

FOREST PARK HISTORIC PRESERVATION PLAN

I. PURPOSE OF LOCAL HISTORIC DESIGNATION

The City of Birmingham desires to protect its beauty and historical integrity, and stabilize and improve its neighborhoods by preserving historic buildings and districts. To accomplish this, it adopted Ordinance 92 - 223 in September 1992 to authorize the designation of local historic buildings and districts. This designation will allow the neighborhoods the opportunity to initiate preservation and provide input into how that can be accomplished. By doing so, the City and the Forest Park/South Avondale Neighborhood believes the District's interests and the owners' interests will be enhanced.

As a result of local historic designation, the Forest Park Architectural Review Board (ARB) will review all issues related to the Forest Park Design Review Guidelines. The ARB will be comprised of nine (9) members: seven (7) residents of the Forest Park Historic District, one (1) commercial property owner in the district, and one (1) member of the Design Review Committee of the City of Birmingham. Members shall be nominated by the Mayor and appointed by the City Council. The ARB will meet regularly at City Hall during regular working hours with a representative from the City's planning, zoning, and enforcement divisions present. It will be the ARB's responsibility to coordinate with the property owner to present slides, drawings, etc. at the meetings, and to follow procedures and precedents established by the Design Review Committee in reviewing cases.

II. STATEMENT OF SIGNIFICANCE

The Forest Park Historic District is significant for its fine architecture, much of which was designed by prominent architects. It is also one of the earliest developments of local real estate magnate, Robert Jemison, and was home to many of Birmingham's early prominent families. It comprises approximately two hundred and thirty - one acres of rolling hills and shaded streets lined with stately mansions as well as one - story bungalows and "Simplicity Houses". Following the natural curves and undulations of the hillside, Forest Park sweeps in long reaches and by gradual degrees, straight from the rock rimmed crest of Red Mountain into the valley's foldings below. It has almost natural boundaries, giving the district the appearance of being a small town within itself.

III. ELIGIBILITY

The Forest Park Historic District was listed on the National Register of Historic Places in 1980 (amended in 1985) and is, therefore, automatically eligible for local historical designation per City of Birmingham Ordinance 92 - 223.

IV. HOW TO PROCEED: CERTIFICATES OF APPROPRIATENESS/WAIVERS

Local historic district designation mandates that no work requiring a building permit be undertaken that would change the exterior appearance of any building or structure, unless the owner has received a Certificate of Appropriateness (COA) by the Forest Park Architectural Review Board (ARB), or a waiver by the Department of Planning and Engineering.

If a building permit is required, the applicant for a COA or waiver must submit proposed drawings, photographs and plans for the subject property to the Department of Planning and Engineering staff who will determine whether a waiver or COA is necessitated. If staff determines that the proposed work does not change the external appearance of the building or structure or that it otherwise complies with the Guidelines, staff will so inform the Department of Buildings and Inspection in writing.

Applications for a COA shall be considered by the Forest Park ARB at its regularly scheduled meetings. The applicant shall be informed in writing of the time and place of the hearing.

If an application for a COA is approved, the ARB will transmit a COA to the owner and the Department of Buildings and Inspection, in letter form, clearly stating the work approved. If an application is not approved no building permit will be issued.

V. PRESERVATION STRATEGY

The Forest Park/South Avondale Neighborhood Association has determined that preservation of the Forest Park Historic District is critical to its overall goals for revitalization of the neighborhood. The neighborhood has focused on historic preservation since 1975 when it began its intensive historic survey of the district, which lead finally to its inclusion on the National Register of Historic Places in 1980. It believes that local designation is the best way to protect property values by reviewing and regulating rehabilitations as well as new construction projects, and restricting demolition, demolition by neglect, and the destruction of public landscaping. In this way, the neighborhood believes it can protect the high visual and historical integrity of Forest Park.

- 1) Upon local designation the Forest Park/South Avondale Neighborhood Association will notify owners and the general public of the existence and significance of the historic district by including information about the district in the City of Birmingham neighborhood flyer on a quarterly basis; regular announcement of the existence and significance of the district at neighborhood meetings; coordinating with local realtors and real estate companies who frequently do business in the area in order to inform new and potential owners of the designation.

