

RED MOUNTAIN SUBURBS HISTORIC PRESERVATION PLAN

I. PURPOSE OF LOCAL HISTORIC DESIGNATION

The City of Birmingham desires to protect its beauty and historical integrity, and to stabilize and improve its neighborhoods by preserving historic buildings and districts. To accomplish this, it adopted Ordinance No. 92-223 in September 1992 (with subsequent amendments in Ordinance No. 00-81) to authorize the designation of local historic buildings and districts. This designation will allow the neighborhood the opportunity to initiate preservation and provide input into how that can be accomplished. By doing so, the City and the property owners within the residential developments that comprise the Red Mountain Suburbs Neighborhood believe the District's interests and the owners' interests will be enhanced.

II. STATEMENT OF SIGNIFICANCE

The Red Mountain Suburbs in Birmingham contain Alabama's finest collection of residential architecture built between 1911 and 1935 and include the state's best examples of the domestic use of the Tudor, Spanish Revival, Chateausque, Classical Revival, Dutch Revival and Colonial Revival styles. In the district are some of the best designs by the city's most noted architects of that time – John Miller, Hugh Martin, Warren, Knight & Davis, as well as designs by landscape architect George H. Miller of Boston and architect Richard Johnson of California. The residences are situated on the slopes and crest of Red Mountain, which provides spectacular views of the city below.

The Red Mountain Suburbs are also significant as the second of Alabama's two fully-realized examples of garden-landscaped residential suburbs popularized in the United States by Frederick Law Olmstead in developments such as Druid Hills (1893) in Atlanta and Riverside (1869) in Chicago. The district encompasses four separate residential developments: Valley View (1911); Milner Heights (1914); Redmont/Altamont (1914) and Redmont Park (1925). The developments, however, are harmoniously bounded by the similar landscape designs utilizing the natural topography and native foliage (oak, hickory and pine) of the area. Utilizing the natural contours of the crest and north slope of Birmingham's Red Mountain, the district, which features scenic overlook drives relieved by curving cul-de-sacs, incorporates almost every conceivable precaution to guard against undesirable encroachments, preserve property value, and provide natural environmental beauty. The houses are situated on large lots, some encompassing several acres, and are shaded by enormous trees, most of which are a part of the natural vegetation of the mountain.

Red Mountain Suburbs is an exceptionally good example of the automobile suburb. Sited two hundred feet above the nearest main thoroughfare, the district reflects in its winding roads and abundance of private drives and garages the transportation transition to the private automobile during the early 1920s.

In terms of industry and commerce, the Red Mountain Suburbs are a significant representation of Birmingham's early 20th century economic vitality sparked by the

success of this new Southern city. The district reflects not only this period of economic growth, but is also closely associated with the city's most successful and influential industrialists and businessmen including Robert Jemison, Jr., W.J. Milner, Hill Ferguson, Henry Ferguson, Henry K. Milner, William H. Kessler, Henry deBardleben, John Milner Caldwell, Erskine Ramsey, and Joe Woodward.

III. ELIGIBILITY

The Red Mountain Suburbs Historic District was listed on the National Register of Historic Places in 1985, and therefore, is automatically eligible for local historical designation per City of Birmingham Ordinance 92-223, as amended by Ordinance No. 00-81.

IV. BOUNDARY DESCRIPTION

The boundaries of the district, as outlined on the attached map and legal description, include the largest concentration of housing within the Valley View, Milner Heights, Altamont/Redmont Drives and Redmont Park subdivisions from the original (early 20th century) plats of these suburban neighborhoods.

V. PRESERVATION STRATEGY

The Redmont Park Neighborhood Association has determined that preservation of the Red Mountain Suburbs Historic District is critical to its overall goals for revitalization of the neighborhood. The neighborhood conducted its historic survey of the district in 1985, and this led to the district's inclusion on the National Register of Historic Places in October of 1985. The neighborhood believes that local designation is the best way to protect property values by reviewing and regulating rehabilitations as well as new construction projects, and by 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 Red Mountain Suburbs.

A. Means by which the Existence and Significance of the Historic District will be Publicized.

Upon local designation, the Redmont Park Neighborhood Association will notify property 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's neighborhood flyer; by regular announcement of the existence and significance of the district at neighborhood meetings; and by 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.

