

CULLOM STREET/12TH STREET SOUTH 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 Article 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.

As a result of local historic designation, the City's Design Review Committee will be charged with reviewing all plans for rehabilitation, demolition, and new construction in the Cullom Street/12th Street Historic District. By doing so, the City and the Five Points South Neighborhood believes the District's interests and the owners' interests will be enhanced.

II. STATEMENT OF SIGNIFICANCE

The Cullom Street/12th Street Historic District is significant as Birmingham's most distinctive and oldest concentration of colonial Revival and Queen Anne style houses of the early 20th Century. In addition, there are late 1910s and early 1920s apartment buildings with vaguely Colonial Revival features. The District is also significant as south Birmingham's oldest surviving cohesive remnant of a turn - of - the - century streetcar suburb. Between 1890 and 1895, the land was purchased from the Elyton Land Company and promoted by developer Edward Northcraft Cullom. Typical of Five Points South's development, the District was developed in an irregular, piecemeal development pattern as a small enclave by an individual. Much of the original neighborhood has been destroyed by neglect, demolition and modern infill leaving the present District as an intact survivor.

III. ELIGIBILITY

The Cullom Street/12th Street Historic District was listed on the National Register of Historic Places in 1986 and is, therefore, automatically eligible for local historical designation per City of Birmingham Article 92 - 223.

IV. HOW TO PROCEED: CERTIFICATES OF APPROPRIATENESS/WAIVERS

Local historic district designation mandates that no change to the exterior of any building or structure, including painting originally unpainted surfaces, will be undertaken unless the owner has received a Certificate of Appropriateness (COA) by the Design Review Committee (DRC), or a waiver by the Department of Planning and Engineering.

If a building permit is required, the applicant for a Certificate of Appropriateness (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 a building permit is not required, the owner will be asked to confer with the Cullom Street/12 Street Paint and Routine Maintenance Committee of the Five Points South Neighborhood Association before any work is undertaken. If no agreement is reached between the owner and the Committee, the owner will be referred to the Design Review Committee.

For any repairs which are determined to be Routine Maintenance, the Department of Planning and Engineering will present a written waiver to the owner to specify those minimum repairs which were approved under the Cullom Street/12th Street Historic District Design Review Guidelines by the Paint and Routine Maintenance Committee and the allowable method by which such repairs can be accomplished.

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

Applications for a COA shall be considered by the Design Review Committee at its regularly scheduled bi - weekly meetings. The applicant shall be informed in writing of the time and place of the hearing. The Neighborhood Association in each designated district shall elect a representative to serve as an advisory member of the Design Review Committee.

The DRC may break itself into subcommittees and conduct its hearing within designated districts to facilitate its business and as a convenience to affected property owners, except applications involving new construction which shall be heard by the full DRC.

V. PRESERVATION STRATEGY

The Five Points South Neighborhood Association has determined that preservation of the Cullom Street/12th Street Historic District is critical to its overall goals for revitalization of the neighborhood. The Cullom Street/12th Street neighborhood has focused on revitalization and preservation since 1980 when the Five Points South Neighborhood Association created the Southside Community Development Corporation to target rehabilitation of single family houses in the District; in 1987, the Corporation formed the Apartment Improvement Program which focused on the upgrading its rental properties. In addition, in 1986, the Cullom Street/12th Street Historic District was added to the National Register of Historic Places.

The neighborhood believes that local historic designation is needed 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 throughout the residential areas. In this way, the neighborhood believes it can protect the high visual and historical integrity of Phelan Park.

- 1) Upon local historic designation the Five Points South 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; coordination 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; and by organizing the Cullom Street/12th Street Paint and Routine Maintenance Committee to communicate with owners who wish to rehabilitate their properties.
- 2) The General Residential Design Review Guidelines for historic properties and districts will be used as the basis for specifications to be adopted specifically for the Cullom Street/12th Street Historic District after designation. The City's Five Points South Design Guidelines for Commercial Revitalization Districts will be used in the commercial areas.
- 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. In those instances, the neighborhood's Paint and Routine Maintenance Committee will review any plans.
- 4) Technical assistance will be offered to owners in the Cullom Street/12th Street Historic District by 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 Paint and Routine Maintenance Committee where minor repairs are anticipated.
- 5) There are presently no financial incentives available for the rehabilitation of the Cullom Street/12th Street Historic District.
- 6) The Birmingham Historical Commission and the staff of the Department of Planning and Engineering will work with the Five Points South Neighborhood Association and the Paint and Routine Maintenance Committee 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 clearing 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 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 by the 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 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 practicable.