- 2) The Forest Park Design Review Guidelines will be used as the basis by which to review any appropriate activities in the historic district.
- 3) Routine Maintenance refers to those minor repair items which do not require a building permit and for which no Certificate of Appropriateness will be required.
- 4) Technical assistance will be offered to owners in the Forest Park Historic District by the the City of Birmingham's Department of Planning and Engineering staff, the Birmingham Historical Commission in the event of an appeal of a Certificate of Appropriateness or request for any information concerning the availability of grants and loans for historic properties and districts, and by the Forest Park Design Review Committee.
- 5) There are presently no financial incentives available for the rehabilitation of the Forest Park Historic District.
- 6) The Birmingham Historical Commission and the staff of the Department of Planning and Engineering will work with the Forest Park/South Avondale Neighborhood Association to publicize local designation, its rights and responsibilities; and to assist in accessing financial and tax incentives for rehabilitation.

GENERAL RESIDENTIAL DESIGN GUIDELINES

General Standards for Review:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever feasible. In the event replacement is necessary, the new material should visually match the material being replaced. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

The following standards shall generally apply to all historic structures or structures in historic districts unless exceptions receive prior approval by the Forest Park Design Review Committee:

A. Exterior siding

Original exterior construction and siding materials shall be retained, repaired and matched. Any change shall maintain the visual integrity and quality of original construction.

B. Primary porches

Porches shall be treated as an integral part of the house and shall not be removed without approval from the Forest Park Design Review Committee.

Where changes are necessitated they shall be appropriate to the design and visual qualities of the original.

Enclosing a porch with glass or screening is discouraged. If approved, however, screening or glass shall not cover or obscure original elements such as balusters and columns. Framing for the enclosure shall be of wood; and aluminum or metal frames shall not be used.

Porch stairs shall be repaired or if repair is not possible, replaced with matching materials and essentially similar design.

C. Doors

The appearance of original doors, frames, hardware and glass shall be retained and maintained where feasible.

Enclosing or covering of transoms and doors shall not be permitted. Transoms and sidelights shall be repaired and maintained.

D. Windows

Original windows shall be repaired and maintained where feasible.

Where window replacement is desirable, new frame units shall match the original appearance.

The addition of large picture windows or other alterations to the main facade shall not be permitted. Window alterations on the rear of homes are acceptable so long as they are not readily visible from the primary streets.

Replacement or new glass panes shall match the original appearance.

E. Window Shutters

Original shutters shall be repaired and maintained in working order where possible. New shutters shall not be metal or vinyl and shall be proportional to the window opening; they shall work or appear to work.

F. Storm Windows

Storm windows' horizontal rails shall match the profile of the rails of the original window. Aluminum storm windows shall be a baked enamel finish to match the color of the window trim.

G. Roofs

Historic roof materials shall be repaired and maintained where feasible. Alterations of the historic roof forms such as gable and hipped design shall be discouraged.

Change of roof colors shall be approved by the Forest Park Design Review Committee.

New dormers shall be placed on rear facades rather than the main facade, and shall generally have roof forms similar to the overall house roof design.

H. Chimneys

Repair to chimneys shall be with matching materials.

I. Gutters and Downspouts

Size and profile of gutters and downspouts shall match the original where feasible or practical.

J. Foundations

Exposed concrete blocks shall be avoided.

K. Decorative Trim

All historic trim shall be repaired and maintained. Any elements of the trim which become deteriorated shall be repaired or replaced with new pieces to visually match the original.

Trim which is not appropriate to the historic house design shall be discouraged.

Original window cornices shall not be removed.

L. Paint

Where a building permit is required, paint colors shall be reviewed as part of the project.

Colors shall be compatible with the age and style of the house. Remove paint using hand scraping or heat gun. Do not sandblast wood siding or brick under any circumstances. Circular sanding is also not recommended.

M. Additions, New Construction

Any additions shall be in keeping with the house design or district design(s).