B. Design Review Guidelines.

The Red Mountain Suburbs Design Review Guidelines attached hereto will be used as the basis by which to review any appropriate activities in the historic district.

C. *General Definition, Rights, and Obligations of Routine Maintenance.*

Routine Maintenance refers to those minor repair items that do not require a Certificate of Appropriateness. Repairs such as exterior painting and roof replacement when such repairs are not part of a larger construction project shall constitute routine maintenance. Any addition, repairs or alterations to the interior of the structure shall not require a Certificate of Appropriateness, as long as the proposed work does not change the external size or appearance of the building.

D. *Means by which Technical Assistance will be Offered to Property Owners.*

Technical assistance will be offered to owners in the Red Mountain Suburbs Historic District by the City of Birmingham's Department of Planning and Engineering staff, and by the Birmingham Historical Commission in the event of an appeal of a Certificate of Appropriateness or a request for any information concerning the availability of grants and loans for historic properties and districts.

E. *Financial Incentives.*

There are presently no financial incentives available for the rehabilitation of the Red Mountain Suburbs Historic District. However, the Birmingham Historical Commission and the staff of the Department of Planning, Engineering and Permits will work with the Redmont Park Neighborhood Association to publicize local designation and its advantages; and to assist in accessing potential financial and tax incentives for rehabilitation.

F. *Notification and Review of Pending Design Review Cases.*

The City of Birmingham's Design Review Committee (DRC) will not hear a case in such district without providing the Neighborhood Association's local historic advisory committee or local DRC (See I. Under General Residential Design Guidelines) a reasonable opportunity to consider the case and make its recommendations in writing to the DRC.

VI. PROCEDURE ON CERTIFICATES OF APPROPRIATENESS & WAIVERS

As a result of the designation of Red Mountain Suburbs as a local historic district, the City of Birmingham's Design Review Committee will review all issues related to the Red Mountain Suburbs' Design Review Guidelines. The City of Birmingham has appointed its Design Review Committee (DRC), as established in Section 7-1-185 of the General Code of the City of Birmingham, 1980 as amended, to perform the duties and responsibilities of the Birmingham Historical Commission in accepting, considering, approving, approving as amended, or rejecting applications for Certificates of Appropriateness, to establish detailed design guidelines for each district and to specify the definition, rights and obligation of routine maintenance for each designated district. The Design Review Committee is composed of eleven (11) members. Members are appointed by the City Council. The DRC will meet the second and fourth Wednesday of the month at 7:30 a.m. in the Planning, Engineering & Permits Office on the fifth floor (Room 500) of City Hall. An Urban Design staff person will coordinate with the

property owner to review the design guidelines for the district, to prepare slides, to determine exhibits needed for the presentation, and to follow procedures and precedents established by the Design Review Committee in reviewing cases.

When a building permit is required the local historic district designation mandates that no work that would change the exterior appearance of any building or structure as seen from a public roadway in a local historic district should be undertaken, unless the owner has received a Certificate of Appropriateness (COA) by the City's Design Review Committee, or a waiver of COA by the Department of Planning and Engineering, prior to obtaining a building permit. If no building permit is required then no COA is required.

If a building permit is required for a property located within a local historic district, the owner of the property or the owner's agent must first apply for a building permit from the Department of Planning, Engineering and Permits, 2nd Floor, City Hall, Room 210. The applicant must then submit proposed drawings, photographs and plans for the subject property to the Department of Planning and Engineering's Urban Design staff (on the 5th floor of City Hall) who will determine whether a waiver or a COA is necessary.

If the staff determines that the proposed work does not change the external appearance of the building or structure as viewed from the public roadway or that it otherwise complies with the District's Design Review Guidelines, the staff will issue a waiver and so inform the Buildings and Inspections Division of the Department of Planning, Engineering and Permits in writing.

If the staff determines that the proposed work does change the external appearance of the building as viewed from the public roadway, except in cases of routine maintenance as outlined in Section V.C herein, staff shall schedule the applicant's case for a meeting of the Neighborhood Association's local DRC and thereafter for the next regularly scheduled meeting of the Birmingham Design Review Committee. The applicant shall be informed in writing of the time and place of the said hearings.

