FREQUENTLY ASKED QUESTIONS:

WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?

The National Register of Historic Places is the nation's official list of historically and/or architecturally significant buildings, structures, sites, objects, and districts worthy of preservation. It includes properties of state and local significance as well as those of national significance. Listing in the National Register means that a property or district is significant because of its architecture or its association with important persons, events, or cultural developments.

WHAT TYPES OF RESTRICTIONS APPLY TO A PROPERTY THAT IS LISTED IN THE NATIONAL REGISTER?

Listing in the National Register alone does not restrict what a property owner can do with his or her property, unless the owner is applying for federal tax incentives, is using federal assistance to alter the property, or is applying for federal licensing for the project. In those cases, the listing provides for review of federally funded, licensed, or sponsored projects that might affect historic properties.

ARE THERE ANY FINANCIAL INCENTIVES FOR OWNERS OF PROPERTIES LISTED INDIVIDUALLY IN THE NATIONAL REGISTER OR LISTED AS PART OF A NATIONAL REGISTER HISTORIC DISTRICT?

Yes. There are three historic preservation tax incentive programs. A federal tax credit program and a state tax reduction program are available to owners of income-producing historic properties (that is, commercial, industrial, and rental residential properties that are treated as income-producing by the IRS). There also is a state tax credit program available for eligible properties. The Alabama Historical Commission in Montgomery administers each tax program. Interested persons can contact that office at (334) 242-3184 for application materials and details. The City of Birmingham's Historic Preservation Program also can be contacted for a tax incentive brochure and for additional information on these valuable incentives.

WHAT IS A LOCAL HISTORIC DISTRICT?

A local historic district is a geographically definable historic area that has received designation through the City of Birmingham's Historic Preservation Ordinance (Ordinance No.92-223 as amended by Ordinance No. 00-81). Local historic district designation means that an area or neighborhood has been recognized by the City of Birmingham as being architecturally and/or historically significant to the City. It is an area where property owners have elected to assume the regulatory process of design review under an adopted Historic Preservation Plan that includes design guidelines for the particular district being designated.

WHAT IS THE DIFFERENCE BETWEEN BEING LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES AND BEING DESIGNATED AS A LOCAL HISTORIC DISTRICT?

National Register District	Local Historic District
Purpose: Recognition of historic merit with the U.S. Department of the Interior	Purpose: To ensure that the character of historic districts and properties is retained, protected, and enhanced.
Benefits: Brings prestige and tax advantages	Benefits: Property values are protected and increased; the community's tax base is strengthened; and historic districts are preserved as records of our City's historical and architectural heritage
Other Characteristics: • Does not offer the building or neighborhood any type of regulatory protection except where federal funding or federal licensing regarding the building or district occurs; • Exterior work proposals do not require review by the Design Review Committee	Other Characteristics: • Offers regulatory protection from inappropriate exterior changes to properties • Certain types of exterior work proposals must be submitted to the City's Design Review Committee, which is authorized to protect the property's historical and architectural integrity

BIRMINGHAM HISTORIC DISTRICTS

WHAT TYPES OF RESTRICTIONS APPLY TO A PROPERTY THAT IS PART OF A LOCAL HISTORIC DISTRICT?

With local historic district designation, if a property owner proposes to alter the exterior of a property, then the City of Birmingham's Design Review Committee will be required to review the plans before permits can be issued for the project. Proposed changes will be reviewed for conformity with the design guidelines established and for compatibility with the character of the historic property and historic district, while ensuring that the proposal does not detract from the historic value of the property and district.

WHAT ARE DESIGN GUIDELINES?

Design guidelines for Birmingham's local historic districts are intended to set forth best practices for the treatment of historic properties. For property owners, residents, and contractors, the guidelines provide direction in planning projects sympathetic to the special character of each of Birmingham's local historic districts. For Design Review Committee (DRC) members and City staff, the guidelines offer a basis for evaluating proposed changes. The cumulative effects of small, inappropriate changes over time can be as detrimental to the historic character as one large change. Historic districts and design guidelines are not created to prevent changes, but to ensure that proposed changes will complement both the individual property and the district as a whole.

HOW DOES THE DESIGN REVIEW PROCESS WORK?