New construction shall be in keeping with the historic district design.

N. Set-backs

Set-backs shall be compatible with the general district and shall conform to zoning requirements.

O. Yards and landscape

Historic trees in the public right of way shall not be removed.

P. Fencing

Front yard fencing shall be appropriate to the period of house and neighborhood and be in keeping with zoning regulations.

**FOREST PARK COMMECERCIAL DESIGN
GUIDELINES**

REHABILITATION OF EXISTING COMMERCIAL PROPERTIES

Article I.

A. Building Fronts, Sides and Rears Abutting Streets or Public Areas

All structural and decorative elements of building fronts, sides and rears abutting and/or visible from streets or public improvements shall be repaired or replaced to match as closely as possible the original materials and construction of that building. Rotten, deteriorated or weakened elements shall be replaced. Repairs and replacements shall match as closely as possible the original.

B. Windows

- (1) Windows not in the front of buildings shall be kept properly repaired or, with Fire Department approval, may be closed, in which case, sills, lintels and frame must be removed and the opening properly closed to be compatible with the adjacent wall.
- (2) All windows must be tight fitting and have sashes of proper size and design to be compatible and harmonious with the scale and character of the structure. Modernizations which reduce or enlarge window openings from the original or significantly change the original fenestration are not permitted. Sashes with rotten wood and/or deteriorated metal, broken joints or loose mullions or muntins shall be replaced. All broken and missing window glass shall be replaced with new glass or approved glazing materials.
- (3) Window openings in upper floors of the front of the building shall not be boarded up and shall not be filled without prior approval by Forest Park Architectural Review Board. Window panes along front facades shall not be painted.
- (4) If ceilings, partitions or other interior elements terminate inside the window area, and are visible through the window from the exterior, they shall be stopped short of the glass and the exterior edge or face shall be treated in such a manner so as not be obvious from the exterior. Boxes, crates, etc. shall not be stacked inside windows unless concealed by shutters, blinds, drapes or other appropriate window covering.
- (5) Windows shall not be painted for advertising purposes, but may be painted for authorized identification of the place of business as approved by the Forest Park Architectural Review Board and in accordance with Section K, "Signs".

C. Store Fronts

- (1) A store front shall include the building face, show windows, porches and entrance area leading to the door, sidelights, transoms, display platform devices, including lighting and signage designed to be viewed from the public right-of-way.
- (2) Show windows, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible and harmonious with the scale and character of the structure. All store front elements must be located within fourteen (14) feet of grade unless original store front elements exceeded fourteen (14) feet in which case, subject to review and approved by the Forest Park Architectural Review Board, they may remain at the original height.
- (3) Show windows shall not be painted for advertising purposes, but may be painted for authorized identification of the place of business if approved by the Architectural Review Board, and in accordance with Section K, "Signs". No more than 50% of the store windows should be covered in temporary signs at any one time.
- (4) Show window trim, mullions or muntins not consistent or compatible with overall facade design shall be replaced or painted in a manner complementary to other store front elements.
- (5) Glass in show windows and transoms shall be transparent, clear, bronze or gray tinted. Translucent, opaque, reflective or colored glass, other than gray or bronze tinted, unless original, shall not be permitted except with prior approval by the Forest Park Architectural Review Board.
- (6) Solid or permanently closed or covered storefronts shall not be permitted, unless treated as an integral part of the building facade using wall material and window detailing compatible with the upper floors, or other building surfaces. All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.

D. Awnings

- (1) If compatible and harmonious with the scale and character of the structure, and adjoining structures, soft, flameproof awnings are permitted over the first floor doors and windows and on upper floors above windows only.
- (2) New awning structures shall not project more than seven (7) feet from the building front, shall not be lower than eight (8) feet above grade and shall terminate against the building at a height not to exceed approximately fourteen (14) feet above the pavement, except

with prior approval by the Forest Park Architectural Review Board, or in the case of recovering existing awning structures.