If an application for a Certificate of Appropriateness is approved, the Design Review Committee will transmit a COA to the owner and a copy to the Building and Inspections Division clearly stating the work approved. If an application is not approved, no building permit will be issued.

VII. APPEALS PROCEDURE (for Denial of Certificate of Appropriateness)

In the event the Design Review Committee denies a Certificate of Appropriateness application, the procedures set forth in Sections 7-1-205 and 7-1-206 of the City's Historic Preservation Ordinance (No. 92-223, as amended by No. 00-81) shall be followed.

As outlined in said ordinance, the DRC shall state its reasons in writing and transmit such decision to the applicant and the Building Division. Any person having a request for a COA or COA with revisions denied by the DRC may:

A. *Request a determination of economic hardship from the DRC.*

In order for the DRC to consider the economic effect of denial of a Certificate of Appropriateness upon an individual property, the owner must demonstrate that such action will cause hardship in terms of the financial demands of any required work.

The DRC may solicit expert testimony or may require the owner to make submissions concerning the nature of the work proposed. The DRC will consider all information presented and make a written determination within sixty (60) days of submission as to whether such action will cause hardship in terms of the financial demands of any required work.

Should the owner demonstrate that such action will cause hardship in terms of the financial demands of any required work the City of Birmingham will review its options for providing financial incentives necessary to comply the DRC's design review decisions. A determination shall be made within sixty (60) days as to whether financial incentives can be made available. If such incentives will not be available, the DRC shall notify in writing the owner and the Department of Buildings and Inspections that no COA is required.

- B. *Make modifications to his or her plans and resubmit the application for reconsideration at any time after doing so, and/or;*
- C. *Make written appeal of such denial or denial of a finding of economic hardship first to the Birmingham Historical Commission within fifteen (15) days of the denial.*

The BHC shall hear the appeal within twenty (20) days and shall render its opinion in writing within five working days after its decision and shall transmit such decision to the applicant and the Director of Buildings and Inspections. In the event that the grievance remains unsatisfied, a final appeal may be filed with the circuit court of Jefferson County.

VIII. ENFORCEMENT

Once a building permit is issued, construction must begin within six (6) months and be completed within eighteen (18) months after the COA has been issued. (Extensions of time may be obtained only after good cause is shown by the applicant). If construction does not begin within the stated time period, the COA shall expire and become void.

If construction begins and the work is not in compliance with plans approved by the DRC, then the Buildings & Inspections Division issues a stop work order, and plans that would bring building into compliance must be presented to the DRC.

If construction is completed and found to be in violation, then the owner is cited in writing and given thirty (30) days to bring property into compliance, or the owner must bring plans to the DRC and present sufficient justification for unapproved changes. If necessary after reviewing the unapproved changes, the DRC shall provide written directives as to how to rectify the violations and shall establish a deadline by which the building shall be brought into compliance.

**RED MOUNTAIN SUBURBS
RESIDENTIAL DESIGN REVIEW GUIDELINES**

SEPTEMBER 23, 2003

**GENERAL RESIDENTIAL DESIGN GUIDELINES
(Red Mountain Suburbs Local Historic District)**

I. INTRODUCTION

The City of Birmingham's approach is based on the premise that the Red Mountain Suburbs Local Historic District is and will continue to be a growing, vital and vibrant place to live, work and congregate. This philosophy is crucial to the future of this Historic District and is the underlying principle that must be relied upon in the interpretation and application of these Design Guidelines.

These guidelines are an aid to appropriate design and not a checklist of items for compliance. Its purpose is to create awareness of the character of the District before property owners propose alterations to their properties. It is recognized that there is a great variety in the architecture of the Red Mountain Suburbs and that not all guidelines will be appropriate to all properties. These guidelines identify the design elements deemed important in reviewing proposed alterations for appropriateness and are the basis for decisions made by the Design Review Committee and the Redmont Park Neighborhood Association in the review of Certificate of Appropriateness applications.

Unless otherwise noted herein, these guidelines apply only to the portion(s) of the structure visible from the public roadway.

II. LOCAL HISTORIC DISTRICT DESIGN REVIEW COMMITTEE

The Redmont Park Neighborhood Association will establish a Redmont Design Review Committee (RDRC) for review of applications for Certificates of Appropriateness prior to submittal to the City of Birmingham Design Review Committee. This committee, in accordance with Birmingham Ordinance 92-223, will be an advisory committee. However, the Birmingham DRC must accept its recommendations unless overruled by 2/3 majority vote of the Birmingham DRC.

