and details of a building and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work to match documented conditions.
Secondary Elevation	An elevation of a building that faces a rear or side yard or that is otherwise not prominently visible from public vantages of or within the district.
Stabilization	To reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining its essential form as it exists at present.

### 1.4 Additional Information

These guidelines reference other publications that may be useful in providing additional background information and explanation. The Huntsville Historic Preservation Commission maintains a library of these publications at the Huntsville City Hall and they are available for public review. The Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings and the National Park Service’s Preservation Briefs series are also available for review on the National Park Service’s internet website. They are also available for purchase from the National Park Service.

### *1.5 Secretary of the Interior's Standards*

The Secretary of the Interior's Standards form the basis for Huntsville's Design Guidelines. The Standards were developed by the National Park Service and are generally accepted nationwide as standards for the rehabilitation of historic buildings. The basic purpose of the Standards is to maintain the primary character-defining elements of a building by: recommending that distinctive features be retained and repaired rather than replaced, historic alterations be respected, and, where new additions or other alterations are required, they be made in such a way as to be reversible in the future. The Standards generally do not require the restoration of missing elements; rather, they are designed to allow for changes that are needed to adapt a building to a new function.

- Standard #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.
- Standard #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.
- Standard #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.
- Standard #4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Standard #5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Standard #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.
- Standard #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.
- Standard #8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- Standard #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.
- Standard #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.

For a more detailed description of the Standards and how to apply them, please see [The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings](#) (Washington D.C.: U.S. Department of the Interior, 1992). Additional information can be found on the internet at the National Park Service website.

## 2. HUNTSVILLE'S HISTORIC DISTRICTS

### 2.1 *Twickenham Historic District*



In 1971 the City of Huntsville adopted an ordinance that allowed for the creation of historic districts. Twickenham was Huntsville's first Historic Preservation District, designated by the city in 1972.

The name Twickenham was the first official name given to the town in 1810, and it rapidly flourished becoming the largest in the Alabama Territory by 1819. By the mid 19th century it had become the cotton-trading center of the Tennessee Valley. Early merchants, bankers & attorneys built fashionable impressive town homes, many of which were seized during the Civil War in 1862-1865 by the Union Army. This occupation saved the houses from destruction, and the town was spared the ruin of the occupying Army. Thus, the Twickenham Historic District has the state's largest collection of pre-Civil War homes.

This District is a living museum of American architectural styles dating from 1814, and it encompasses about one-half of the original town of Twickenham. Styles in this neighborhood range from Federal, Greek Revival, Gothic Revival, Italianate, Queen Anne and Bungalow to post-war homes and it is graced by more than 65 antebellum homes.

## 2.2 Old Town Historic District



Designated by the City of Huntsville in 1974 as a Historic Preservation District, Old Town contains houses dating from 1828 onward, with the majority dating from 1880 to 1929. The western half of what is now Old Town was incorporated into the city in 1843.

Growth was encouraged because the area was within walking distance of downtown Huntsville, the Memphis and Charleston Railroad depot and the City's first cotton mill on Jefferson Street. In 1866, the east part of Old Town was incorporated into the City and by 1892 Dallas Mill had located just north of Old Town, which further stimulated development. Merchants and professional people settled the Old Town area. The structures built during this time were predominately Victorian in style, and have one and two-story frame construction. Notably, Old Town is the only complete section of Huntsville that displays a true Victorian character.

This area continued to grow during the early years of the 20<sup>th</sup> Century, though the Victorian building style now had to compete with Colonial Revival and the Bungalows that were particularly prevalent during the 1920's and 30's.

## 2.3 Five Points Historic District

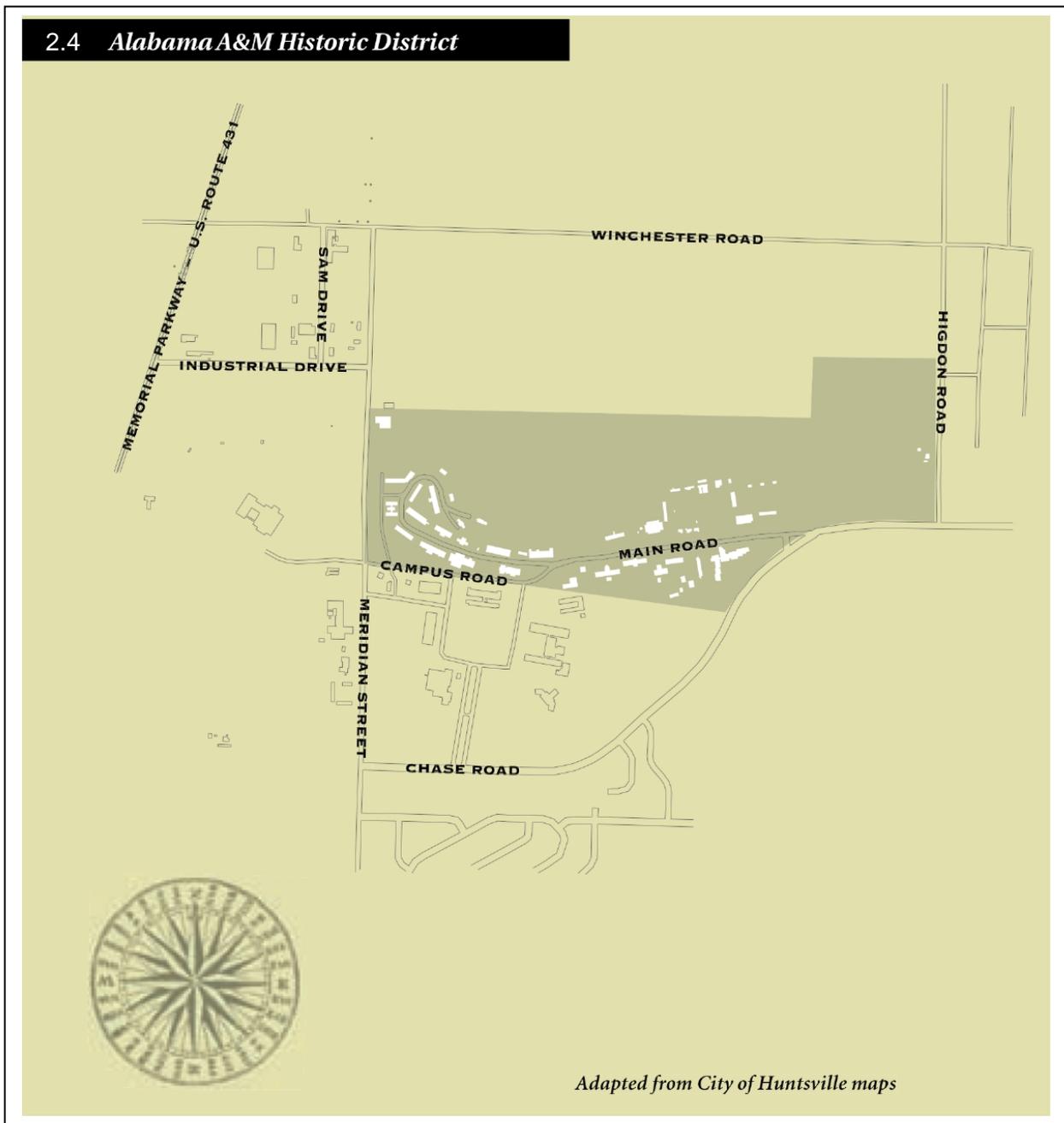


Five Points is Huntsville's newest Historic Preservation District, established in 1999. Initially part of the 1892 East Huntsville Addition, it developed slowly over the course of a century. This neighborhood's significance lies in its illustration of the evolution of middle-class housing in 20<sup>th</sup> century Huntsville, rather than a concentration of one period. The dwellings include a collection of modest one and two-story vernacular Victorian homes, a variety of Bungalows that experienced great popularity in the 1920's and 30's, modest Cape Cods, which were then succeeded by the Ranch style so fashionable in the 50's and 60's.

The East Huntsville Addition was the first true suburb in Huntsville, made feasible by the construction of a streetcar line, which allowed working people to live farther than walking distance from jobs and shopping without owning an automobile. The neighborhood still retains its 19<sup>th</sup> century grid layout of broad, parallel streets, narrow but deep lots, and rear service alleys, which permit pedestrian-oriented streets.

This area was annexed into the City in 1925.

## 2.4 Alabama A&M Historic District



Not all historic districts in our area are primarily residential neighborhoods. Alabama A & M University is a major educational institution in Madison County and is listed on the Alabama Register of Landmarks and Heritage, the National Register of Historic Places, and is a locally designated Historic Preservation District.

A & M, originally known as the Colored Normal School at Huntsville, was chartered by the Legislature in 1873, serving as a teacher's training school for black students. In 1891 the name was changed to the State Agricultural and Mechanical College for Negroes, and had moved from its location in a house on West Clinton Street in Huntsville to its present location in the northeastern part of the City. In 1932 the school became an accredited junior college and in 1939 became a four-year college. In 1949 the name changed to Alabama A & M College, and in 1969 University status was achieved.

Most of the historic buildings on the campus were constructed during 1927-1962, however there are some structures that remain from the turn of the century.

### 3. DESIGN REVIEW GUIDELINES

## 3.1 MATERIALS

### a. Wood

In addition to being used for the structural systems of many historic houses, wood was traditionally used as a siding material and for the production of trim and details. A plentiful natural material in America, wood has traditionally had the advantage of being relatively inexpensive and easy to fabricate into building components. While wood is durable with proper maintenance, it is also susceptible to deterioration when not kept properly painted or when exposed to excessive moisture. A relatively soft material, wood can be easily damaged by abrasive cleaning or refinishing methods.

Wood is the most common form of siding traditionally found on Huntsville's historic buildings. Plain lapped wood siding, flush board siding (often within porches), beaded siding, novelty siding and a variety of shingles are common throughout the district. The variations of their textures and the evidence that remains of the craftsmanship that shaped them for use are often essential character-defining features of a building. Types of wood siding can give important clues to the date of a building or its alterations. For all these reasons, traditional wood sidings should typically be retained and repaired rather than replaced or covered.

#### Visual Characteristics of Installation

In addition to the visual character of the siding itself, the way that it was installed can also make important contributions to the character of a building. The width and depth of the lap of siding, the patterning of wood shingles, the use of corner boards or mitered corners, and other details have an impact on the texture of a building's surfaces. Likewise, the surfaces of the materials, whether smooth or exhibiting hand planing marks, and sometimes even the pattern of its nailing, are often recognizable features that should be retained.

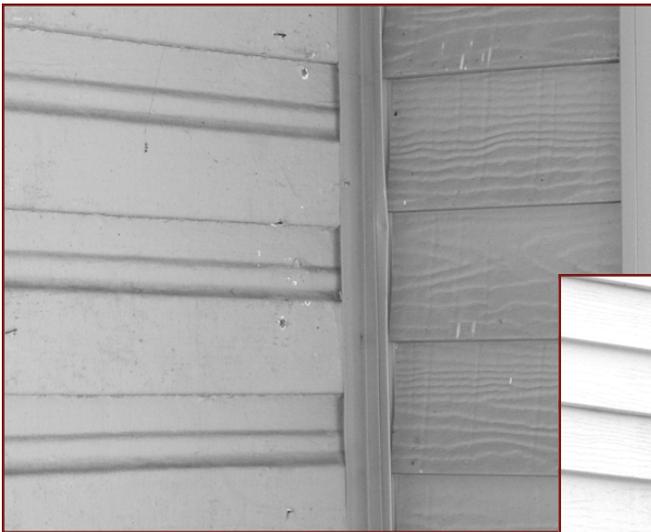
#### Types of Replacement Siding

In more recent times, a variety of replacement siding materials have become popular. Each of these can change the character of a building in either subtle or dramatic ways depending on the nature of the material, the material it is intended to replace, and the prominence of where the material is placed. In the mid to late 20th century, asbestos and cement fiber shingles came into common usage as did asphalt siding. These materials are usually inconsistent with the historic character of buildings in the district. In more recent times, aluminum and vinyl sidings and a variety of composition board sidings have been developed. While these materials more closely resemble traditional wood sidings, they often lack the subtle visual characteristics that can contribute to the overall historic character of a building.



*Left:* Note the use of wood shingles and wood weatherboards on this Victorian style house. *Right:* Note the use of wood shingles on this bungalow.

Note the texture of this historic wood siding. Notice also that the corners are mitered and do not have corner boards – an important detail that would be difficult to match with some synthetic materials.



Note: Many important visual characteristics can be lost through the application of synthetic siding including the width, shadow lines, nailing patterns and other features that define the character of historic siding materials. The application of synthetic siding materials can often conceal deterioration that is occurring to underlying conditions. By the time evidence begins to appear considerable damage may have already occurred. Note the staining on the photo at right indicating moisture-related deterioration below the synthetic siding.

## Wood and Exterior Siding Guidelines

1. **Retain and Repair Original Materials.** It is appropriate and recommended that historic exterior siding, shingles, banding, cornerboards and other siding details be retained and repaired as needed wherever practical. All repairs should match the original work in design, material, texture and workmanship.
2. **Replacement Materials.** Where the replacement of exterior siding, shingles, banding cornerboards or other details is necessary due to excessive deterioration or damage, appropriate replacements should match the historic conditions in design, materials, appearance and workmanship to the greatest degree practical.
3. **Synthetic Siding.** The historic visual character of wood sidings are defined by the profile of the material, the reveals and shadow lines they create, the surface texture of the material and the expression of the craftsmanship of the installer (nailing patterns, etc.). Applied synthetic sidings, such as vinyl or aluminum, normally alter the visual character of a building and can conceal underlying problems (such as moisture penetration, decay and insect infestation). Likewise replacement of traditional siding with composition board (wood fiber, cementious, etc.) or plywood type materials changes the visual character of a building. Therefore the application of synthetic sidings to historic buildings within the districts is typically not appropriate.
4. Owners are encouraged to remove synthetic sidings where they have been previously installed and to restore underlying historic siding. However it is appropriate to replace previously applied synthetic sidings with new synthetic sidings as long as the new siding closely approximates the visual appearance of traditional historic siding.
5. The use of artificial siding products, such as boards composed of wood or cementious fibers, is not recommended but may be appropriate for new construction, ancillary buildings and additions to historic buildings that are not readily visible from the street. Such materials should generally match the visual character of traditional wood sidings found within the districts and typically should have smooth (as opposed to false grained) finishes.
6. **Special Considerations for Noncontributing Resources.** Synthetic materials are generally not appropriate for primary elevations of noncontributing resources.
7. Smooth finished, cementious siding (Hardiplank by James Hardie Siding Products, or similar products) may be appropriate for secondary elevations and ancillary structures.

For additional information, please see the following *Preservation Briefs*: #06 *Dangers of Abrasive Cleaning to Historic Buildings*; #08: *Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings*; and #16: *The Use of Substitute Materials on Historic Building Exteriors*.