J. Foundations

Exposed concrete blocks shall be avoided.

K. Decorative Trim

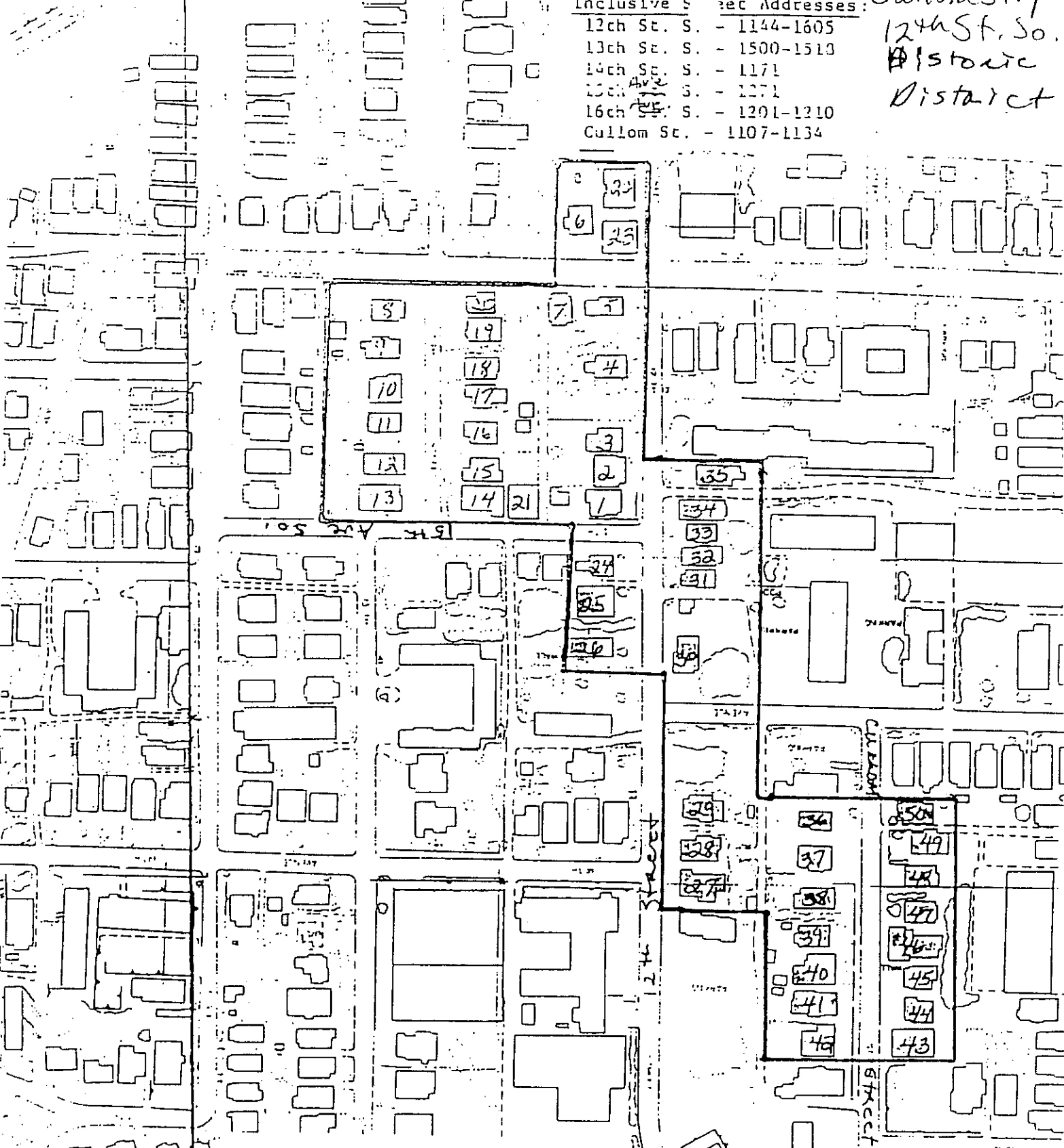
All historic trim shall be repaired and maintained. Any elements of the trim which become deteriorated shall be repaired or replaced with new pieces to visually match the original.

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

Original window cornices shall not be removed.