The intent of the RDRC is to preserve the character of the District for all property owners. The RDRC will at all times recognize the applicant's ownership status and financial interest in the property and will respect and make every effort to appreciate and accept the applicant's plans. In cases where the RDRC determines that the proposed plans are in conflict with the intent of the appropriate guidelines, the RDRC will make prudent and practical recommendations based on reasonable interpretations of the guidelines and not on personal preferences.

The RDRC will be composed of seven (7) members. The members must be property owners in the Red Mountain Suburbs Local Historic District. Three (3) members shall be from the following professional groups: Architects, Civil Engineers, Homebuilders, Home Designers/Decorators and Real Estate Brokers/Developers and shall be elected by the Redmont Park Neighborhood Association.

All other members of the RDRC shall also be elected by the property owners of the District at a regular meeting of the Redmont Park Neighborhood Association.

The RDRC membership shall include representation from property owners of contributing and non-contributing structures from all areas of the District.

Each member shall serve a three (3) year term. The termination dates shall be staggered. Each member may be elected to serve one additional consecutive term.

Persons willing to serve may submit their names to the President of the Redmont Neighborhood Association. Nominations will also be accepted from the floor.

III. GENERAL GUIDELINES

1. Every reasonable effort shall be made to provide a compatible use for a property that 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. Although landscaping changes do not require a COA, whenever practical the removal or alteration of any historic landscaping features, materials, or distinctive architectural features should be avoided with particular emphasis on features distinctive to the Red Mountain Suburbs Historic District as referenced in the National Register nomination form.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations should be compatible with the existing and/or surrounding properties.
4. Changes that 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 and reviewed with particular emphasis on preservation of the features.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever practical. In the event replacement is necessary, the new material should closely match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than 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 without first determining that the procedure used will not cause damage to the materials as a result.

8. Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural material, and their design should be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
9. Wherever practical, new additions or alterations to a structure 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.
10. All new constructions shall respect the historic character of the district and the street. No new construction shall have a detrimental impact on the historic nature of the district on which its significance is based. The style of new construction is not required to replicate construction typical of the district's significance, but materials shall be compatible in selection and permanence. Massing and setbacks shall be consistent with those of the immediate surrounding properties and applicable zoning ordinances. No multi-family or multi-story (over 3 levels above ground) development will be permitted that is inconsistent with zoning codes.

Site plans for new construction shall be sensitive to and compatible with adjacent properties and structures and minimize changes to natural site topography.
11. A demolition permit for any structure, contributory or non-contributory, shall be issued after plans for demolition of the site, as well as detailed plans for the proposed use of the site after demolition, consistent with these design guidelines, are approved by the Design Review Committee.
12. When a vacant lot exists, whether temporary or permanent, or is created through demolition, the owner must properly maintain and/or screen the property and cover all areas not actively used with grass, other ground cover or other natural growth compatible with the surrounding property. The owner must also maintain said ground cover and keep all the property free of trash and debris, as required by the Zoning Ordinance of the City of Birmingham. Natural wooded lots and areas that have been part of the historic character of the Redmont Suburbs are encouraged.
13. Every reasonable effort shall be made to protect and preserve the existing historic landscape features as referenced in the Red Mountain Suburbs Historic District national register application. Significant alterations to the natural topography, stonewalls, and other historic features shall be discouraged.

Routine maintenance of diseased landscape features and single trees shall be viewed as such and reviewed only if removal of large areas of such or if multiple trees are involved or if such removal shall affect the topography, drainage, erosion potential of land, or if the removal of said features significantly adversely affects the roadside appearance of property or district.

The City of Birmingham's Public Works Department may be consulted in certain cases where appropriate and where applicable, the permit process required by the City of Birmingham's Soil Erosion and Sediment Control Ordinance will govern enforcement of proposed alterations to historic landscape features.