## b. Masonry

Masonry is found as both a structural and decorative material in the construction of historic buildings. Masonry has the advantage of being relatively durable and yet can be readily fabricated into building components. Despite their durability, abrasive cleaning or refinishing methods can easily damage most masonry materials.

Many of the buildings in Huntsville's historic districts are of masonry construction or have masonry decorative features.

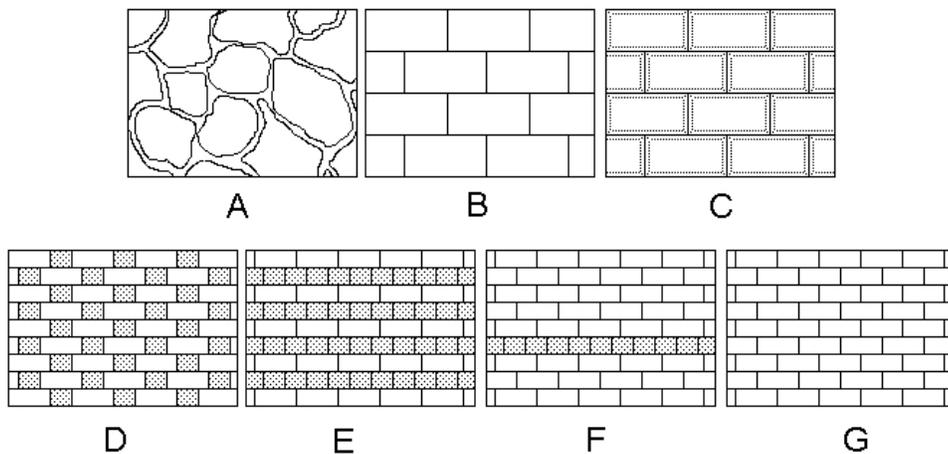
Types of Masonry Common in Huntsville.

**Brick:** The most common type of masonry construction in the city is brick. The character of the brickwork in historic buildings is most often defined by the color and texture of the brick, its bonding pattern, and the profile and material that it was pointed with. The illustrations on the next page give examples of these features.

**Stone:** Both natural stone and more modern cast stone (concrete based) are found in buildings in the district. Like brick, the character of stonework is defined by the color and texture of the stone, the pattern in which it is laid, and the profile and material that it was pointed with.

**Stucco:** In addition to brick and stone, stucco is also found in the district. Historic stucco has a variety of textures and finishes that define its character.

With all masonry finishes, it is important to understand the specific material and to be familiar with appropriate cleaning and repair methods. Properly maintained, masonry is a very durable finish. Inappropriate cleaning and repair methods can greatly increase its rate of deterioration; therefore great care must be taken to select the appropriate treatment.



### **Examples of Masonry**

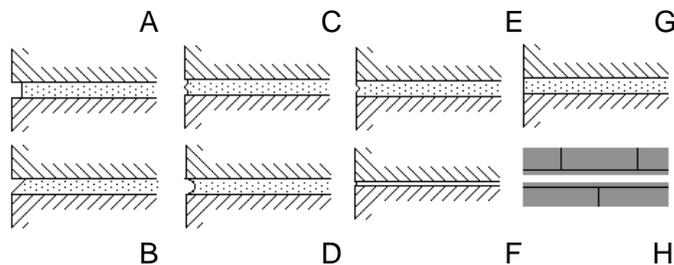
*A: random or uncoursed; B: coursed ashlar; C: rusticated ashlar*

*D: Flemish bond; E: English bond;*

*F: common or American bond; G: stretcher bond*

## Masonry Guidelines

1. **Cleaning.** It is recommended that *Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings* be reviewed prior to undertaking any masonry cleaning. Historic masonry should only be cleaned when necessary to halt deterioration or to remove heavy soiling. Always begin with the gentlest cleaning method possible and begin by cleaning a test patch in an inconspicuous area. The test patch should be observed over a period of time to assess both the immediate and longer-term effects of the cleaning. Often a simple garden hose and soft bristle (nonmetallic) brush is sufficient. Low-pressure water cleaning should be conducted within the range of 20 to 100 psi at a range of 3 to 12 inches. Steam cleaning and the use of non-ionic detergents can also be effective. Chemical cleaning may also be acceptable for the removal of stains or paint. However, caution should be taken to insure that chemical cleaning methods are appropriate for the particular masonry surface. Cleaners such as muriatic acid, caustic soda, or lye should never be used on historic brick surfaces.
2. **Abrasive** (such as sandblasting) or high pressure cleaning methods should never be used on historic masonry surfaces.
3. **Details.** Masonry details and ornamentation should never be removed or obscured.
4. **Repairs.** Masonry repair, replacement or repointing should match the original work in material, color, texture, workmanship and character. Repointing with inappropriate mortar can have both visual and physical consequences. The use of mortars with a high Portland Cement content or the use of most ready-mix mortars is generally inappropriate for historic masonry. Such mortars are typically harder than the surrounding masonry or stone materials and can result in considerable damage over time. Please refer to *Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings* prior to undertaking any repairs to historic masonry or stonework.
5. **Pointing.** For historic buildings, pointing should match documented historic conditions in material, profile and color. In new construction, pointing should be consistent with traditional pointing profiles.



### *Examples of Pointing*

*A: recessed; B: struck; C: beaded; D: concave; E: grapevine; F: butter  
G: flush; H: elevation of flush joint where mortar is colored to match adjacent brick  
and narrow line of lime applied as "penciling."*

6. **Do Not Cover.** Covering historic masonry with artificial stone surfaces, synthetic (metal, vinyl, etc.) siding, stucco or any other type of applied siding is not appropriate.
7. **Painting.** It is inappropriate to paint historic masonry that was historically unpainted. When repainting masonry that has previously been painted, care should be taken to prepare the surfaces for new finishes in a manner that does not damage the underlying material.

Nonhistoric paint finishes that have been applied to historic masonry may be only removed in a manner that will not damage the underlying material. Please refer to the discussion of painting in Section 3.1-d.

8. Sealants. Masonry sealants such as silicone-based products or the application of stucco over existing surfaces are typically not appropriate. Please refer to Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings for additional information.
9. Stucco. The use of synthetic stucco systems is not appropriate.

**Special Considerations for New Construction/Noncontributing Resources.** The general provisions of this section apply to new construction and existing buildings that are noncontributing to the district. Masonry materials, unit size, and finishes should be consistent with historic materials found within the district. Where masonry on such buildings is not visually compatible with the character of masonry typically found on historic buildings within the district (due to color, texture or other visual properties), painting or the application of alternate materials may be appropriate provided the work is visually compatible with the character of the surrounding neighborhood.

Abrasive cleaning of brick can remove the hard-fired surface coating that protects the brick resulting in accelerated deterioration. Note how sandblasting has resulted in the severe deterioration of the bricks in this photo.



## **c. Metals**

Like masonry, metal is used as both a structural and decorative material in the construction of historic buildings and also in the construction of appurtenant elements (fences, lighting, etc.). Metal is also a common historic roofing material. It has the advantage of being both strong and durable and it can be cast, stamped, pressed or wrought into a wide variety of shapes. While cast and wrought metals can typically tolerate abrasive cleaning methods, sheet metals require greater care.

Types of Metals Common in Huntsville.

**Roofing.** Traditional historic metal roofing includes both raised seam sheet metal designs where metal pans are jointed by bent seams and pressed or stamped metal designs. Each type has its own ridge, valley and edge details that help to define its character. Figures 2 through 5 in section 3.2-a show examples of traditional metal roofing materials and their details.

**Pressed metal ornamentation.** Pressed or stamped metals were also historically used for ornamental details such as cornices, banding, spandrels, or foundation skirting.

**Cast Metals.** Cast metals, most typically iron, were historically used for roof cresting, railings, porch supports, storefront elements on commercial buildings, and as fencing.

**Wrought Metals.** Wrought metals, again typically iron, were most commonly found historically as hardware and decorative elements.

**Steel and Extruded Metals.** Steel and extruded metals were historically used most often as window and door elements or for ornamental purposes.

### **Metal Guidelines**

1. **Cleaning.** While some metals (cast iron, steel) are tolerant of relatively abrasive cleaning methods, others (pressed metals, sheet metals) can be seriously damaged by abrasive cleaning methods. Typically, the least abrasive cleaning method possible should be used and should be tested in an inconspicuous location to insure that no damage is caused to the material.
2. **Details.** Historic metal details should never be removed or obscured.
3. **Repairs.** Repairs should match the original work in material, color, texture, workmanship and character.
4. **Painting.** Most metal surfaces require painting to protect them from rust. Exceptions include some decorative sheet metals (copper, for example) and such materials that were historically unpainted should not be painted. Please refer to the discussion of painting in Section 3.1-d.

## d. Painting Guidelines

1. **Surface Preparation.** All surfaces to be repainted should be carefully hand prepared for new finishes. The use of abrasive cleaning methods such as sandblasting or the use of power rotary sanders is not appropriate and causes severe permanent damage to historic materials. In addition, the use of water should be carefully considered and should be conducted within the range of 20 to 100 psi at a range of 3 to 12 inches. For wood surfaces, hand scraping and sanding, chemical strippers that do not damage the wood surface, or heat guns when care is used not to burn the wood surface are appropriate. For masonry surfaces, nonabrasive surface brushing, low-pressure water washing, or chemical strippers or cleaners that do not damage the masonry surface are appropriate. For metal surfaces, hand scraping or low-pressure water washing is appropriate.
2. **General.** Historic materials that have historically been painted should remain painted; likewise, historic materials that have not been previously painted should remain unpainted.
3. **Color.** Color schemes that are appropriate to the style, period or design of a historic building or that are generally consistent with the surrounding neighborhood or other buildings are recommended. Several paint manufacturers offer historic paint color palettes that may be useful in choosing an appropriate color scheme.
4. **Exposed Wood.** The use of unpainted wood is not appropriate at principal elevations unless it matches a documented historic condition. **Maintenance Tip:** Most modern pressure-treated lumber is intended to have an applied finish such as paint. Consult the manufacturer's specification for details.

For additional information, please see the following *Preservation Briefs*: #10: *Exterior Paint Problems on Historic Woodwork* and #37: *Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing*.

## 3.2 ARCHITECTURAL ELEMENTS

### a. Roofing

The shape of a building's roof is one of its most important character-defining features. The form of the roof and its features are also key elements of the building's style. Some roofs are more visually prominent than others and the materials of the roof can also be a major character-defining element. The slate roof in Example A below, for example, is an integral element of the building's design. In Example B, the roof material is not visible so its contribution to the architectural character of the building is minimal.



**Example A** – Note how the pattern of this roof is an integral element of the design and character of this house. Both the roof's form and its material are significant features.



**Example B** – The flat form of this roof defines its character but its material is not readily visible.

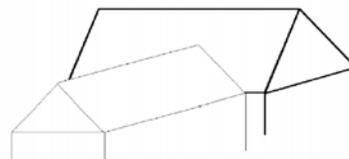
The roofs of many of Huntsville's buildings also have significant features such as towers, dormers, "widow's walks," and cresting.

### Roof Guidelines

The majority of residences have gable or hipped roof forms or a combination of the two. Many roofs no longer retain their original roof materials and have been replaced with asphalt or composition roofs. Surviving historic roofing includes pressed metals shingles, standing seam metal, clay tile and slate.

1. Form. Historic roof forms should be retained at principal elevations. Where additions are considered at secondary elevations, the roof form should be similar to those of the building and should be constructed in such a manner as to not obscure the overall form of the historic roof (see Fig. 1)

Figure 1  
Roof Form



Roof forms for additions should be compatible with the historic roof and should be visually secondary to the principal roof.



2. **Historic Materials.** Historic roof materials, such as metal standing seam, pressed metal shingles, cement asbestos shingles or slate, should be retained and repaired where necessary. A variety of products are currently available that can extend the useful life of metal roofing. If it can be demonstrated that roof surfaces are deteriorated beyond the point of reasonable repair, replacement is appropriate. Replacement materials should approximate the visual characteristics of the historic roofing to the greatest extent possible.

*Note how the clay tile is an integral element of the design and character of this roof.*



3. **Replacement Materials.**

- a. **Composition Shingles.** The application of composition shingles to replace deteriorated composition roofs is appropriate. Where documentation indicates that a building historically had wood shingle roofing, the use of a textured “architectural” grade composition shingles in a light gray or silver-gray color is appropriate. Where documentation indicates that a building historically had slate roofing, the use of a textured “architectural” grade composition shingles in a medium or dark gray or black color is appropriate. The use of patterned composition shingles based on historic patterns is appropriate (please see Fig. 6). Where documentation of original or historic roofing is not available, dark colors, including dark red, black and dark greens are recommended.

- b. **Wood Shingles.** Wood shingles or modern imitation wood shingles are typically not appropriate for buildings constructed after 1920 unless documentation for their original application exists.

- c. **Metal Roofing.** Metal standing seam or patterned metal roofs are typically not appropriate for buildings constructed after 1920 unless documentation for their original application exists. The use of modern factory-finished metal roofing systems is typically inappropriate, but may be considered where pan-width, ridge details, seam profile and eave details can be modified to approximate the appearance of traditional standing seam roofing (please see Fig. 2). The use of “V-crimped” or corrugated metal roofing is also typically not appropriate for residential buildings but may be considered for small-scale ancillary structures that are not readily visible from the street.
- d. **Membrane or Built-up Roofing.** Modern membrane and built-up roofing is appropriate for flat roofs. Membrane systems may also be appropriate for use on low-pitched roofs at secondary elevations but should be either dark green or gray in color.
4. **Dormers.** Historic dormers should be retained and repaired as needed. New dormers should only be considered at secondary elevations that are minimally visible from the street. Where new dormers are added, their design should be compatible with the historic character of the building in terms of scale, design and materials.
  5. **Other Roof Features.** Roof ornamentation such as finials and balustrades should be retained and repaired as needed. Ventilation cupolas, chimneys, and other historic roof features should be retained and repaired as needed.
  6. **Gutters.** Historic gutters, box gutters, leaders and downspouts should be retained and maintained. New gutters and downspouts should be consistent with the architectural character of the building and should be fabricated using painted metal or exposed copper. The use of half-round gutters and round downspouts is recommended at all principal elevations. The use of architectural gutters and rectangular downspouts is not recommended unless documentation exists of their historic use on the subject building. Gutters and downspouts should be painted to match the adjacent exterior house color.
  7. **Cornices, Eaves & Soffits.** Historic cornices, eaves and soffits should be retained and repaired as needed to match adjacent historic conditions. Synthetic materials should not be applied and historic design features such as exposed rafter ends, moldings, etc. should be retained. For all new construction, cornice, eave and soffit details should be compatible with historic precedents found within the district.
  8. **Skylights.** Skylights may be appropriate if they will not be readily visible from a principal street. In such cases, the use of low-profile flat skylights is recommended.
  9. **Antennas.** Modern communication antennas are visually inconsistent with the historic character of the district and should be located and sized to be minimally visible from the street vantages.