Inclusive Street Addresses:
 12th St. S. - 1144-1605
 13th St. S. - 1500-1513
 14th St. S. - 1171
 15th St. S. - 1271
 16th St. S. - 1201-1210
 Cullom St. - 1107-1134

12th St. So.
 Historic District

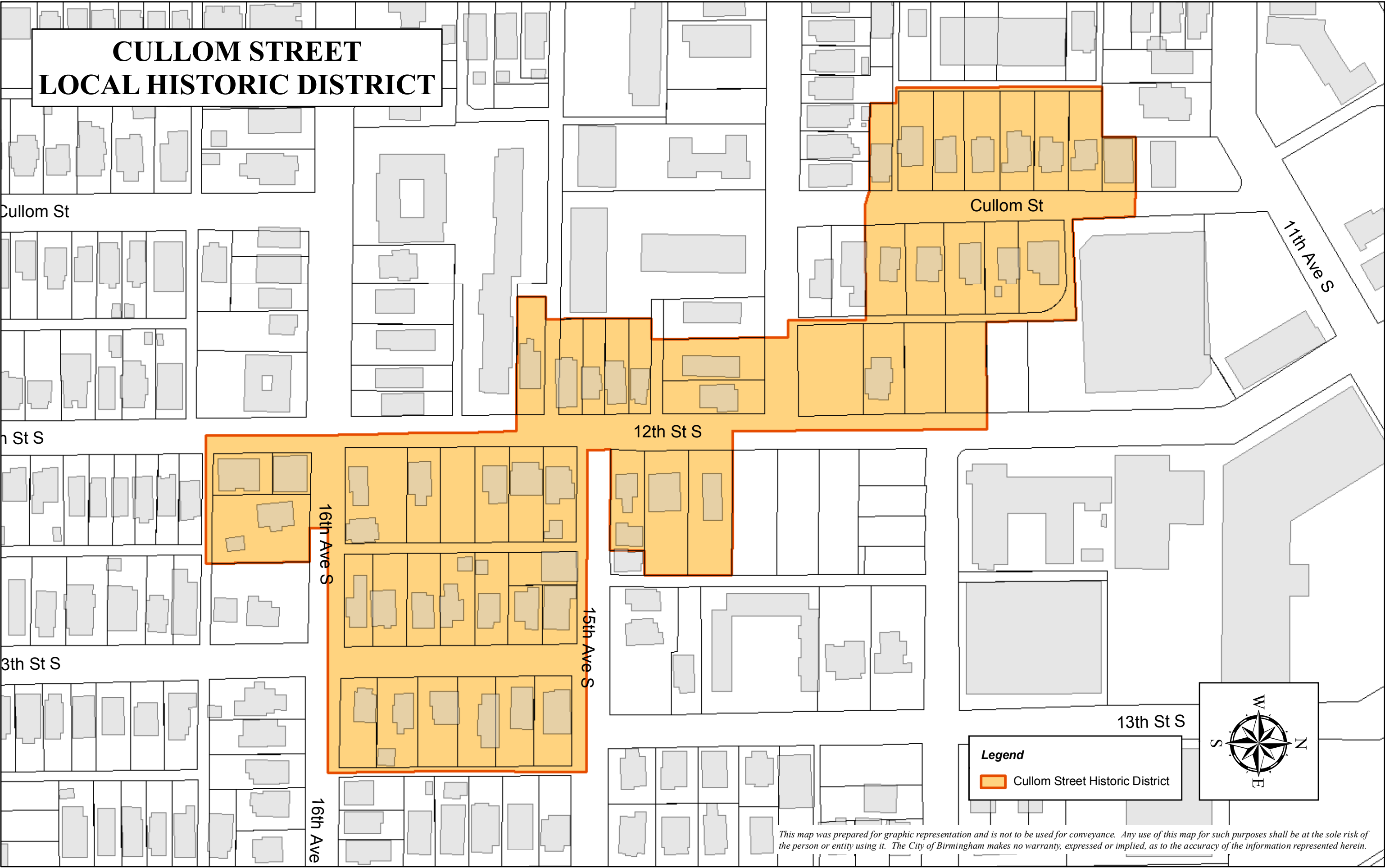


Map Source: Birmingham
 Planimetric map
 Scale 1" = 200'



Contributing Buildings
 Noncontributing Buildings

CULLOM STREET LOCAL HISTORIC DISTRICT



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