14. Public improvements help to establish and maintain the historic character of the District. Such features as street lighting standards, utility poles, underground utility accesses, street and alley paving, fire hydrants, tree and shrub planting, drainage access covers, parks and sidewalks are all important aspects of the District's character. Consistent with the needs of public health, safety and welfare and the consideration of cost, any public improvements in the District shall maintain and reinforce its historic character and harmony. The utility entity must obtain a COA prior to proceeding with any work that is not repair/maintenance of existing properties, i.e. sidewalks, streets, curbs, gutters, utility poles, lighting, signage and the like. Significant modification to the layout of the neighborhood streets should be sensitive to the historical character and significance of the neighborhood.

IV. SPECIFIC ELEMENT GUIDELINES

Contributory structures are structures that were listed as significant in contributing to the history, architecture and overall setting of the Red Mountain Suburbs Historic District when the District was listed on the National Register of Historic Places in 1985.

The following specific element guidelines shall generally apply to contributory structures in the historic district unless exceptions receive prior approval by the Design Review Committee:

A. Exterior Siding

Replacement or covering of original wood siding with artificial siding such as aluminum or vinyl is not preferred. Original siding materials are encouraged when appropriate, practical and available. Alternative materials should only be used when such materials visually replicate the original exterior appearance in texture, proportions, etc. so that historic appearance is preserved. However, it shall not be required that asbestos-based or any other hazardous types of siding should be replaced. The use of quality, modern and cost effective construction and replacement materials shall be permitted if they have the appearance of the original materials.

B. Primary Porches

Porches, especially front porches, are a predominantly visual element of houses and provide a transparency that allows the façade of the house to be plainly visible.

Deteriorated frame porch elements shall be repaired where needed. If replacement is necessary, it shall be with matching wood pieces, or other matching materials.

Enclosing a porch with glass or screening should be done in such a manner that the transparency is maintained. Framing for the enclosure shall be in keeping with the structure in terms of style and material.

Completely enclosing porches should be done in a manner that is compatible with the architecture of the structure and does not result in a loss of the historic fabric or architectural details.

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

C. Doors

Original doors shall be retained and maintained where possible. Deteriorated or missing pieces shall be replicated in kind with new frame, hardware, or glass to closely match the original. Enclosing or covering of historic transoms, sidelights and doors with siding or other materials shall be discouraged.

D. Windows

Original windows shall be repaired and maintained. This shall include replacing broken panes with new panes to match; repair, and replacement of deteriorated frame elements with new frame to match; and painting.

Where window replacement is undertaken, new frame units are to match the original design in terms of their appearance (mullions, number of panes, etc).

New windows shall be consistent in appearance with windows original to the house.

Replacement glass panes should match the original where practical.

E. Window Shutters

Original shutters shall be repaired and maintained in working order where possible. It is preferable that the shutters be wood and that they be proportional to the window opening and they shall work or appear to work.

F. Storm Windows

Storm windows should include wood frames, or aluminum frames with a factory applied finish to match the color of the window trim. No clear aluminum finishes are allowed. Storm window's horizontal rails shall match the profile of the rails of the original window. Storm windows should be of single pane design to leave visible the interior sash configuration, or they should be of double hung appearance with the muntin bar matching the placement of the interior window muntin bar.

G. Roofs

Historic roof materials shall be repaired with like materials and maintained where practical. Use of alternative replacement materials is acceptable if deemed suitable and appropriate to the individual situation. Alterations of the historic roof forms such as gable and hipped design shall be sensitive to the form, pitch and symmetry of the existing roof.

Roofing colors shall be given consideration and reviewed as part of the overall project. Colors shall not be used that are not compatible with the colors of the surrounding properties.

H. Chimneys

Repair to chimneys shall be with matching materials. New chimneys that are visible from the public roadway shall be constructed of traditional materials and compatible with the architectural style of the structure.

I. Gutters and Downspouts

Size and profile of gutters and downspouts shall match the original where possible.

J. Foundations and Retaining Walls

Original foundation and retaining wall materials shall be maintained and repaired when necessary.

Exposed concrete (block or poured) foundations and/or retaining walls are not consistent with materials of the historic period of the district and must be covered with materials appropriate to the period and design or hidden by landscaping.

K. Decorative Trim

All historic trim shall be repaired and maintained. Any elements of the trim that become deteriorated shall be repaired or replaced with new pieces to match. Trim that is not appropriate to the historic house design shall be avoided without justifiable cause.