For additional information, please see the following *Preservation Briefs*: 04: *Roofing for Historic Buildings*; 19: *The Repair and Replacement of Historic Wooden Shingle Roofs*; 29: *The Repair, Replacement, and Maintenance of Historic Slate Roofs*; and 30: *The Preservation and Repair of Historic Clay Tile Roofs*.



Figure 2. Note how the ridge and eave details on this traditional standing seam metal roof have been folded down and how the pattern created results in a softer visual character.

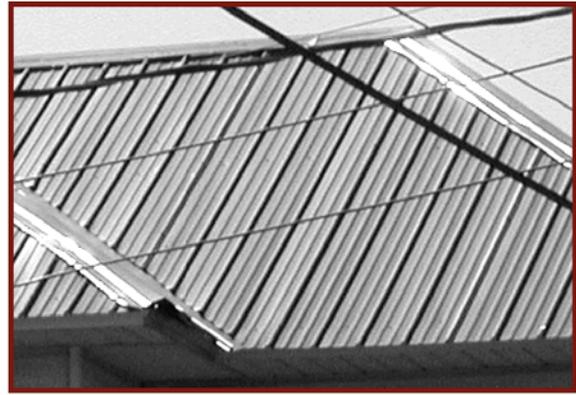


Figure 3. Note how the heavier ridge details and strong angular lines of this modern metal roof contrast with the softer appearance of the traditional roof.

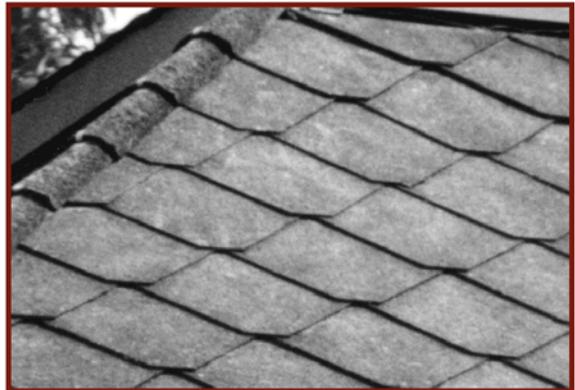


Figure 4. V-crimped metal roofing like this and other similar roofing (including corrugated) are not appropriate for most buildings in the district.



Figure 5. Patterned metal roofing like this can still be purchased today.

Figure 6. Patterned asphalt roofing similar to this can also still be purchased today and is an appropriate alternative to shingles on many buildings.



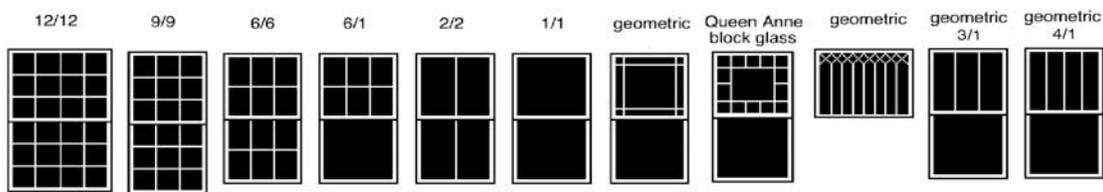
## b. Windows

The size, placement and appearance of windows has always been a major architectural consideration in the design of houses. As technology has allowed panes of glass to become larger, the diversity of windows has expanded. Earlier buildings tended to have smaller windows with more numerous individual panes (or lights) while more modern buildings tended to have larger windows with less lights. This technological evolution was incorporated into the prevailing styles of buildings throughout the history of the district. Federal style buildings often had 9/9 or 9/6 light sash and Greek Revival buildings 6/6 light sash for example. During the Victorian period, 4/4, 2/2 and 1/1 light sash as well as stained glass windows tended to be popular. In the early 20th century, 1/1, 3/1, 4/1, light sash, leaded glass, and geometric patterned sash became commonplace. All of these window styles provide evidence of the architectural history and development of the building and the districts as a whole.

### Materials

Most windows in the historic district have wooden frames and surrounds. The thickness and profile of these framing members also typically vary by architectural period and style and are also important aspects of the character of the windows. In the 20th century, metal window frames and surrounds became increasingly popular, especially for commercial buildings.

Figure 7  
Window Styles



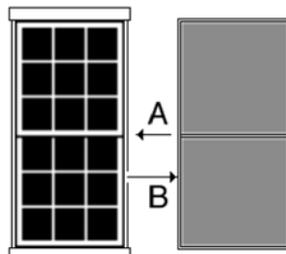
Windows are typically a major character-defining element of historic buildings. Each of these examples is appropriate for a particular style and period of house.

### Window Guidelines

1. Retain Existing. Existing historic windows should be maintained and repaired with matching materials when needed. It is often more economical to retain deteriorated windows than to replace them, especially since new technologies such as the use of epoxy consolidants aid in repair.
2. Replacement. The condition of windows should be evaluated on a window-by-window basis and replacement is only appropriate where the deterioration of historic window elements can be demonstrated to have exceeded the point of reasonable repair. New windows or window elements should match the historic windows in design and materials. Modern metal or vinyl-clad windows, different types of vertical or horizontal glazing arrangements and windows with snap-in muntins or muntins sandwiched within glazing are not appropriate on principal elevations and are not recommended on secondary elevations of historic buildings. Such windows are appropriate on secondary elevations of additions to historic buildings, additions to noncontributing buildings and new construction. When using such windows it is recommended that they approximate the visual character of windows in adjacent historic buildings in terms of their glazing pattern and the width, profile and finish of their framing members.

3. **Oversized Windows.** The addition of modern picture windows or other openings not in scale with the building should not be installed on principal elevations unless they are appropriate to the style and date of the house; conversely, where modern picture windows are original to the house, they should not be removed or replaced with an older, multi-paned style window.
4. **Decorative Glass.** Historic stained glass, leaded glass or other decorative glass features should be retained, appropriately maintained or repaired as needed to match documented historic conditions. Where such features do not presently exist, their installation at principal elevations is not recommended unless they are being installed to match documented historic conditions.
5. **Specialty Windows.** Historic specialty windows such as bay window and bowfronts, should be retained, appropriately maintained or repaired as needed to match documented historic conditions. Where such features do not presently exist, their installation at principal elevations is not recommended unless they are being installed to match documented historic conditions.
6. **Glazing.** Replacement window glass at principal elevations should typically be a clear glass. The use of modern mirror glass, smoked glass or other glass with non-traditional reflective characteristics is not appropriate at principal elevations and is discouraged at secondary elevations.
7. **Storm Windows & Screens.** The use of interior storm windows is recommended. Exterior storm windows are appropriate as long as they meet the following characteristics: 1) framing members are minimal in width and profile; 2) any horizontal bracing or other divisions line up visually with the meeting rails of the underlying window sash; and 3) the framing is finished to blend in or match the surrounding trim color. Storm windows should also allow for ventilation along their bottom edge to allow condensation to evaporate. Exterior screens should follow the same general guidelines for storm windows but are typically not appropriate on principal elevations unless their historic use can be documented for the subject building.

Figure 8  
**Exterior Storm Windows**

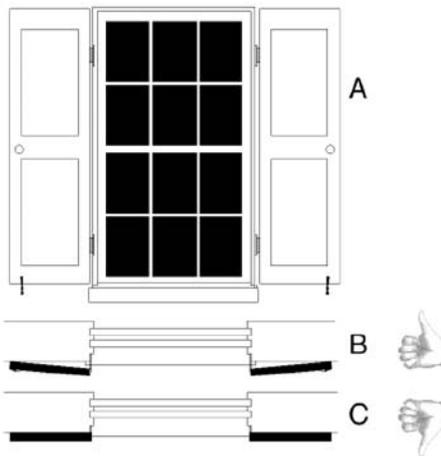


A: Align intermediate support of storm window to visually line up with meeting rail of window.  
 B: Paint or finish storm window frame to match window trim.

### c. Window Features (Shutters, Blinds, and Awnings)

1. **Shutters/Blinds.** Historic wood shutters or blinds should be retained, appropriately maintained or repaired as needed to match documented historic conditions. Where shutters or blinds are extremely deteriorated, it is recommended that they be replaced with shutters or blinds to match the historic ones in design, material and workmanship. An alternative in such cases is to simply remove the deteriorated shutters or blinds.
2. **Materials.** The use of synthetic materials such as aluminum or vinyl for replacement shutters on principal elevations is not appropriate. All replacement shutters should be sized to fit their corresponding opening. It is recommended that shutters or blinds at principal elevations be installed so as to be operable using appropriate hardware. An appropriate alternative is to mount the shutters or blinds so that they give the appearance of being operable. Typically, shutters or blinds at principal elevations should not be flush mounted to the adjacent wall surface.
3. **Proportion.** New shutters and blinds should be proportional to the window opening. They should be neither too wide nor too narrow to cover the window opening.
4. **Replacement.** Paneled wood shutters and louvered blinds are both typically appropriate for Huntsville's historic residences. However, shutters or blinds should not be installed on principal elevations of buildings where there is evidence that they never existed historically.
5. **Color.** Shutters and blinds should be painted a contrasting color to the body of a building.

#### Shutter/Blinds Should Match the Opening



A: Shutters should be sized to fit the opening.

B: It is recommended that the shutters be operable. If not, they should be fixed in place with spacers adjacent to the window to approximate the visual character of operable shutters.

C: Shutters should not be surface mounted unless this was a documented historic condition.

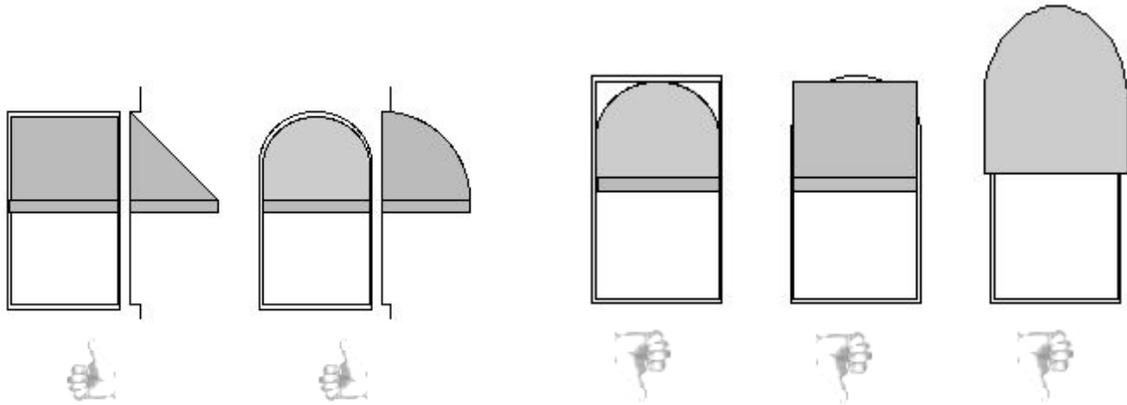


Note how these shutters relate to the size of the window opening and appear to be operable.



Note how these shutters do not relate to the size of the window opening and that they clearly appear to be inoperable.

6. Awnings: Canvas awnings are appropriate if they are compatible with the historic character of the building and are sized and shaped to match the window opening. When installing awnings, care should be taken to minimize damage to the building. Framing should be bolted into mortar joints rather than into masonry surfaces, etc. Metal awnings should not be applied on primary elevations.



## **d. Entrances**

1. General. Original elements of entrances, including doors, door surrounds, transoms and sidelights should be maintained. Enclosing of transoms and sidelights is not appropriate
2. Openings. Historic openings should be retained. It is inappropriate to reduce, enlarge or infill openings on principal elevations. Alterations at secondary elevations are not recommended but appropriate if not readily visible from principal street vantages.
3. Doors. Retain and repair original doors as needed. Historic hardware and locks should be retained and repaired if practical. Where new hardware is required, it should be appropriate to the style of the building. If replacement of an historic door on a primary elevation is necessary, it is recommended that a new door be installed to match the design of the original door. Other appropriate alternatives include: 1) relocation of an original door from the side or rear elevations providing the doors match in appearance; or 2) replacement with an appropriate historic door. Many architectural salvage companies specializing in historic architectural features have and/or antique stores sell appropriate replacement doors. If a historic door is not available, a modern door is appropriate as long as it is compatible with the architectural character of the building. Modern and flush doors, doors with ornate or elaborate metal designs, or other designs out of keeping with the character of the house are not appropriate
4. Finishes. Historic finishes should be retained wherever practical. Where later finishes have been applied, it is appropriate to retain those finishes (painted surfaces can be repainted, for example) or to restore documented historic finishes.
5. Screen/Storm Doors. Appropriate screen or storm doors for entrances that are visible from principal street views include doors that are consistent with architectural period of the house or that are of a simple design with as much open screen or glass area as possible. Framing should be painted to blend with color of the door and its surround. Aluminum storm doors of any color are inappropriate on principal entrances. Wood storm doors are appropriate if they are compatible with the historic character of the house. Typically wood storm doors with 5" wide stiles and rails of 5" to 10" and stiles and rails aligned with the stiles and rails of the entrance door would be appropriate. Painted aluminum storm doors are appropriate on secondary elevations.
6. Security Doors. Exterior metal security doors are typically not appropriate for use at entrances on primary elevations.

## **e. Architectural Details**

Each historic architectural period and style used architectural ornamentation and design details as integral parts of architectural composition. While ornamentation and details were often subtle in earlier styles, relying on molding profiles and minimal trim to express design motifs, the use of ornamentation gradually increased until the Victorian period when its use was often anything but subtle. Like other aspects of architectural style, ornamentation and architectural details are important to the character of a building and the districts.

Ornamentation most often occurs at rooftop structures (such as ventilation cupolas and dormers), or along cornices, around windows and doors and at porches. Within the districts, a variety of different architectural moldings, trim and other ornamental features are found that illustrate all of the major architectural periods and styles. It is important to note that historic ornamentation also varies by quality and level of detail. Grander buildings typically had grander ornamentation and simpler buildings often had simpler ornamentation. This is also an important aspect of the character of the building.

Chimneys, while most often historically functional rather than ornamental, are also important architectural details for most buildings.

**Cornices and Eave Details.** The design and detail of the junction between horizontal walls surfaces and roofs are often character-defining features of various architectural periods and styles. Earlier and simpler designs often included simple boxed cornices, open rafter ends, or simple closed cornices. More elaborate designs include richly ornamented cornices. The manner in which these details were continued to side elevations can also be a character-defining feature and common details include: cornice returns or pediments, raking boards or decorative bargeboards at gable ends, etc.



### ***Examples of Eave & Cornice Details***

*Left: simple exposed rafter ends (appropriate); Middle: traditional historic boxed cornice with returns Detail (appropriate); Right: modern return detail (inappropriate)*

**Cornerboards and Quoins.** The articulation of a building's corners also helps to define the building's overall character and style. Typical examples include simple plain corner boards, pilastered cornerboards, pilasters, quoins, or beveled edges.

**Vertical Elements and Banding.** Vertical elements such as pilasters or the arrangements of windows within common vertical panels are common elements to some architectural styles as are the use of horizontal elements such as banding or water tables.