- (3) Rigid or fixed awnings or canopies are not permitted unless an integral part of the structure, in good condition, of similiar materials, compatible with, and harmonious with the scale and character of the structure and adjacent structures. New rigid or fixed awnings or canopies may be added to existing structures subject to restrictions outlined above and with prior authorization by the Architectural Review Board.

F. Exterior Walls

- (1) All exterior front, side or rear walls which have not been wholly or partially resurfaced or built over shall be repaired and or improved in an acceptable manner. Unpainted masonry walls may be painted where necessary to conceal misused material or patched wall coverings. Other unpainted masonry walls may be painted only with the approval of the Forest Park Architectural Review Board. Existing painted masonry walls shall have loose material removed and be painted a single color except for trim which may be another color. Samples of all proposed colors shall be submitted as recommended by the Forest Park Architectural Review Board with proposed improvement plans. Patched walls shall match the existing adjacent surfaces as to materials, texture, color, bond and jointing.
- (2) Applied facing materials shall be treated as follows:

If original, they shall be painted and/or repaired as necessary according to the minimum standards set forth in these architectural guidelines. If not original and in need of significant repair, or not in harmony with the character of the building, they are to be removed to reveal the original exterior material which shall be repaired as necessary or removed and replaced by new facing materials, according to the minimum standards set forth in these architectural guidelines, as recommended by the Forest Park Architectural Review Board.
- (3) Existing miscellaneous elements on the building fronts, such as empty electrical conduits, unused brackets, etc., shall be removed and the building surface repaired or rebuilt as required to match adjacent surfaces.
- (4) Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located, securely installed, and painted to harmonize with the other building front elements.

F. Buildings Visible from Public Ways

If a building, side or rear, is exposed to view from a public way or public parking lot, the face of the building so exposed shall be improved in a manner consistent with these architectural guidelines as necessary to avoid visually detracting from the area.

G. Mechanical and Electrical Equipment on Exterior Walls

- (1) Individual room air conditioning units shall not be installed in front or side wall windows, if visible from streets or public improvements, without prior approval by the Forest Park Architectural Review Board.
- (2) Through wall air conditioning units may be installed, subject to prior approval by the Forest Park Architectural Review Board, provided where visible from streets or public improvements the units do not project beyond any adjacent exterior face of the building and are properly screened and ventilated and do not detract from the building character and appearance.
- (3) Where through wall air conditioning units cannot be flush mounted awnings may be used in order to make the units as unobtrusive as possible. In such a case, they must be compatible with the scale and character of the building and must be approved in advance by the Forest Park Architectural Review Board.
- (4) Grilles, louvers, vents and other mechanical and electrical items may be installed in or on exterior walls, where unavoidable and necessary for the function of the building, subject to prior approval of the Forest Park Architectural Review Board. Where visible from streets or public improvements the necessary items shall be painted or otherwise made as unobtrusive as possible and shall not detract from the building character and appearance.

II. Roofs

- (1) Chimneys, elevator penthouses or any other auxiliary structure on the roofs shall be repaired and cleaned as required in Section F, "Buildings Visible from Public Ways".
- (2) Any mechanical equipment placed on a roof shall be inconspicuous as possible so that its visibility is minimized.
- (3) Roofs shall be cleaned and kept free of trash, and debris. Other elements which are not a permanent part of the building are not permitted.

I. Auxiliary Structures

Attached or unattached structures at the rear of buildings which are structurally deficient shall be properly repaired or may be demolished upon prior approval by the Forest Park Architectural Review Board.

J. Rear and Side Yards and Parking Areas

- (1) When a rear or side yard exists or is created through demolition, the owner may utilize the space for storage and loading or parking provided the area is appropriately landscaped and/or screened from all adjacent streets, alleys, and public improvement areas. An appropriate sign not exceeding six (6) square feet may be used to identify and control parking and loading, subject to prior approval by the Forest Park Architectural Review Board.
- (2) Off-street parking areas shall be designed as an integral part of the total site design with careful regard to orderly arrangement, landscaping and ease of access. Off-street parking areas, except at entrance ways, shall be separated from primary streets or public rights-of-way by appropriate landscaping or screening.
- (3) Existing front yard parking areas shall be clearly defined as to ingress, egress and internal circulation and must be appropriately screened by plant materials and/or structure.
- (4) Fences must be compatible with the architecture of the building and the streetscape. Galvanized chain link fencing (silver) is prohibited, however, the Architectural Review Board may consider, given specific justification, chain link which is painted or coated in a dark color.