Window cornices shall not be removed.

L. Awnings

Any awning material, color, and style shall be compatible with the age and style of the original structure.

M. Paint

Where a building permit is required, paint colors shall be reviewed along with the project's overall construction plans. In such cases, colors shall be compatible with the age and style of the house and consistent with the surrounding properties.

It is preferable that paint removal be accomplished by methods that do not endanger the structure. Sandblasting and pressure washing are discouraged due to their potential damage to fragile and aged materials. Circular sanding is also not recommended.

N. Additions

All guidelines included in this document shall apply to any additions to existing houses.

Any additions shall be in keeping with the original materials and original house design.

Massing and setbacks shall be consistent with those of the immediate surrounding properties.

Site plans for additions shall be sensitive to and compatible with adjacent properties and structures and minimize changes to natural site topography.

O. Setbacks

Setbacks shall be compatible with the general district and shall conform to zoning requirements. Variances for setbacks are discouraged and will be judged by individual site needs and adjacent property.

P. Yards and Landscape

Changes to yards and landscape are not specifically part of the building permit process but should be in keeping and compatible with the setting and historical nature of the structure or area.

The City of Birmingham's Public Works Department shall be consulted concerning the removal of any tree in the public right-of-way.

Significant alterations to existing healthy tree canopy are discouraged. Active replanting and re-landscaping to maintain overall tree canopy are encouraged.

Landscaping on private property shall attempt to maintain the mature historic character of the area especially in regard to trees. Every effort shall be taken to maintain the tree canopy of healthy trees on private property. Mass cutting is detrimental to the quality and character of the area.

Q. Fencing

Front yard fencing shall be appropriate to the period of the house and neighborhood as referenced in the Red Mountain Suburbs Historic District national register application, and shall be in keeping with zoning regulations. Materials used for fencing shall be consistent with those originally used in the district.

Rear and side yard fences and animal enclosures that are visible from the public roadway should be complementary of the historic character of the district. If non-traditional materials (chain-link) are used they shall be hidden by landscaping.

R. Decks

The design of decks needs to be as unobtrusive as possible and fit into the historic character of the structure. Railings should continue the line and spacing of existing railings and/or balustrades.

First floor decks should be as low to ground as practical and obscured by landscaping. They are inappropriate at the front of the structure.

Second story decks in front of structure are generally inappropriate unless incorporated above an existing element such as a porch or other first floor element. The railings and balustrades should be consistent with the existing architecture.

Decks should be stained or painted to match or blend with the existing structure.

S. Solar/Skylight Additions

Generally, solar greenhouses visible from the public roadway should be in keeping with the character of the structure. Porch enclosures designed to be passive solar elements should observe the guidelines for porches.

Solar additions to windows, such as storm windows, screening devices or glazing films are appropriate only when the visual character of the windows is preserved.

Visible solar energy system components should be as inconspicuous as possible.

Skylight additions to roofs should be on the rear or side roof slope and as unobtrusive as possible.

T. Handicap Accessibility

Ramps and other items aiding accessibility and safety of handicapped persons should blend in with the historic nature and materials of the structure where possible and practical.