**Other Details**

*Left: decorative bargeboards and gingerbread gable ornament; Middle: paneled gable detail; Right: quoins (along left side of wall), brackets (at roof), decorative surround at window,*

**Architectural Detail Guidelines**

1. Repair. Historic architectural ornamentation and details should be retained and repaired as needed. All repairs should match adjacent historic conditions in design, materials, and workmanship.
2. Replacement in Kind. Where architectural ornamentation and details must be replaced because they are missing or have deteriorated beyond reasonable repair, replacement components should match adjacent or documented historic conditions in design, materials, and workmanship. Conjectural restoration of missing architectural ornamentation is not appropriate. Likewise, the replacement or other installation of architectural ornamentation that is inconsistent with the style, period or design of the building is not appropriate.
3. Adding Ornamentation. Ornamentation should only be applied to a contributing historic structure where there is documentation that it once existed. In cases where such documentation exists, the ornamentation shall match the historic documented conditions. Conjectural restoration of missing ornamentation is not appropriate.
4. New Construction. Architectural ornamentation and details for new buildings and additions within the historic district should be based on existing historic precedents.
5. Painting. Please refer also to the discussion of painting in section 3.1-d.

## **f. Porches**

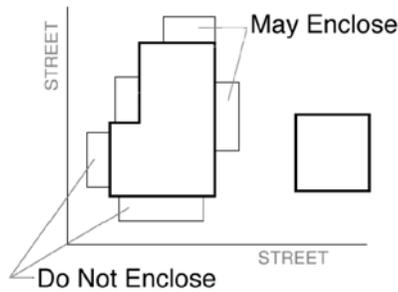
Porches are major character-defining elements of most of the residential buildings, and many of the nonresidential buildings, throughout Huntsville's Historic Districts. Especially when they are on the front elevation or prominent side elevations, porches are often prominent decorative and functional features. Most porches were constructed as part of the building's original design, or reflect important periods of historic remodeling, and are therefore important to understanding the architectural development of the building and the district.

### **Porch Guidelines**

1. **General.** Historic porches should be retained and repaired as needed. The removal of historic porches and their architectural elements that are visible from principal vantages is not appropriate.
2. **Retain Historic Components.** Historic porch columns, railings or other details should be retained and repaired as needed.
3. **Replace Missing or Deteriorated Components in Kind.** Where porch columns, railings or other details are deteriorated or missing, new components should duplicate the historic components in design and workmanship. In cases where historic components are completely missing, it is recommended that new components match documented historic conditions based on historical documentation (photographs, etc.). If such documentation is not available, components should be chosen that are appropriate to the building and the surrounding neighborhood. Appropriate new and salvaged historic porch components are readily available from several companies in the region or from other national suppliers. The use of wrought iron porch supports, fluted metal columns or other synthetic components that do not replicate historic conditions is not appropriate.
4. **Enclosures.** Porches on principal elevations or secondary elevations that are readily visible from the street should not be enclosed. When porches are to be enclosed at secondary elevations, remaining historic components such as columns, railings, etc., should be preserved and the enclosure recessed behind them (please see figures 9 and 10).
5. **Screening/Glazing.** Porches on principal elevations should not be enclosed with glass. Screening should likewise be avoided at principal elevations. Where glazing or screening is installed, historic components such as columns, railings, etc., should be preserved and the enclosure recessed behind them (please see figure 11). Where this occurs, new framing members should be concealed behind the historic components wherever possible (please see figure 11). Where new framing members must be exposed, they should be of a dark color to help minimize their visual impact. Where screening or glazing occurs at secondary porches that do not retain historic components, new framing should approximate the visual pattern of appropriately spaced supports and railings (please see figure 11).
6. **New Porches/Decks.** Porches should not be added to principal elevations on buildings, which were constructed without porches at these locations. The addition of new porches or decks is appropriate on rear elevations, which are not readily visible from major streets.
7. **Flooring.** Typically appropriate porch flooring that is exposed to public view should be constructed of smooth finished tongue and groove wood boards laid perpendicular to the building. All visible surfaces should be painted. Porch flooring should be appropriate to the

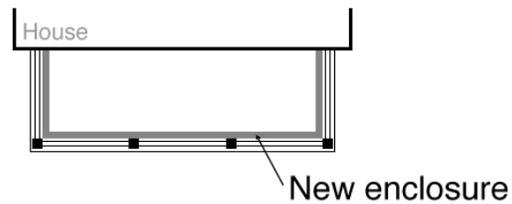
style and period of the building. It is typically not appropriate to replace historic flooring with alternate materials.

8. **Foundation Infill.** Wood lattice is recommended for the enclosure of areas beneath most porches. Appropriate lattice should be 3/8 inches thick by 1-1/2 to 1-3/4 inches in width spaced to create 2-inch square openings. Brick infill is also appropriate if it is recessed back from the exterior line of the piers and if adequate ventilation is provided (please see Fig. 12). Brick patterns in decorative open weaves are appropriate on foundations for new construction.
9. **Stairs.** Existing historic porch stairs and railings should be retained and repaired as needed. Where porch stairs or railings are later additions or are missing altogether new elements should be based on documentation of historic conditions. Typically, wood stairs are appropriate for the porches of frame residences and brick stairs are appropriate for the porches of brick residences. Where new brick stairs are proposed, they should match the color and texture of the adjacent foundation. Modern pre-cast concrete stairs are not appropriate on primary elevations.
10. **Special Considerations for Noncontributing Resources:** The general provisions of this section apply to existing buildings that are noncontributing to the district.



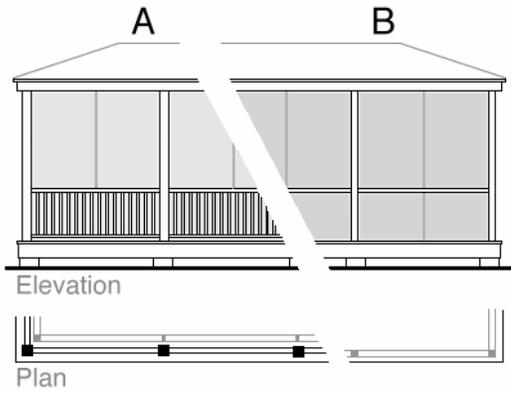
**Figure 9**  
**Porch Enclosures, Appropriate Locations**

Enclosing porches that open onto principal streets is not recommended. Enclosures at secondary locations are acceptable



**Figure 10**  
**Porch Enclosures, Screening and Glazing**

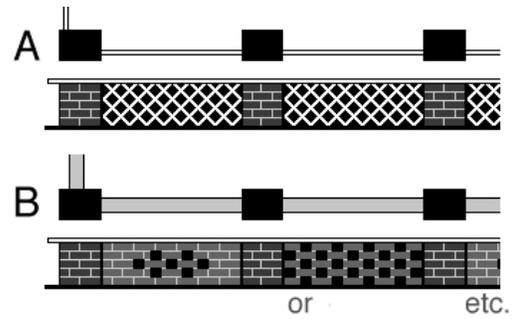
Porch enclosures should be recessed behind existing historic porch supports, rails and other framing components.



**Figure 11**  
**Porch Screening and Glazing**

A. Where historic porch supports, rails and other framing components remain, recess screening behind existing components and hide framing behind them to the greatest extent possible.

B. Where no historic components remain, new screen or glazing framing should approximate the visual pattern of appropriately spaced supports and railings.



**Figure 12**  
**Porch Foundation Infill**

A: Lattice is an appropriate infill. It should be recessed slightly from the line of the face of the piers.

B: Brick is an appropriate infill if it is recessed from the line of the face of the piers and provides adequate ventilation.

## **g. Chimneys**

1. General. Historic chimneys should be retained. Repairs should be accomplished to match adjacent historic conditions in design, materials and workmanship. All masonry repairs should match the historic color, texture and composition of the historic masonry and its pointing materials.
2. New Chimneys. The use of metal chimneys or chimneys clad with wood or materials of similar appearance is not appropriate. The use of stone is only appropriate where its historical use on the building can be documented or where it is compatible with the style of the building. The addition of new chimneys to historic buildings should only occur at secondary elevations that are not readily visible from the street. Such chimneys should be constructed or faced with brick or other appropriate material that are compatible with the historic character of the building. For new construction or additions, it is recommended that chimneys be constructed or faced with brick. The use of stucco may be considered if it is compatible with the overall design of the new construction.
3. Caps. Decorative chimney caps are only appropriate where documentation indicates that they existed historically on the subject building and, if installed, should match the documented historic conditions in design, material, and workmanship. Simple flat or nearly flat caps designed to seal chimneys are only appropriate if they are minimally visible and if any visible portions are finished to approximate the color of the adjacent chimney. The use of flat stone caps that do not project beyond the chimney faces are also appropriate.

## 3.3 SITE AND SETTING

### a. Setting

The setting of a historic building is typically one of its major character-defining features. Setting involves the siting of the building on its property, how that siting relates to other surrounding buildings within the neighborhood, and the nature of landscaping. For example, character defined by the setting of closely grouped urban rowhouses is much different from that of a large mansion on a spacious lot. Most often, the architecture of a historic building was designed to specifically relate to the characteristics of its site. As neighborhoods grow over time, they typically take on a unique development pattern. These patterns can range from very formal or repetitive arrangements, as in the case of 19<sup>th</sup> century urban rowhouses or it can be more diverse with varying building sizes and types oriented on their sites more randomly as in some 20<sup>th</sup> century suburban development. How a particular building relates not only to its site but to the surrounding neighborhood is also an important dimension of its character.

### Setting Guidelines

1. **General.** The historic character of the overall setting of a historic property should be maintained. Work that alters the visual appearance of the setting from public vantages is not appropriate, such as multiple or circular driveways, walks and street front garages.
2. **Relationship to Surrounding Neighborhood.** The historic visual relationship between a building, its surrounding buildings, and its immediate neighborhood should be retained. The historic visual identity of each individual building should be retained, as should the historic character of their relationship to one another.

### b. Landscaping

The relationship between a building and the landscape that surrounds it is an important character-defining feature of both the building and the overall historic district. Landscape features and appurtenant buildings and structures can impact the character of the site and its surrounding neighborhood and are therefore considered in the design review process. The intent of these guidelines is to provide basic guidance for features of the site to help insure that they are in keeping with the overall historic character of the district.

While few documented historic landscapes remain within the district, certain elements of traditional landscape design do remain. The width of front and side yards, the presence of fencing, curbs or retaining walls, and certain types of plant materials are examples of these elements.

### Landscaping Guidelines

1. **General.** Landscaping should complement a building rather than overwhelm it. Buildings should not be completely hidden from sight by trees and bushes. Plantings should typically be some distance from the base of a building to prevent holding excessive moisture against it. Likewise, climbing plants and vines can cause damage to the surfaces of historic buildings.
2. **Parking.** Parking areas should be located at secondary elevations wherever possible. Parking lots and driveways should be screened by fencing or shrubbery to separate them from the streets and adjacent properties. The traditional historic relationship between the street, the

- sidewalk and the façade or entrance of the building should be retained. Installing pavement or drives that are not consistent with this relationship is typically inappropriate.
3. Grading. Existing grading should be maintained where it is visible from public vantages.
  4. Trees. The removal of existing trees with a base circumference of 20 inches or more is not recommended unless the tree is diseased, has been extensively damaged, or is dead. Where such trees are removed it is recommended that new trees of a similar species be planted.
  5. Plants. It is recommended that plant materials be native to this region of Alabama and the use of species of plant that have been traditionally used in the community is encouraged. Typically plantings between primary elevations and the property line should be scaled so that they do not block the view of the building.
  6. Sidewalks. Poured concrete sidewalks were introduced into the historic districts in the early 20th century and the continued repair and reuse of concrete for sidewalks is appropriate. The use of brick paving for sidewalks is also appropriate as is the use of fine gravel or stone pavers. Modern applied finishes to concrete are generally not recommended. [Note: The replacement of sidewalks within city rights of way requires the approval of the city's public works department.]
  7. Ornaments. Garden ornamentation such as statuary, birdbaths, and other freestanding elements are appropriate. It is recommended that they be compatible with the overall historic character of the property and the district.
  8. Yard or Garden Structures. It is recommended that yard or garden structures such as gazebos be located away from principal street vantages unless they are replacing features documented to have historically existed on the property. Other structures such as trellises retaining walls, flagpoles, etc. should be consistent with the design and scale of the building and be located such that they do not obscure views of the building from principal vantages.

### c. Fencing Guidelines

The districts retain many examples of historic fences and retaining walls. Historic fencing along principal street vantages is typically low in height and constructed of wood, cast iron, brick or stone, which is sometimes stuccoed. The size, scale, and transparent quality of the fence shall be considered in the design to minimize the impact on the historic fabric on the neighborhood. The orientation and location of the fence shall also be considered, with the structural members located on the interior of the fence (pretty side out) and the location and size such that it does not block views of the buildings from the street.



#### **Examples of Fencing**

*Cast iron and stone are traditional materials that are appropriate for new front or side yard fencing.*



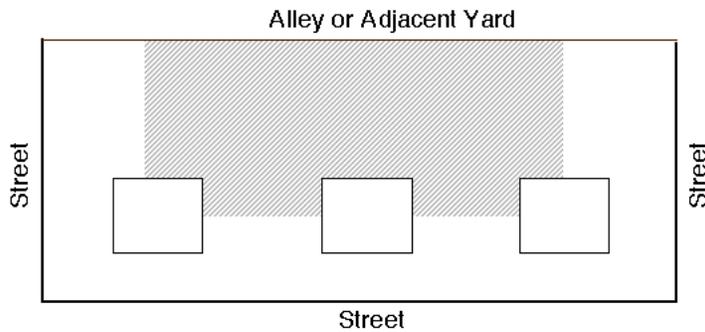
#### **Examples of Fencing**

*These fence designs are consistent with historic fencing designs and area appropriate for side and rear yards.*

1. Existing Fencing and Retaining Walls. Where historic fences and retaining walls remain, especially along principal street vantages, they should be retained and repaired as needed.
2. New Fencing and Retaining Walls. Where new fences or retaining walls are desired along principal street vantages, they should be compatible with the principal building on the site and the surrounding neighborhood in both design and materials. Design elements such as the detail of framing, the profile of vertical elements, the spacing of elements, etc., should be consistent with historic fence designs documented as having occurred historically within the

district. All wood and metal fencing shall be painted or solid stained. Stone or brick are also appropriate and should typically match existing materials already used in the building or yard where they exist and should not exceed 30 inches in height unless they function as retaining walls and a greater height is necessary to stabilize the yard.

3. Height. Fences at principal street vantages should be low in height (no higher than 30-34"). Fences on readily visible secondary vantages should be no higher than six feet. Please note that fencing must also comply with any other applicable city building or zoning codes.
4. Other Fences. The use of chain-link, wire, wood plank, vinyl, solid brick or open weave fences is typically not appropriate. Where picket or plank fences are used in rear or side yards at secondary vantages the posts and rails shall face the interior of the property and such fencing shall be painted or solid stained.
5. Placement. Traditionally, fencing and retaining walls in front yards and principal side yards was installed along the sidewalk or property line or to the sides of the building at or behind its front plain.