K. Signs

- (1) Signs shall be limited to those identifying the property or identifying the use conducted therein. Advertising by material or product manufacturers and suppliers, other than the primary use of the property, shall not be permitted. All lighting elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.
- (2) Signs and displays for advertising or promotion are not permitted in public rights-of-way unless specifically approved by the Forest Park Architectural Review Board, in addition to securing the necessary permits from the City.
- (3) Generally, projecting signs shall not be permitted on any portion of any building. Exceptions may be granted for Historic signs or

signs of unique graphic design which are less than 12 square feet per face and only with prior approval by the Forest Park Architectural Review Board.

- (4) Painted or sewn signs on awnings, existing marquees or canopies may be permitted, as approved by the Forest Park Architectural Review Board.
- (5) Flat signs shall be placed parallel to the building face and shall not project more than twelve (12) inches from the surface of the building and shall not exceed in area two times the width in feet of the frontage of the building. Flat signs shall be placed no higher than the bottom of the second story window where windows exist or approximately fourteen (14) feet above grade level, whichever is lower.
- (6) In the case of corner properties one flat sign per side is permitted. The area of each sign shall not exceed two times the lesser frontage width in feet. The depth and height limitations shall apply as in paragraph "5" above.
- (7) Painted signs on framed backings or use of separate cut out letters or neon shall be permitted in accordance with the above limits for flat signs.
- (8) Lettering applied to ground floor show windows or entrance doors shall not exceed six (6) inches in height, and the text shall be limited to identification of the primary business therein.
- (9) Signs identifying the business occupant shall be permitted at rear entrance doors if they are mounted flush against the building and do not exceed six (6) square feet in size, except where approved by the Forest Park Architectural Review Board.
- (10) Signs in upper floor windows are generally not permitted.
- (11) Pole or "lollipop" signs shall not be permitted except with prior approval of the Architectural Review Board.
- (12) If approved methods of identification are not available, monument type signs may be permitted if they are in scale and character with surrounding buildings and only with prior approval by the Forest Park Architectural Review Board. Monument signs shall not exceed twelve (12) feet in total height and must be four (4) feet or less from the bottom edge of the sign face to grade. The area of the sign face shall not exceed forty (40) square feet. Monument signs must be appropriately landscaped by structure and/or plant materials, which effectively screen support apparatus.

- (13) Roof top signs, signs on or above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on billboards or other structures, except as otherwise herein provided, shall not be permitted.
- (14) The Forest Park Architectural Review Board may authorize the placement of corporate logos on the parapet or top face of buildings that exceed ten (10) stories in height and serve to house major corporate tenants which occupy a minimum of 30% of the total building space. Logos which are not purely pictorial or single letters but are graphic name displays shall be limited to the minimum identifying name. The logo size shall not exceed in square feet the number of linear feet of the width of the building face to which it is applied. The display of more than one corporation's logo is prohibited. Corporate logos must be of exceptional quality and design and be compatible with the scale and character of the building. Billboards, sign boards, box signs and logos painted directly on the face of the building are prohibited.
- (15) Temporary signs, such as lease or rental signs, with prior approval by the Forest Park Architectural Review Board, may be permitted but shall not be posted for a period that exceeds ninety (90) days. Flashing, moving or portable signs shall not be permitted except with the approval by the Forest Park Architectural Review Board.
- (16) All signs not conforming to these requirements shall be removed within five (5) years from the project initiation date. No lease for billboards expiring after the project area has been established shall be renewed.

L. Vacant Lots

When a vacant lot exists, whether temporary or permanent, or is created through demolition, the owner must properly landscape and/or screen the property from adjacent streets, alleys and public improvement areas; cover all areas not actively used for storage, parking or loading with grass or other ground cover as approved by the Forest Park Architectural Review Board and maintain said ground cover and keep all the property free of trash and debris.