V. **CONDITIONALLY CONTRIBUTING AND NON-CONTRIBUTING STRUCTURES**

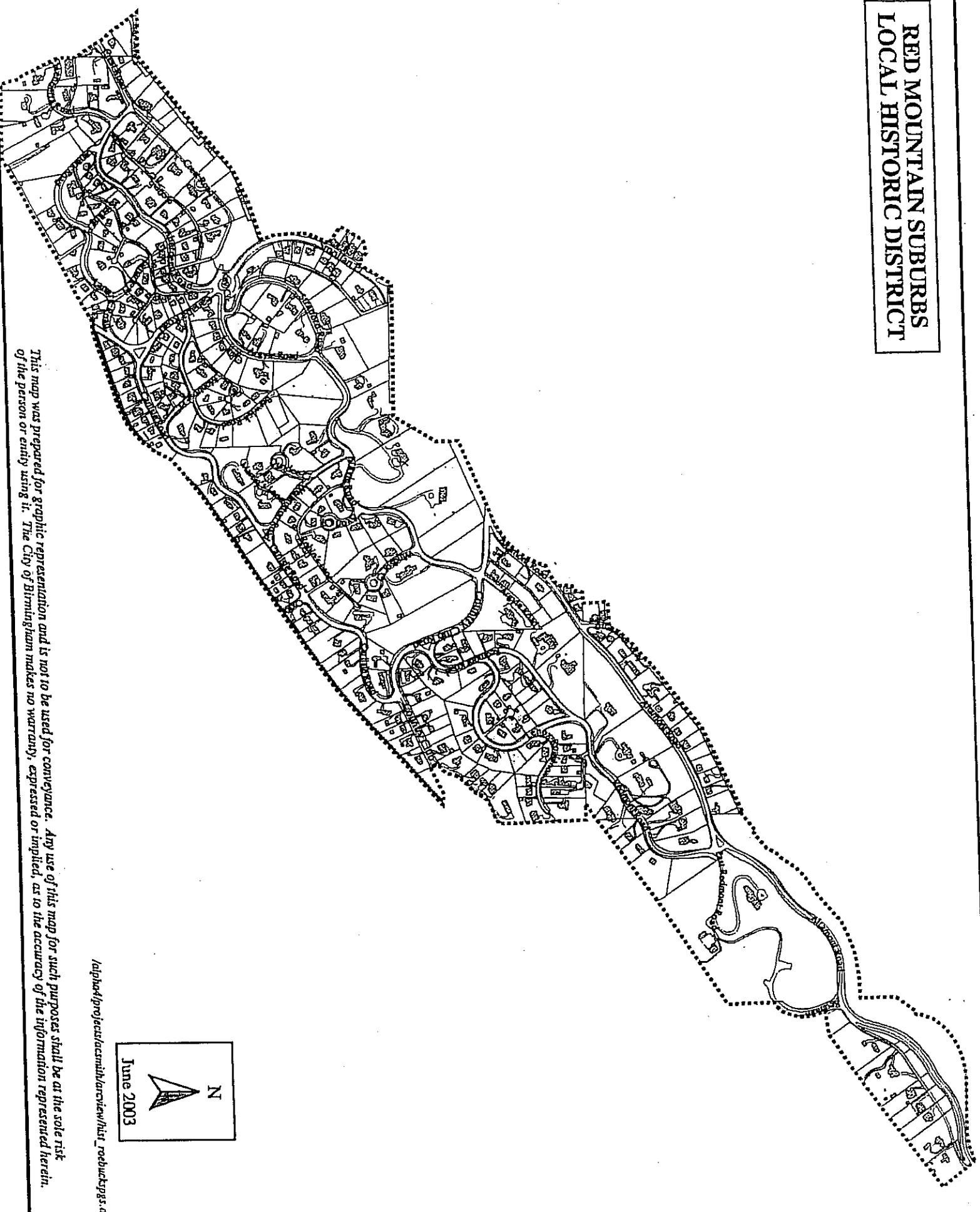
These are structures that were listed as conditionally significant or not significant in contributing to the history, architecture and overall setting of the Red Mountain Suburbs Historic District when the District was listed on the National Register of Historic Places in 1985. However, for more recently nominated National Register Districts, the term "conditionally contributing" has been abandoned.

Conditionally contributing and non-contributing structures should follow the general guidelines and intent to preserve the neighborhood spirit and character. The original architecture and style should be evaluated for merit and when architectural quality is noted, changes should strive to respect the character and features of the original structure. Considerable flexibility is warranted when making changes to these structures. Decisions that make practical and aesthetic sense that may be contrary to the specific guidelines are welcome when they uphold the overall intent of the guidelines.

VI. AMENDMENTS TO GUIDELINES

The property owners of the Red Mountain Suburbs Local Historic District must approve any proposed amendments to these guidelines. This will be accomplished through the Redmont Park Neighborhood Association. The Association will notify property owners of the proposed amendment by mail and the majority decision of those property owners of the Red Mountain Suburbs Local Historic District voting at the prescribed Neighborhood Association meeting shall prevail. If the amendments pass they will be forwarded to the BHC and processed in accordance with City of Birmingham Ordinance 92-223.