Nonhistoric fences should be limited to areas that are not readily visible from primary vantages  
Example of a typical block.

## **d. Exterior Lighting**

1. **Historic Lighting.** Historic exterior lighting should be retained and repaired as needed wherever practical.
2. **Replacement.** If retention of historic fixtures is not possible, contemporary fixtures that are compatible with the historic character of the building should be used. Lights, which can be concealed in the porch ceiling or beneath eaves, are appropriate.
3. **Walkway/Street Lighting.** For walkways small footlights are preferable to a large freestanding lights.

## **e. Outbuildings and Ancillary Buildings**

1. **Retain.** Many garages, outbuildings and other ancillary buildings contribute to the character of the district and should be preserved and maintained.
2. **Removal.** Demolition of contributing buildings and outbuildings is inappropriate unless warranted by structural conditions, economic hardship or where the public safety is endangered.
3. **New Construction.** New outbuildings should be simple in design to complement and blend with the principal building on the site. Outbuildings constructed within street vantages should generally meet the guidelines for new construction or additions.
4. **Placement.** Examination of historic maps of Huntsville indicates that garages and other ancillary buildings were typically placed at or to the rear of the principal house or building and that they were detached. Where new garages or outbuildings are visible from public vantages, they should maintain this historic pattern.
5. **Garage Doors.** Where garage doors are visible from public vantages, they should be designed to resemble historic garage or cargo doors. Openings for garages with multiple bays should be separated with a single door per bay. Modern metal or vinyl garage doors are typically not appropriate.

## **f. Utility and Accessory Structures**

1. **HVAC Units.** All heating and cooling mechanical units, including window air conditioning units, ground and roof condensers, and exterior conduits and ductwork should typically be placed away from principal elevations. Where mechanical units must be located in areas that are visible from the street, they should be screened with landscaping, framed lattice panels, brick opened weave walls or other appropriate screening. [Note: The City of Huntsville's noise ordinance may apply and should be referred to prior to installation.]
2. **Satellite Dishes/Solar Units/Other Antennas.** Satellite dishes, solar energy collectors or other antennas and/or their towers are appropriate as long as they are not readily visible from the street. Typically, such structures should be located so as to be screened from street vantages by the building or in an inconspicuous location removed from the street. Screening can be used to mitigate visual impact but should be permanent and appropriate to the character of the

- building and/or its landscape setting. The use of small 18 to 20 inch diameter dishes is encouraged.
3. **Swimming Pools** Swimming pools are not recommended and are only appropriate when located in rear yards or are otherwise minimally visible from street vantages. Where visible from street vantages, they should be concealed through screening and/or fencing. Aboveground pools that are visible from any street vantage are not appropriate. Mechanical equipment should be concealed from public vantages through screening and/or fencing.
  4. **Mailboxes.** Where they are visible from principal public vantages, mailboxes should be consistent with the historic character of the building. Standard mail slots in doors with appropriate hardware, surface mounted brass or painted metal mailboxes, and freestanding cast metal mailboxes in period designs are typically appropriate. Examples of inappropriate designs include contemporary vinyl units, boxes mounted on non-traditional stands (such as welded chain), and other non-traditional designs.

## 3.4 NEW CONSTRUCTION AND ADDITIONS

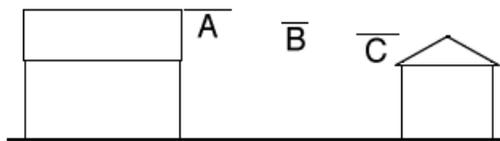
### a. New Construction

1. **General.** All new construction must conform with setbacks, density and other requirements as set forth in the zoning ordinance of the City of Huntsville. All submittals for new construction must be accompanied by scaled drawings of the street elevation showing the proposed construction in relation to the buildings on either side. Submittals for corner lots may also require two street elevations. Photographs clearly showing the streetscapes on both sides of the street in the block on which the building is to be built and the immediately adjacent blocks must also be provided. In addition, a tax maps or other documentation showing the setbacks and footprints of buildings on both sides of the subject and adjacent blocks should also be provided.
2. **Height.** The height of new construction in the district should be compatible with the historic buildings in the surrounding area. New construction typically should not exceed the height of the tallest adjacent historic building nor be of lesser height than the lowest adjacent historic building. It is recommended that new construction range between ten percent more or less than the average of the heights of the adjacent buildings. In some cases, such as the presence of noncontributing adjacent buildings, corner lots or lots where there are no immediately adjacent buildings, it may be necessary to examine the average heights of other historic buildings within the immediate area of the proposed new construction.
3. **Proportion.** New construction should be consistent with the predominant proportions of width to height of existing historic buildings within the surrounding block and immediate adjacent blocks.
4. **Rhythm.** It is important that new construction in the historic district be consistent with adjacent historic buildings in rhythm of spacing and setback. This rhythm includes the size and placement of openings on principal elevations and the exterior visual expression of floor-to-floor heights, the presence of porches and the heights and forms of roofs. New construction should maintain the rhythm of porch orientation on each block and follow the size, height, and, placement of adjacent buildings.
5. **Setbacks.** Setbacks for new construction throughout the district should be consistent with adjacent historic buildings. Generally, setbacks should be within more or less than ten percent (10%) of the average setback of the adjacent buildings.
6. **Design.** New construction should be architecturally compatible with the historic character of the districts but it is recommended that such construction not seek to replicate historic designs. The uses of accurate period designs are typically not appropriate as they compromise the historic character of the district by confusing the visual record of its historical development. Contemporary designs for new construction that meet the guidelines of this section and that draw from the architectural vocabulary of the districts are encouraged. The intent is that new buildings blend in with the character of the district while at the same time expressing their contemporary construction. It should be recognized that new construction within historic districts represents an important design challenge that will have a lasting impact on the character of the district. Huntsville's historic districts derive their character from an assemblage of buildings representing a variety of historic periods and styles. New

construction provides an opportunity to continue to add to this tradition while at the same time respecting the unique character of the district that this tradition had already created.

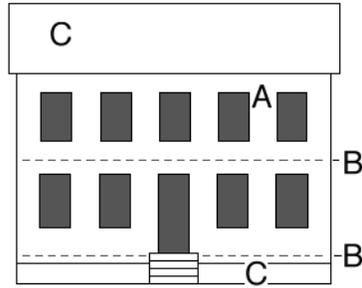
7. **Materials.** New construction should be compatible with adjacent historic buildings in terms of the composition, texture and finish of materials and the design and appearance of architectural details. It is recommended that traditional materials be used for all new construction. However the use of synthetic siding or other artificial siding products may be appropriate in new construction provided the material closely resembles the visual character of traditional wood siding. Vinyl, particle board, masonite, and aluminum typically do not closely resemble the visual character of traditional wood siding. Certain types of smooth surfaced cement fiber sidings may be appropriate as long as they approximate the profile of traditional wood siding. The use of brick is also appropriate if it is generally consistent in appearance and size with brick traditionally used within the district. The use of stucco is also appropriate. The visual expression of expansion joints commonly used in modern stucco systems should be carefully considered. The use of synthetic stucco products such as exterior insulation finish systems (EIFS) is typically not appropriate.
8. **Windows.** The use of synthetic windows may be appropriate provided the new windows are compatible with the overall character of the building and the surrounding neighborhood. Windows should have divided lights. The use of true divided lights is recommended, as they are more visually compatible with traditional windows found within the districts. However, modern internal and applied systems are appropriate provided the dividers are on the exterior of the glass surface. Windows should be finished to match the adjacent trim. Finishes (such as anodized finishes or bright aluminum) that are inconsistent with traditional finishes used within the district are inappropriate except for use on commercial buildings.
9. **Roofs.** Roof forms and pitches must be consistent with adjacent historic buildings.
10. **Porches.** Porches are a common feature of residences within the districts and the use of porches on new residences is recommended. The design and detailing of porches should be compatible with the design of historic porches found on historic buildings that are similar in character to the proposed building.

Figure 10.1  
**New Construction, Height**



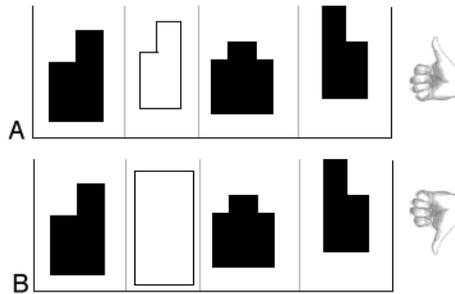
Height of new infill building (B) should be an average of surrounding houses (A) and (C).

Figure 10.2  
**New Construction, Scale**



- A: The overall ratio and relation of window and door openings within the facade should be consistent with surrounding buildings.
- B: The floor to floor heights and elevation of the first floor should be consistent with surrounding buildings.
- C: The proportion of the foundation and roof to the facade should be consistent with surrounding buildings.

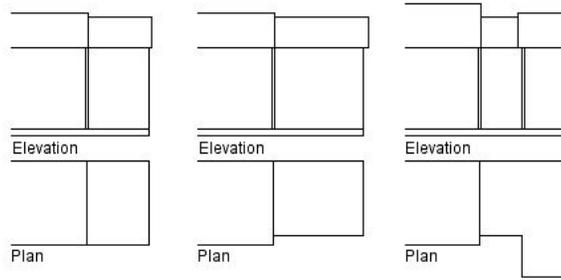
Figure 17.3  
**New Construction, Size**



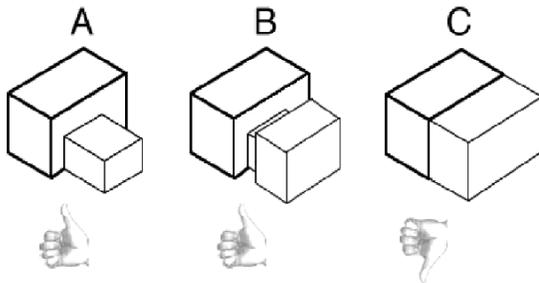
- A: New building footprint (A) is consistent with remaining houses on the block and is appropriate.
- B: New building footprint (B) is larger than remaining houses on the block and is inappropriate.

## **b. Additions**

1. General. Additions to all buildings within the districts shall be subject to review.
2. Size. New additions must be compatible with the size and scale of the building. The addition must be visually subordinate to the building, allowing the building to remain the principal focal point of the site.
3. Location. Additions should not be made to principal elevations. Additions at the rear of buildings, such as additional enclosed living space, wood decks, and porches are appropriate providing they are minimally visible from the street. Side additions may be appropriate if located toward the rear of the building and visually subordinate to the building.
4. Design. Additions should be architecturally compatible with the historic character of the building but typically should not seek to replicate its historic design. The use of accurate period designs can actually compromise the character of the historic building by confusing the visual record of its historical development. Contemporary designs for additions that meet the guidelines of this section and that draw from the architectural vocabulary of the building are encouraged. The intent is that additions blend in with the character of the historic building while at the same time expressing their contemporary construction. It should be recognized that additions to historic buildings represent an important design challenge that will have a lasting impact on the character of the district.
  - A. Changes and additions to the rear or side of properties will be considered from the viewpoint of the neighboring properties. Properties with alley access will receive especial review since the alley is a minor public street.
5. Shape. Additions should be compatible in shape with the existing historic building. Likewise, the shape of the roof of the addition should be compatible with that of the historic building and should have a similar pitch.
6. Rooftop Additions. Rooftop additions are not recommended. They may be appropriate if they are subordinate in size and scale to the historic rooftop, if they do not significantly alter the overall historic character of the building, are located so as to not be readily visible from principal street vantages, should be compatible in design with the historic building, and should meet all other requirements of this section. Skylights are only appropriate where they are minimally visible from principal street vantages.
7. Reversibility. New additions should be constructed in such a manner that if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
8. Merging. Merging or physically connecting residences on separate lots into a single residence is not appropriate. Merging of separate properties to allow for an addition is not appropriate, where residential structures exist on both properties. (The joining of lots requires approval by the Planning Commission.)
9. Visual Distinction. There should be a clear visual distinction separating the addition from the existing building. Depending on the size or location of the addition, this can be accomplished through the use of a simple corner board, by differentiating the planes of the two, or through a clear break.

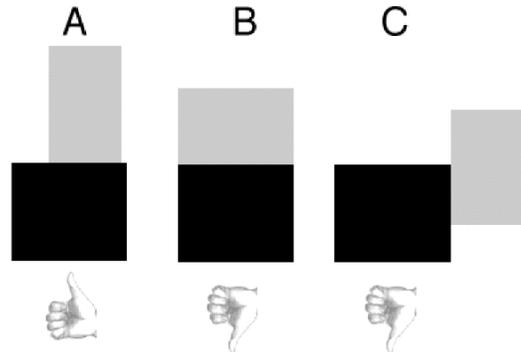


**Additions, Massing**



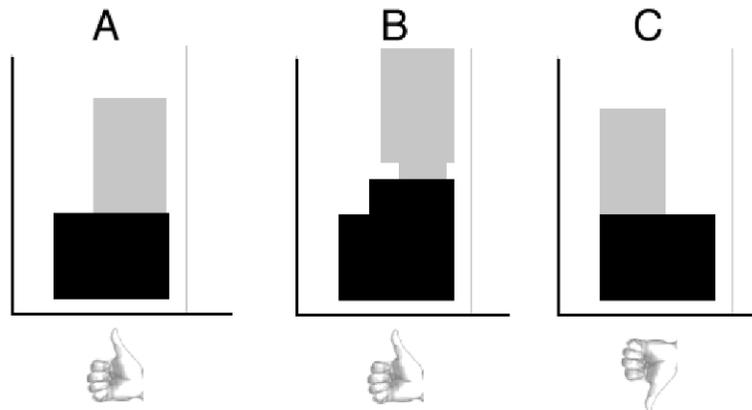
- A: Additions that are clearly subordinate in size are appropriate.
- B: Larger additions where mass is broken into smaller components are appropriate.
- C: Additions that change the apparent mass of the building are not appropriate.

**Additions, Size**



All three additions are the same size. Note how different placements can affect the impact of the addition on the house.

**Additions, Corner Lots**



A & B: The addition is set back from the intersecting street thereby allowing it to visually recede from the building. These alternatives are appropriate.

C: Placing the addition closer to the intersecting street causes greater visual impact on the building and is not recommended unless site conditions make such a placement necessary and the addition is clearly smaller in scale.

## 3.5 SIGNAGE

Traditionally, the presence of signage within historically residential areas of the district was very limited. The introduction of signage within these areas therefore must be given careful consideration if it is to be compatible with the overall historic character of the district. Signage within commercial areas of the district has traditionally been commonplace and followed general trends in historic signage found throughout the country. Signage within the commercial areas therefore should be compatible with the historic character of the building and the surrounding area. Please note that the City of Huntsville has a separate sign ordinance which conditions must be met in addition to the requirements of this section. The sign ordinance provides additional information and details about the types, sizes, and location of signs that are permitted within the city. This section is intended to provide additional guidance relating to the impact of signage within the historic district.