M. Demolition

No structure shall be demolished without prior approval by the Forest Park Architectural Review Board. In general, no request for approval of a demolition permit will be considered without detailed plans for the proposed use of the site after demolition.

Article II. New Development of Properties

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

A. Community Character

- (1) New developments shall be designed with a sensitivity to the overall goals and objectives of the community. Specific sites shall be considered in relation to their immediate environment (retail node, pedestrian spine, office park, etc.) and the placement and context within the larger project or redevelopment area and the land-use or urban design plans prepared for the area.

B. Building Design

- (1) Each building unit, (whether existing or proposed) shall be an integral element of an overall site design and shall reflect and complement the character of the surrounding area or plans prepared therefore.
- (2) Locations of proposed commercial buildings shall be compatible with any adjacent residential areas. Building facades shall be complementary to those adjacent in terms of scale, amenity and appearance.
- (3) Building facades shall be designed to function as an integral part of the streetscape with attention to visibility, safety, lighting and incorporation of public amenities.
- (4) Building design shall reflect an overall sensitivity to existing architecture of quality with regard to building materials, fenestration, height, scale, color, contrast, roofs and parapets.
- (5) Building design shall address the public right-of-way, and define and complement the streetscape.
- (6) Generally, blank walls are discouraged. Developers and designers are encouraged to provide windows in high activity areas or to provide architectural relief elements in wall design at the ground level.
- (7) Awnings, canopies, porticos, etc. shall be designed as an integral part of the structure, shall be at least 8 feet above grade and shall not project more than 7 feet over a public right-of-way. Any awning, canopy, or portico, which is supported by poles, columns, or other vertical support elements placed in a public right-of-way requires special

approval and permits in addition to prior approval by the Forest Park Architectural Review Board.

- (8) Building entrances shall provide ease of access, be designed so that pedestrians/patrons have visual access and can easily identify the entrance points, be well lighted, and act as an integral part of the streetscape.
- (9) Building materials shall be of good quality. Trendy materials of questionable longevity shall be avoided. Metal buildings are generally prohibited, however, the Forest Park Architectural Review Board may authorize developments which incorporate such structures provided they are of superior quality and design and are compatible with the surrounding area in terms of amenity and appearance.
- (10) Corner buildings shall be designed so that they are architecturally responsive to the corner condition and help to define the intersection and accentuate the building line along the street.
- (11) Projects in redevelopment areas which lack sufficient existing structures to define architectural style, period or quality shall be designed with consideration of the goals and objectives of the Community and overall concepts of the redevelopment or urban design plan, using quality materials and construction.