RED MOUNTAIN SUBURBS
LOCAL HISTORIC DISTRICT

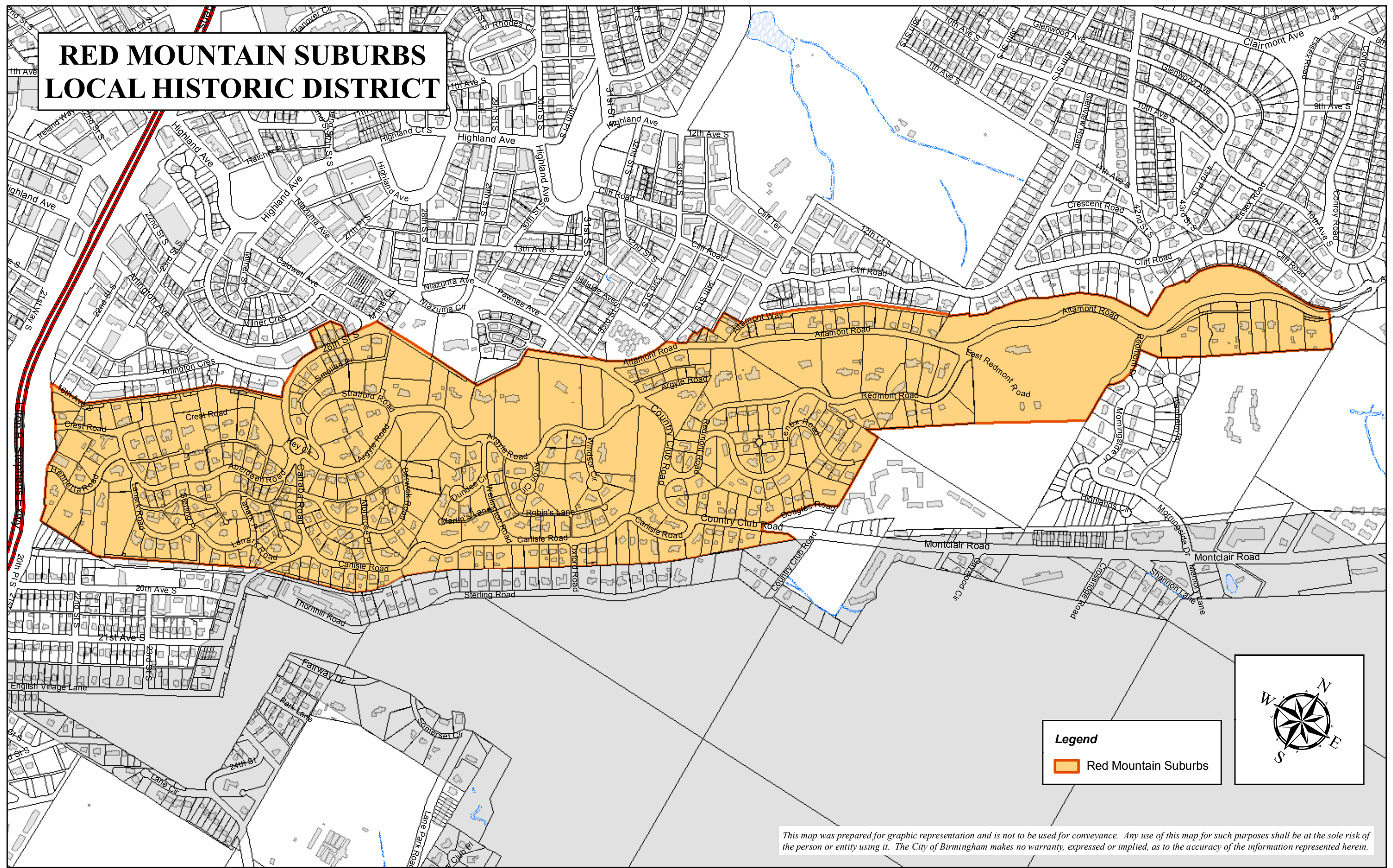


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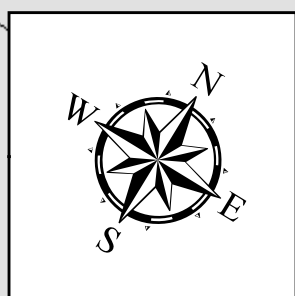
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RED MOUNTAIN SUBURBS LOCAL HISTORIC DISTRICT



Legend
Red Mountain Suburbs



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