### Sign Guidelines

1. **General.** Signage should be consistent with the overall historic character of the building and its surrounding area. Retain historic signage wherever practical.
2. **Placement.** Signs should not obscure architectural details and should be compatible with the historic character of the building. Historic commercial buildings traditionally incorporated specific areas for signage and these areas are the most appropriate location for signage (please see Section 7 for additional information).
3. **Size.** The scale and proportions of the sign should be related to the scale and proportions of the building on which it is mounted. Signs should not obscure or visually compete with the building's architectural elements.
4. **Materials.** Sign materials should be compatible with the building's materials. The use of interior-grade wood, unfaced plywood, plastic substrates, unfinished wood and other non-traditional materials is inappropriate.
5. **Mounting.** Signs shall be mounted in such a way so as to minimize damage to historic materials. On masonry buildings bolts should extend through mortar joints and not through masonry units. On frame buildings mounting brackets and bolts should be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration.
6. **Neon signs.** Neon signs are appropriate for commercial buildings as long as their design is compatible with the historic character of the building and the surrounding area. Neon signs are not appropriate for residential buildings.

## **3.6 DEMOLITION • RELOCATION • MOTHBALLING**

### **a. Demolition Guidelines**

**The HHPC regulations require that the owner of the property requesting demolition involving 50% or more of a primary structure must notify, by mail, all adjoining property owners of the proposed demolition, stating the nature of the request and giving details of the HHPC public hearing date, place and time. This notification must be postmarked two weeks prior to the public hearing date.**

1. **Demolition Not Appropriate for Contributing Buildings.** The demolition of contributing buildings is not appropriate. The Commission may only grant a certificate of appropriateness for the demolition of a contributing building where it finds that: the public safety is endangered or the building is no longer contributing to the district.
2. **Demolition May be Appropriate for Noncontributing Buildings.** Demolition is appropriate if a building is noncontributing or has lost its architectural significance or integrity and if its demolition would have a positive effect on the overall appearance and character of a district.
3. **Outbuildings Considered to be Contributing.** Outbuildings (such as kitchens, garages, carriages houses, barns, sheds, etc.) and permanent landscaping features (such as retaining walls, fences, gazebos, etc.) are considered to be contributing unless the Commission makes a determination that they are noncontributing or the Commission determines that their removal would otherwise not be detrimental to the historic character of the district.
4. **Replacement.** In reviewing the appropriateness of any demolition request, the Commission may consider the proposed reuse of the property to determine if the demolition will have a positive effect on the overall appearance and character of a district. Accordingly, the Commission may withhold a certificate of appropriateness for a demolition request until such time as a certificate of appropriateness has been approved for any new construction on the site.
5. There shall be a presumption that a building is contributing to the historic district if the building is more than fifty years of age. The Commission may determine that a particular building does not contribute to the historic district if the Commission determines that it has lost its historical or architectural integrity or is otherwise inconsistent with the historic character of the district. For guidance, the Commission will use appropriate publications by the National Park Service regarding the National Register of Historic Places.

## **b. Relocation**

Relocation. Because the significance of a historic building is related to its physical location and setting, the relocation of buildings within the district is generally not appropriate. Relocation may be appropriate if the Commission determines that it is the most reasonable alternative to the building's demolition or if the building has previously been moved within the past fifty years. Relocated buildings must generally comply with all other requirements of these guidelines. In its new location, the building should be compatible with the design, materials, height, massing, proportions, orientation, and siting of the buildings surrounding it. The building's new setting should be, to the greatest degree practical, similar to that of its historic setting.

For additional information, please see the following: *National Register Bulletin 15: How to Apply Criteria Considerations*, see *Criteria Consideration B: Moved Properties*.

## **c. Mothballing**

If a building becomes vacant or is abandoned, it is recommended that it be secured in order to prevent demolition by neglect.

1. **Security.** Secure the building against vandalism, break-ins, and natural disasters. Apply temporary coverings to window and door openings in such a manner as to not damage historic features or materials.
2. **Stabilize.** Structurally stabilize the building as needed and provide and maintain a weather-tight roof. Temporary roofing may be installed if needed. Discontinue all utilities and remove flammable materials and debris from the building.
3. **Ventilation.** Provide adequate ventilation to the interior of the building through the use of vents in the window and door coverings.
4. **Pest Control.** The building should be treated to prevent termite infestation.
5. **Monitor.** Periodically monitor the building to insure the effectiveness of the mothballing program.

For additional information, please see Preservation Brief: #31: Mothballing Historic Buildings.

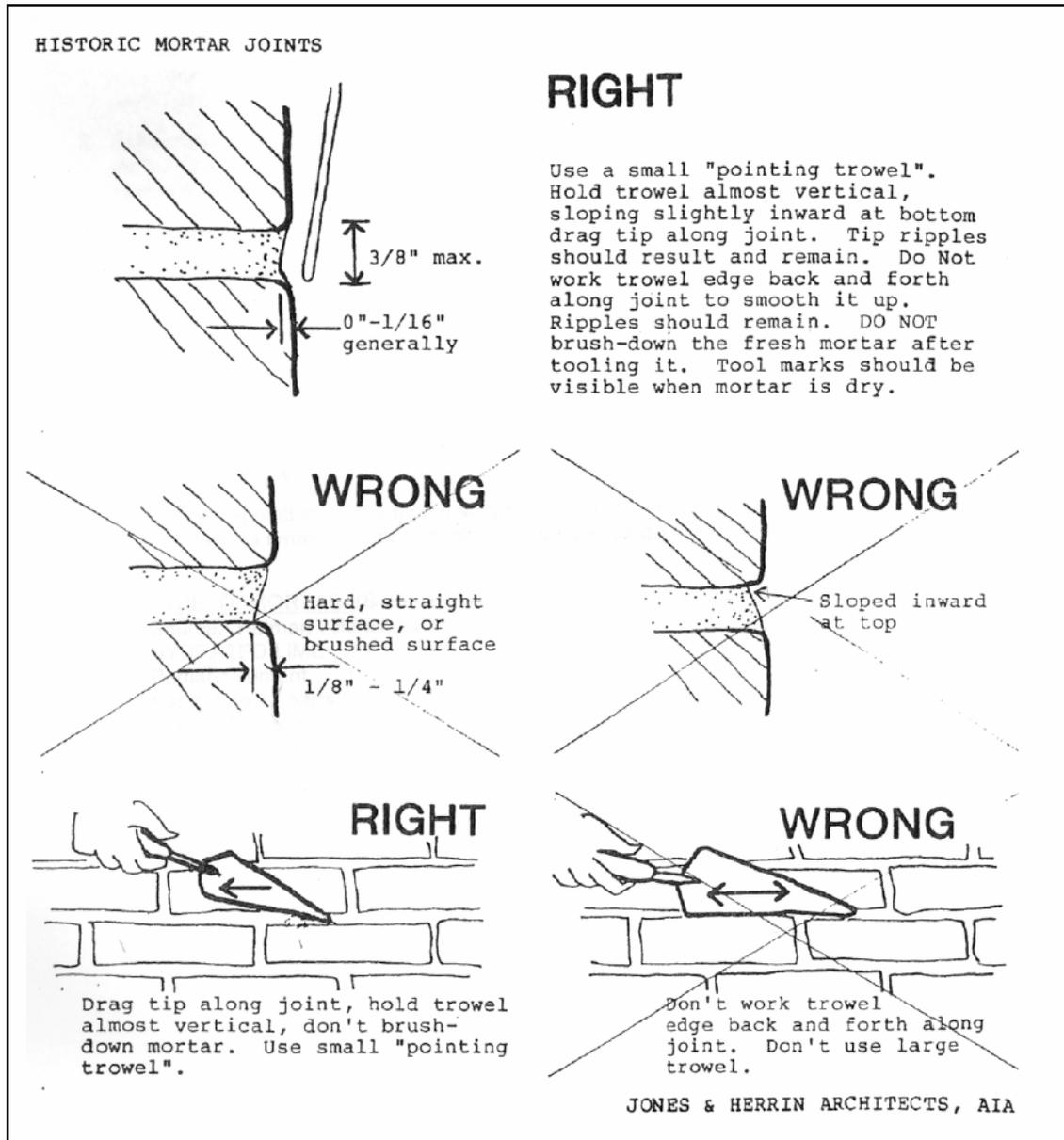
# Appendix A

## RECOMMENDED DETAILS

The following architectural details and examples have been adopted by the Huntsville Historic Preservation Commission as being appropriate for the situations indicated. These details and examples are provided to help the applicant in meeting the Commission's design review guidelines.

## SECTION 3.1b, Masonry

### Recommended Masonry Pointing Details



*Drawing courtesy JH Partners, used with permission*

Appropriate for: • All applications.

Appendix A

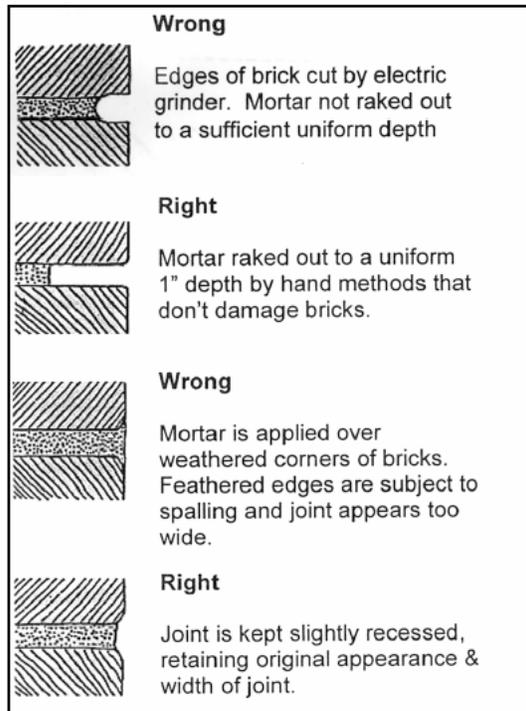
## **SECTION 3.1b, Masonry**

### **Recommended Masonry Pointing Details**

Appropriate for: • All applications.

Recommendations for Repointing

- 1) Use brick to match existing when patching is required. Do not use new machine made bricks or old soft “salmon” bricks.
- 2) Rake out soft mortar joints to a depth of about 1" by hand as shown below.
- 3) Mortar joints should be properly pointed. To fill in 1" if new mortar means it should be done in several layers rather than having them filled in at one time.
- 4) The joints should be kept slightly recessed to avoid the creation of excessively wide joints. This can happen when the mortar overlaps the rounded edges of the weathered bricks (see sketch above).
- 5) Brush or wash the joints before they are completely set up so as to expose additional sand to view. This gives a more aged appearance.
- 6) When using recycled bricks put the weathered side out. The side of the brick that has been buried in a wall will show no evidence of weathering.
- 7) To make a repointing mortar that is easy to work with and compatible with the old soft mortars - a small amount of portland cement is added to the mixture. The formula is:



#### **TYPE "O" MORTAR**

(Brick Institute of America Specs.)

Hydrated Lime: 2.5 parts

Portland Cement: 1 part

Sand: 8-10 parts (experiment for best proportions)

Sand to be tan in color, unscreened if available, to contain brown gravel up to 3/32" diameter.

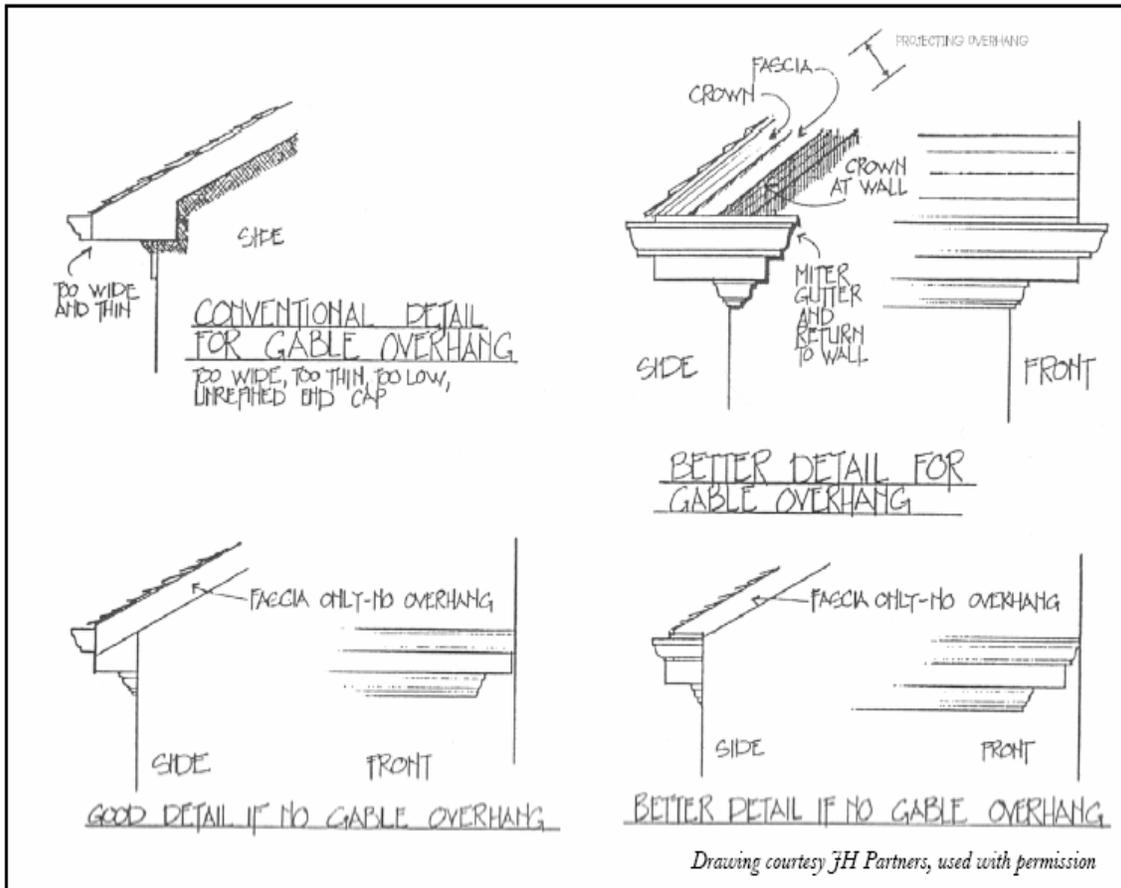
This mortar, though more rigid than an all lime mortar, is compatible with most early masonry work. Tint the mortar so that the finished dry color is the same as the old existing mortar color. Have the mason prepare a color mortar sample for your review at least 3 days prior to beginning.