C. Site Planning and Design

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

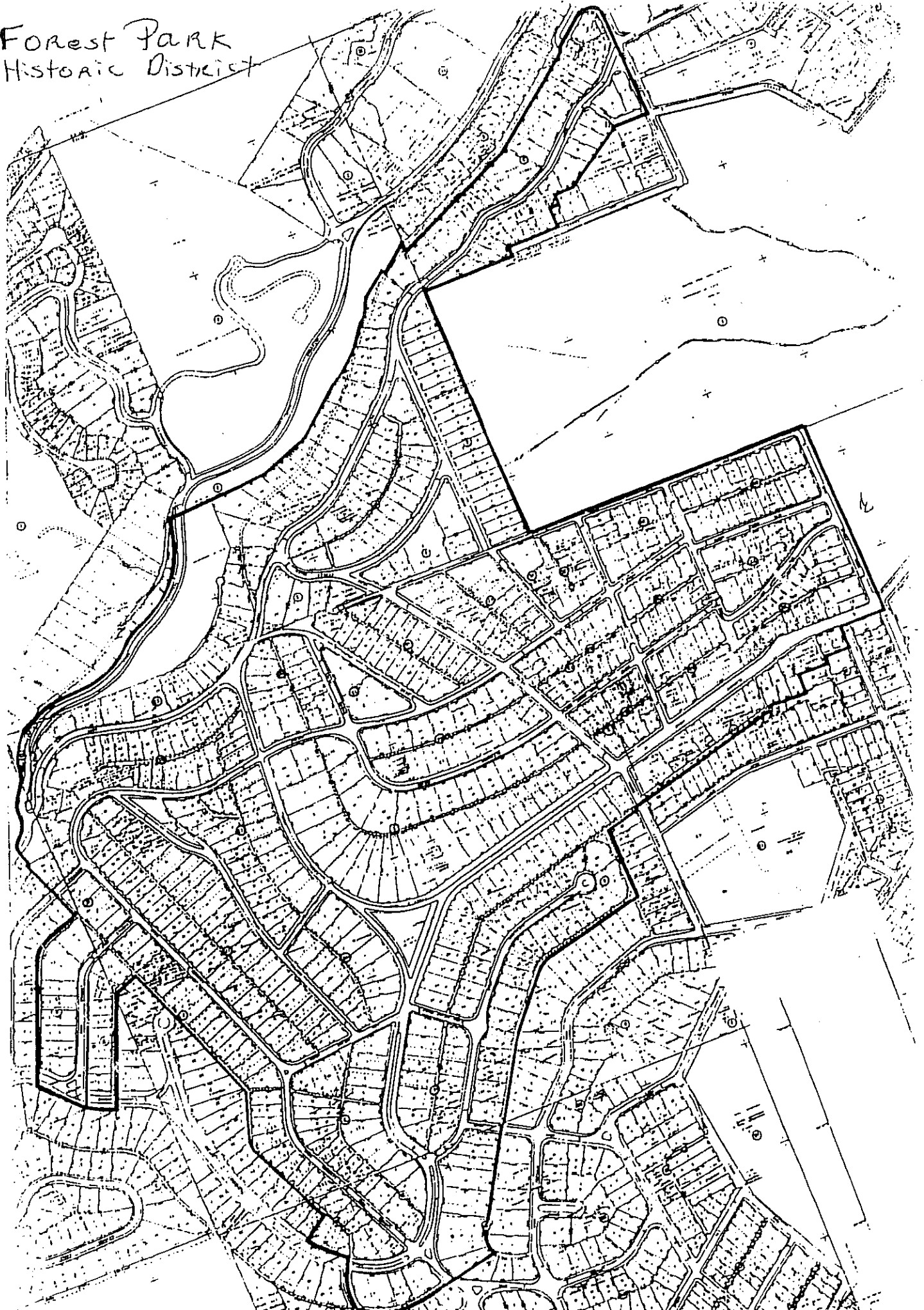
- (3) Parking:
- (a) Parking lots on corners are generally prohibited. The Forest Park Architectural Review Board may authorize such lots provided the applicant provides specific justification and the design is of superior quality incorporating maximum screening.
 - (b) Parking lots shall be located in rear or side yards in order to minimize their view from public rights-of-way. Where parking areas are exposed to public view, they shall be screened with appropriate structure and/or plant materials.
 - (c) Vehicular access to parking areas shall be direct and not in conflict with general vehicular movement serving the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestion and interference with traffic. Where feasible, entrances shall be shared with adjacent properties.
 - (d) Entrances and exists shall be designed so that they are easily identifiable by motorists. Any signage required to direct motorists to entrances shall be simple, clear and designed to work in harmony with site elements and signs for the project. Any gates, arms, or booths shall be set back from the face of the adjacent buildings. Booths shall be designed as an integral part of the development.
- (4) Loading and Service Area Design
- (a) Loading and service space shall be unobtrusively provided off-street to serve business uses in the proposed development.
- (5) Open Space and Landscape Design
- (a) Proposed development shall consider the provision of appropriate open space in combination with the proper siting of buildings. Streets, pedestrian walkways and open spaces, including street furniture and signs, shall be designed as an integral part of the overall design, and shall be properly related to adjacent existing and proposed buildings.
 - (b) A coordinated landscape program for the proposed development shall be incorporated for the entire proposed site. Landscape development shall include

plantings in combination with related paving and surface treatments and other amenities deemed necessary to the project.