*Drawing courtesy JH Partners, used with permission*

Appendix A

**SECTION 3.2a, Roofing and roofing features**

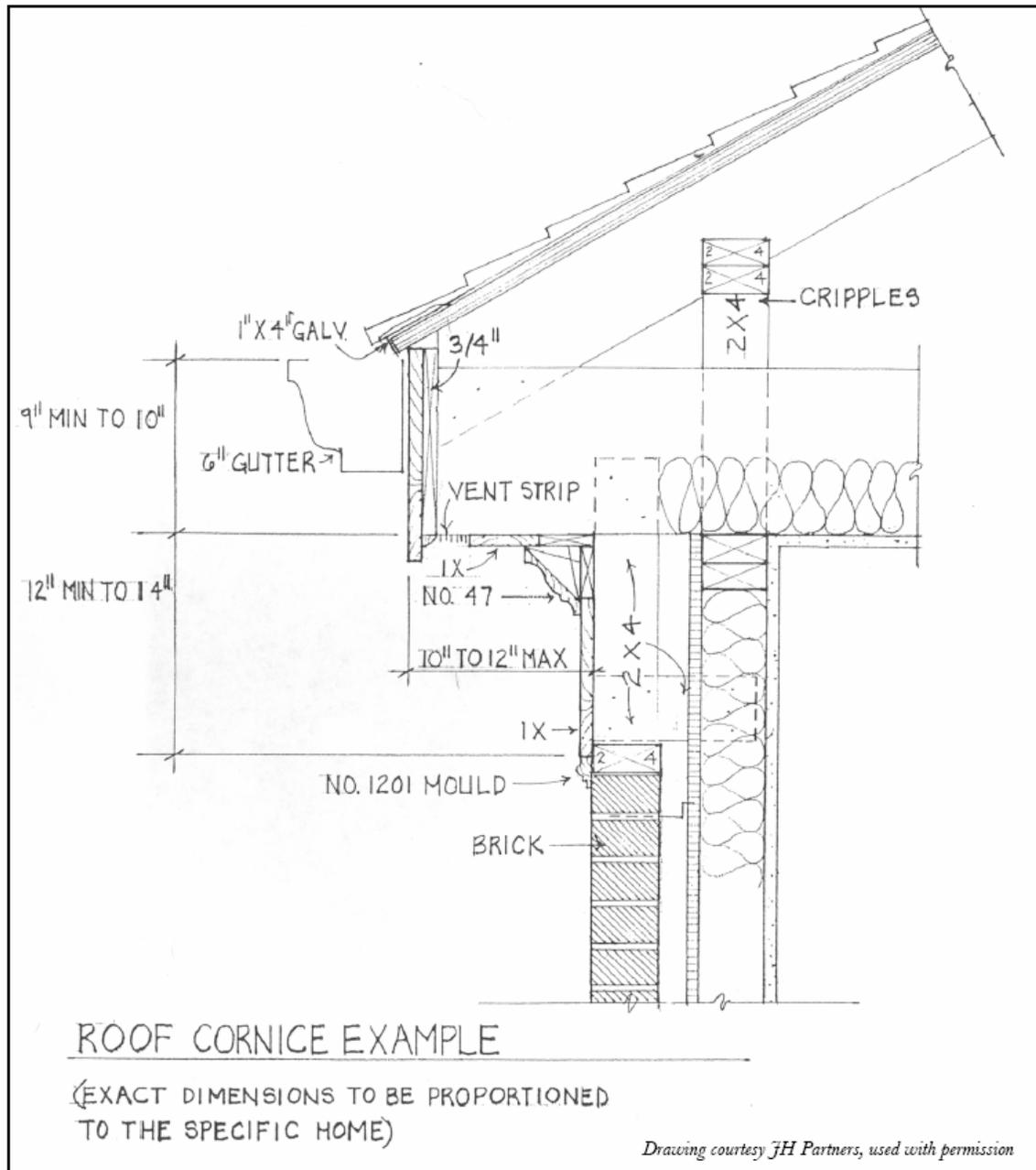
**Recommended Gable Overhang Details**



- Appropriate for:
- New Construction
  - Additions

## SECTION 3.2a, Roofing and roofing features

### Recommended Roof Cornice Detail

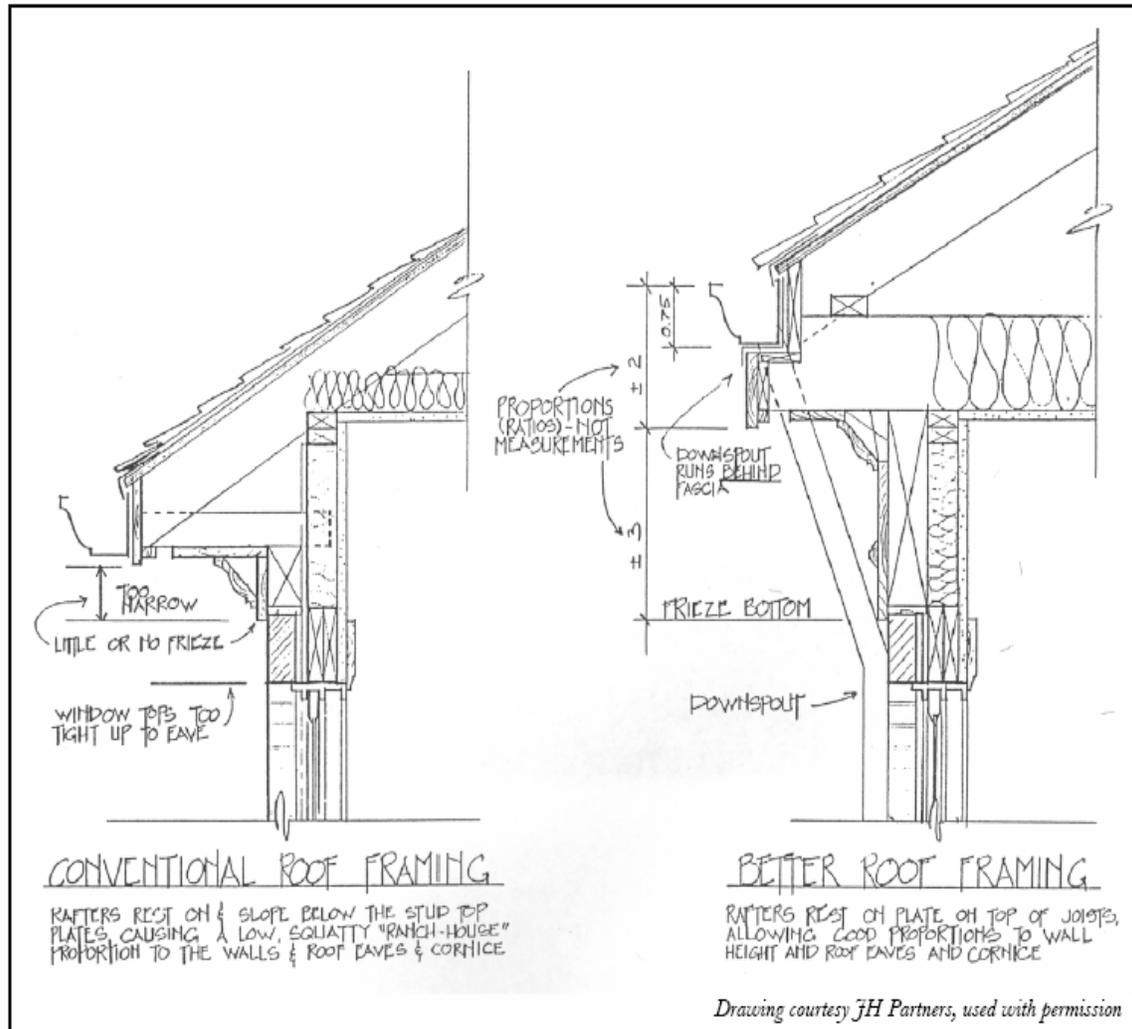


Appropriate for: • New Construction  
• Additions

Appendix A

## SECTION 3.2a, Roofing and roofing features

### Recommended Roof Framing Detail

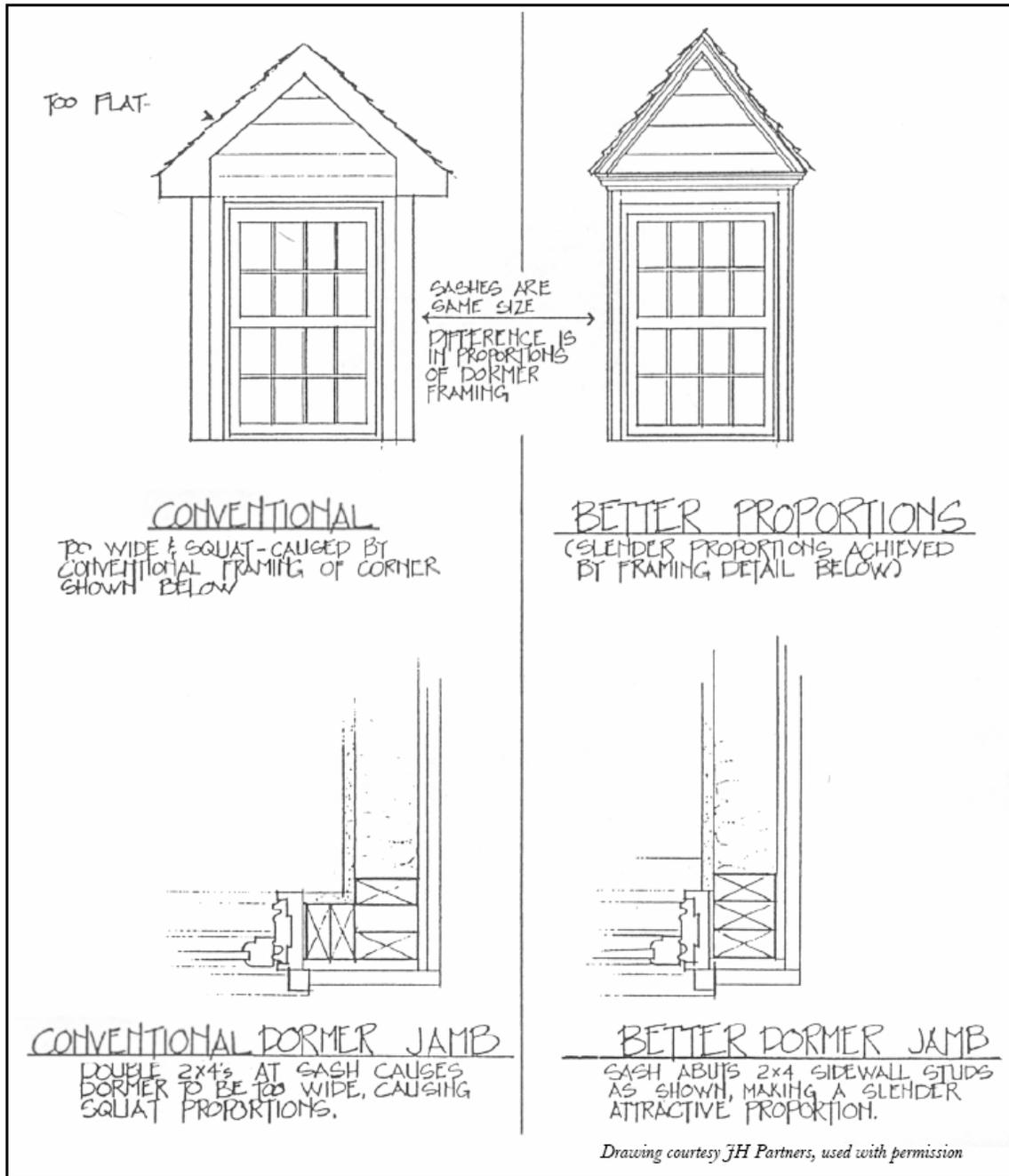


- Appropriate for:
- New Construction
  - Additions

Appendix A

## SECTION 3.2a, Roofing and roofing features

### Recommended Dormer Details

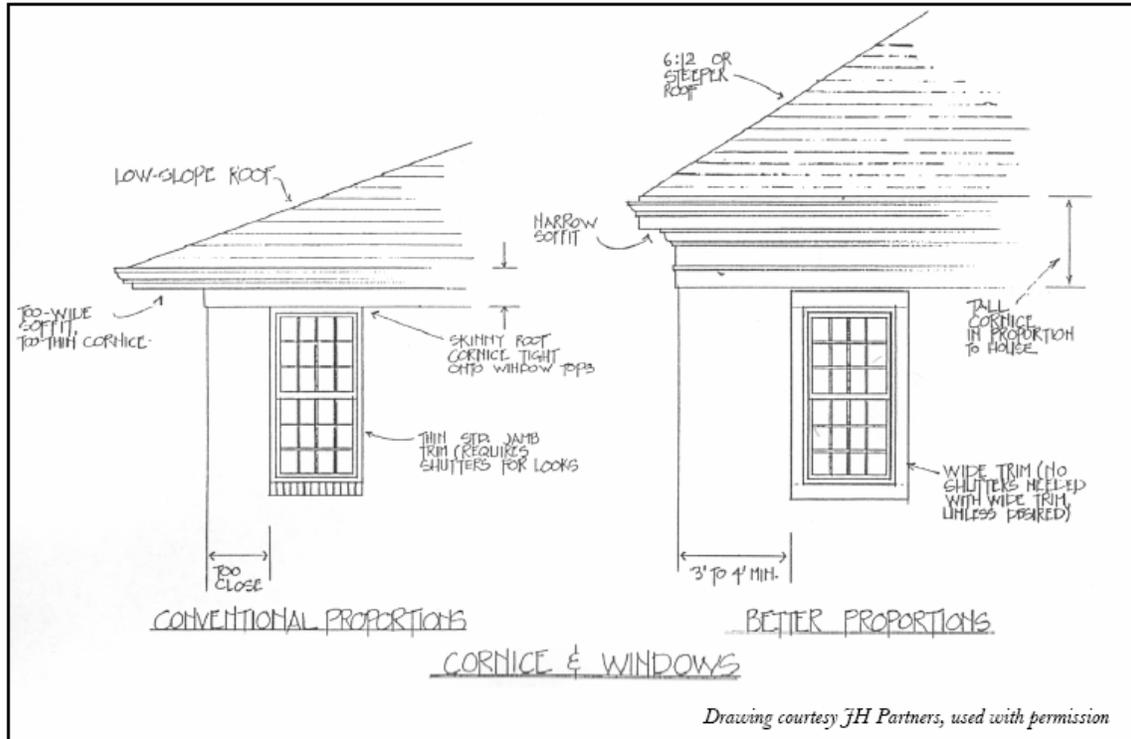


Appropriate for: • New Construction  
• Additions

Appendix A

**SECTION 3.2a, Roofing and roofing features; 3.2b Windows**

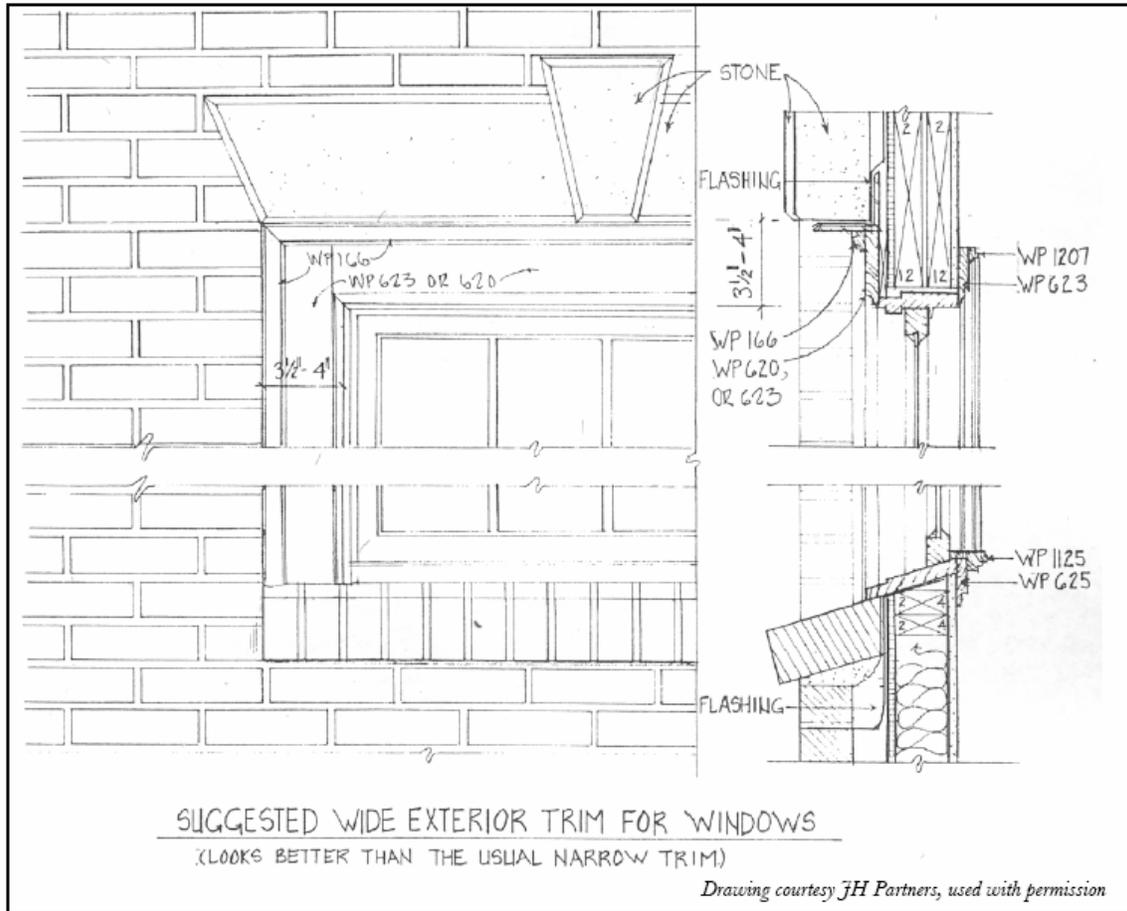
**Recommended Cornice & Window Details**



- Appropriate for:
- New Construction
  - Additions

## SECTION 3.2b & 3.2c, Windows & Window Features

### Recommended Window Details

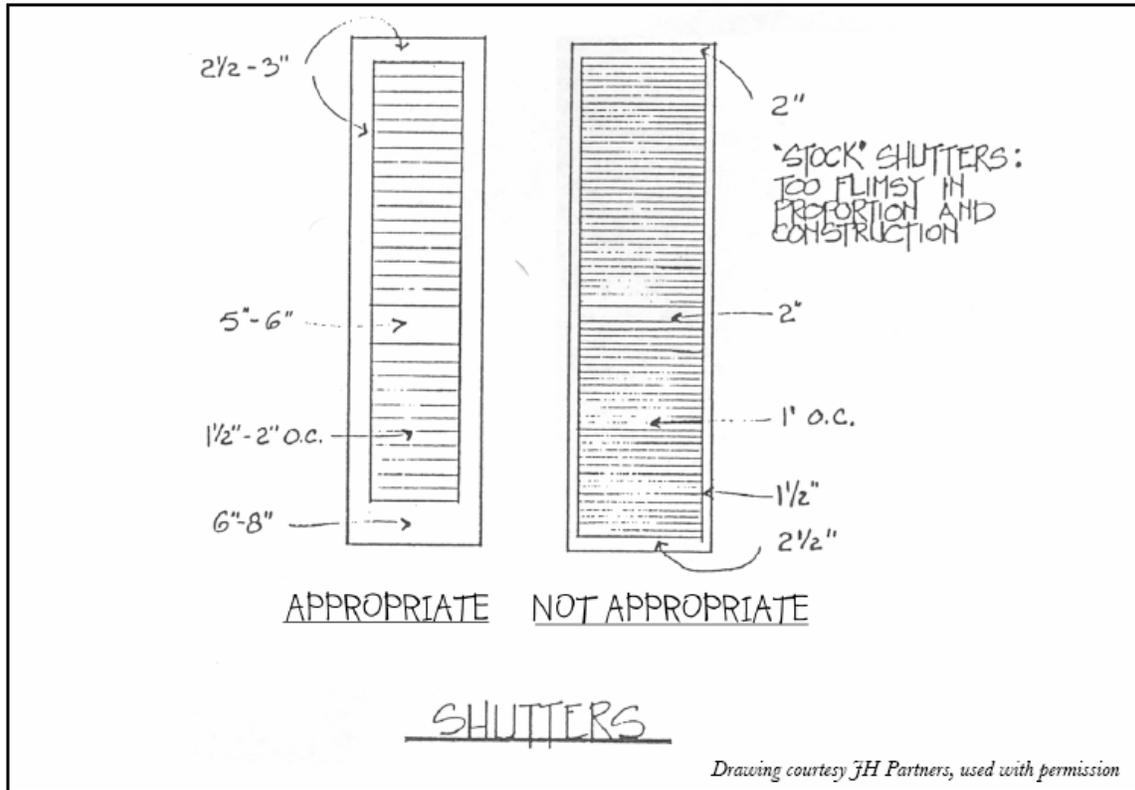


Appropriate for: • New Construction  
• Additions

Appendix A

## SECTION 3.2c, Window Features

### Recommended Shutter Details



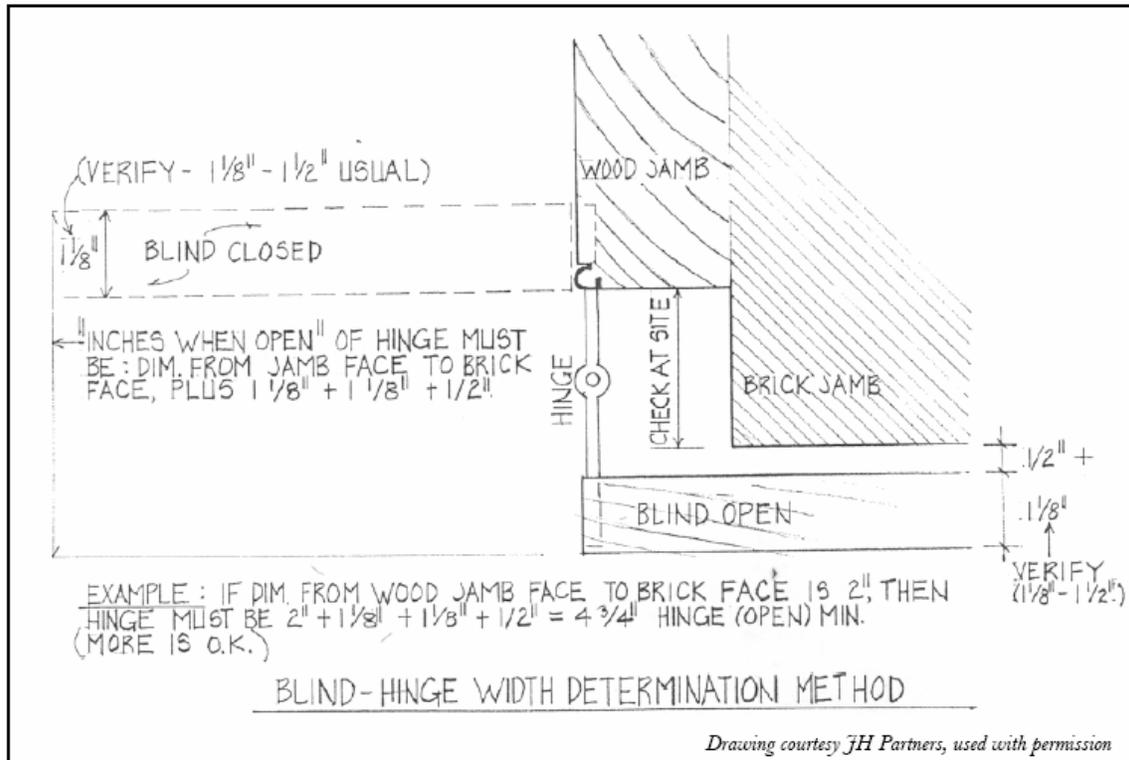
Appropriate for: • New Construction

- Additions
- Most historic houses where evidence indicates the historic presence of shutters and when appropriate to the style of the house

Appendix A

## SECTION 3.2c, Window Features

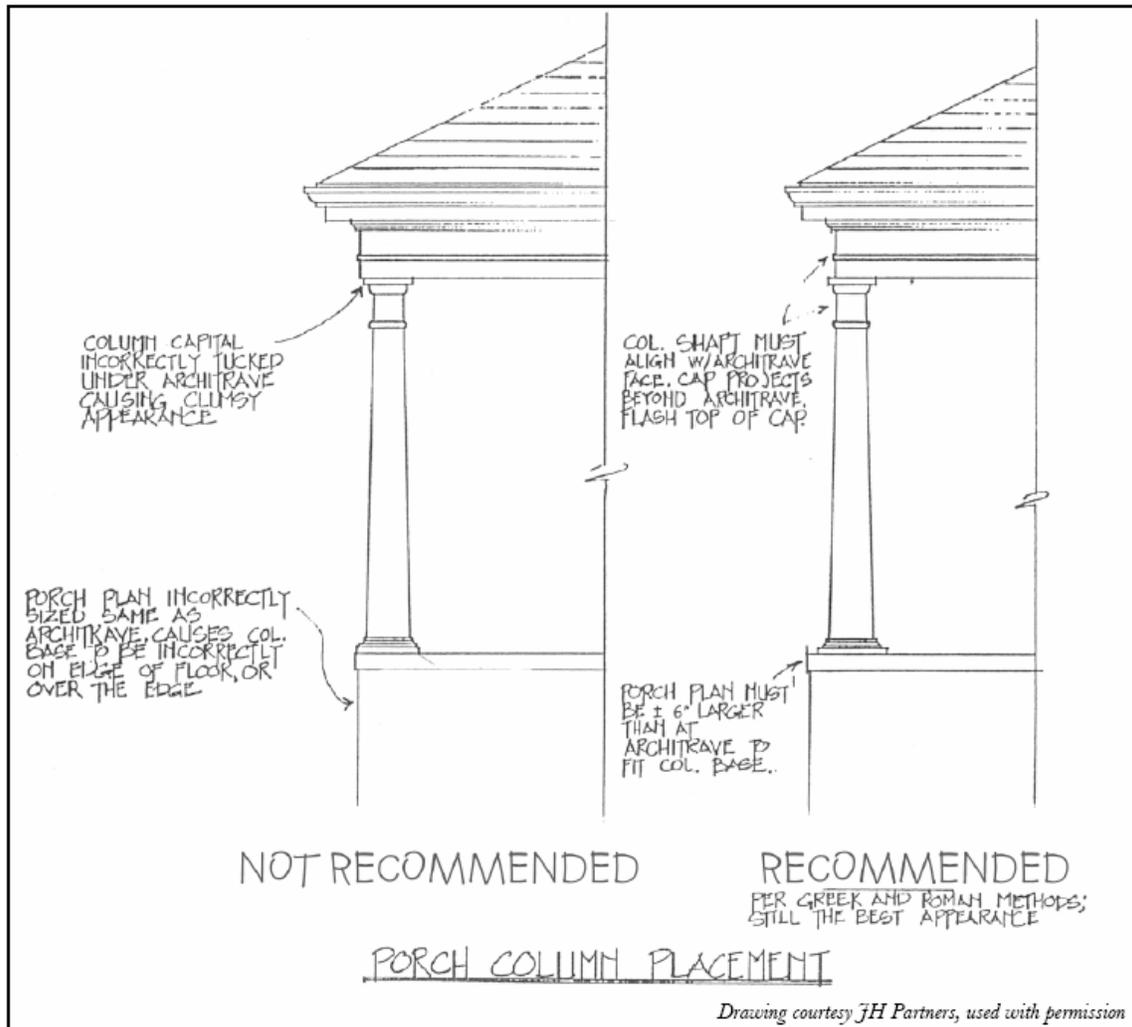
### Recommended Shutter Details



- Appropriate for:
- New Construction
  - Additions
  - Most historic houses where evidence indicates the historic presence of shutters and when appropriate to the style of the house

## SECTION 3.2f, Porches

### Recommended Porch Details



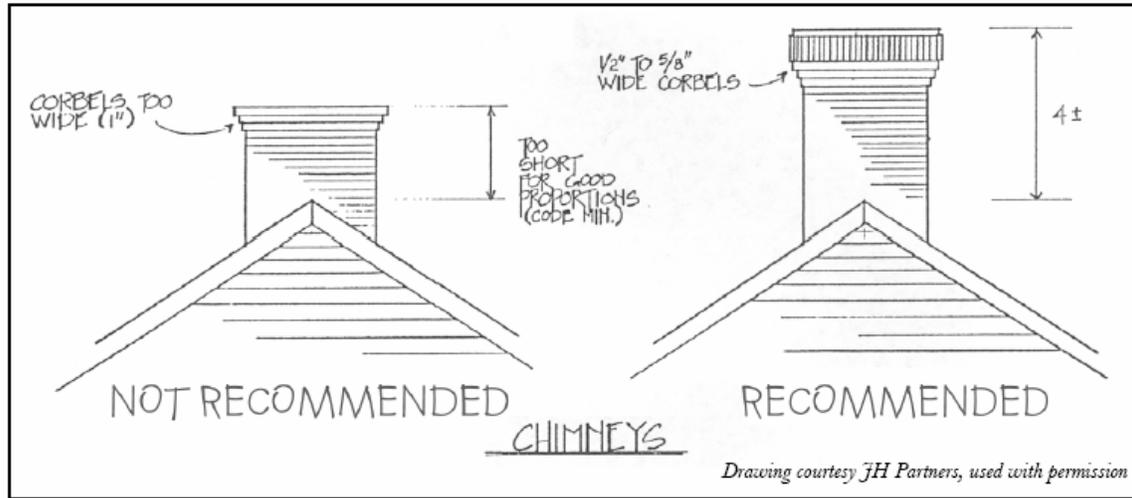
- Appropriate for:
- New Construction
  - Additions
  - Historic houses where historic porches have been lost or altered and when appropriate to the style of the house

Appendix A



## SECTION 3.2g, Chimneys

### Recommended Chimney Details



- Appropriate for:
- New Construction
  - Additions

Appendix A