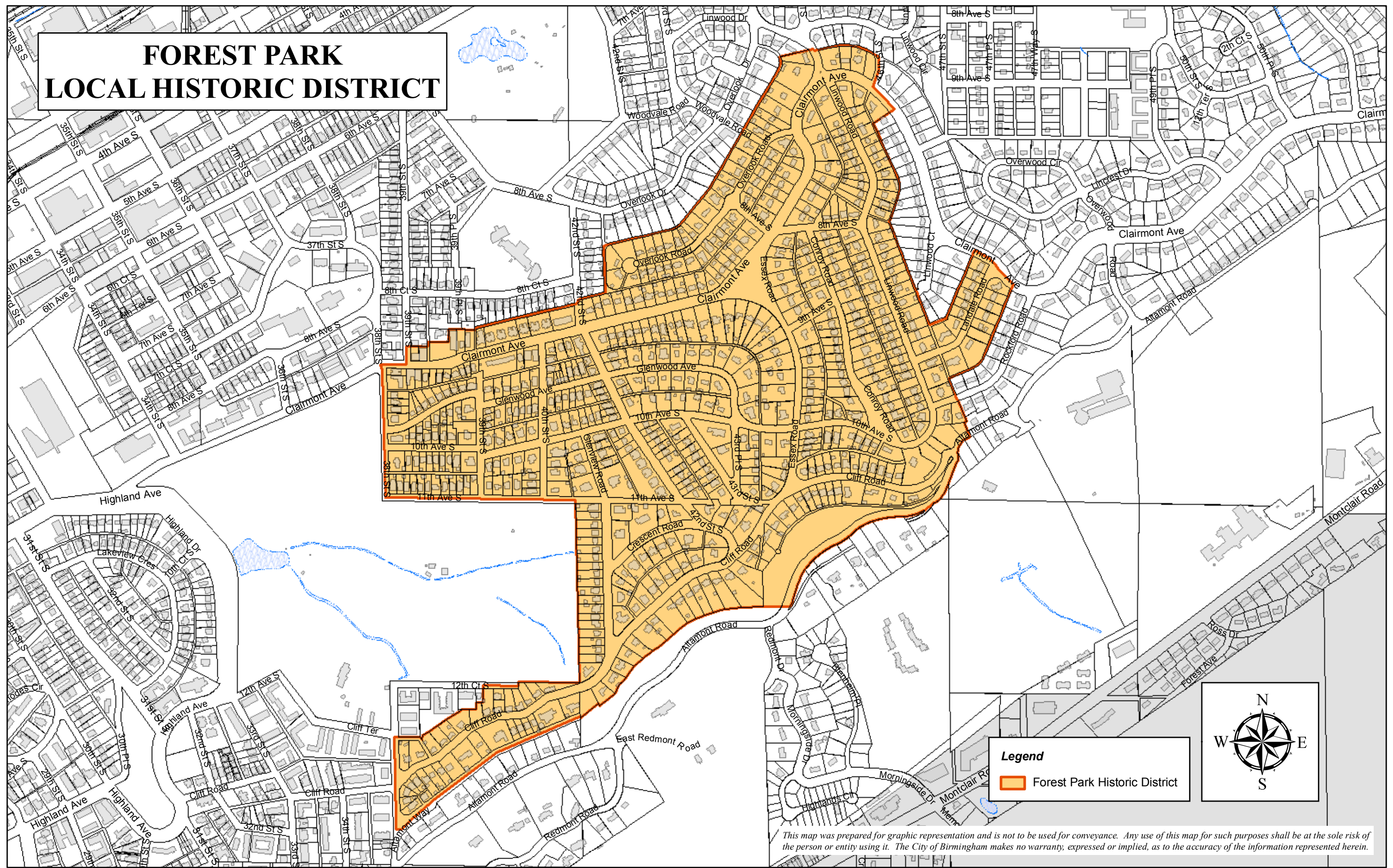
D. Signs

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

Forest Park
Historic District



FOREST PARK LOCAL HISTORIC DISTRICT



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