If your property is located in a local historic district and you are planning to undertake certain types of exterior work, including but not limited to constructing a new building; adding to an existing building; altering a building; demolishing a building; adding signage; installing driveways, parking areas, or walkways; or conducting grading, excavating, or paving, you must first apply for and obtain a Certificate of Appropriateness (COA) from the Design Review Committee prior to issuance of a permit for the work. City staff members can meet with you to discuss your project, advise you as to whether your plans meet the design guidelines, provide you with a COA application, and schedule your case on the DRC agenda. Regular meetings of the Design Review Committee generally are held the 2nd and 4th Wednesday of every month except when the schedule is adjusted in November and December due to the holidays. Applicants, or their representatives, are required to present their request to the DRC. Approved projects will receive a Certificate of Appropriateness.

HOW DO YOU DETERMINE IF A PROPERTY IS WITHIN A HISTORIC DISTRICT?

- Consult the map included in this brochure; or
- Access the following link on the City's website:
  http://www.birminghamal.gov/about/eservices/online-mapping/ ; or
- Call 205/254-2479 or visit the Planning, Engineering & Permits Office located at 710 North 20th Street on the 5th Floor of Birmingham City Hall, and ask to speak with a historic preservation staff person

HOW CAN I OBTAIN A COPY OF THE DESIGN GUIDELINES FOR A LOCAL HISTORIC DISTRICT?

Contact a member of the City's Urban Design staff at 205/254-2479, and request a copy of the Historic Preservation Plan, which includes design guidelines, for the particular local historic district in which a property is located. Staff can also provide information on DRC meeting dates, deadlines, and Certificate of Appropriateness applications.

This program receives federal funds from the National Park Service administered through the Alabama Historical Commission. Regulations of the U. S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to:

Office of Equal Opportunity
U. S. Department of the Interior
National Park Service
1849 C Street, NW
Washington, D.C. 20240

PEP #15-561-AUGUST 2015

REALTOR AND PROSPECTIVE OWNER INFORMATION REGARDING PROPERTIES LOCATED IN THE HISTORIC DISTRICTS OF THE CITY OF BIRMINGHAM, ALABAMA





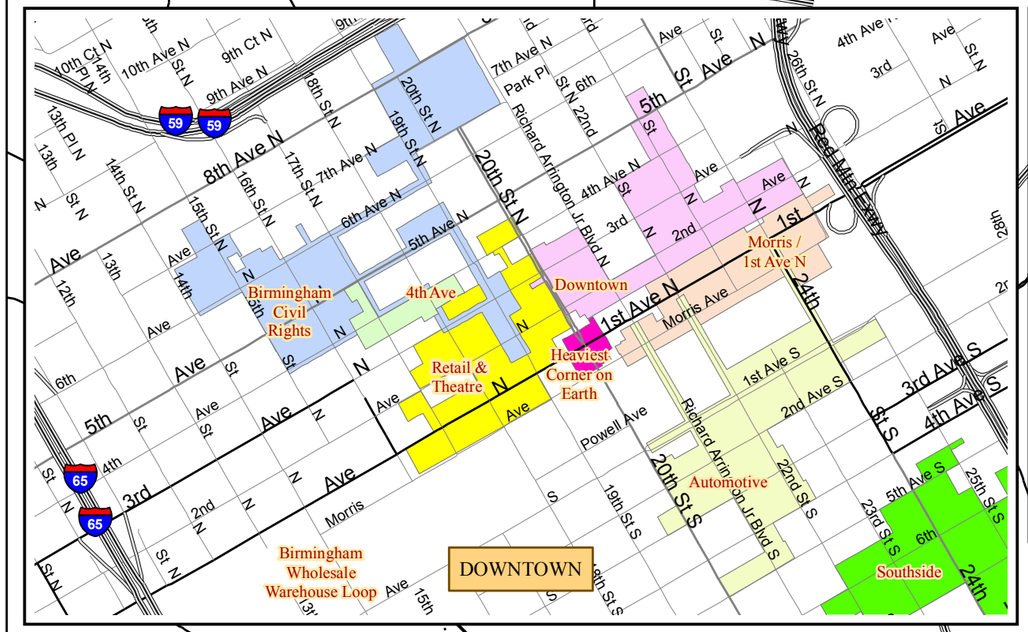


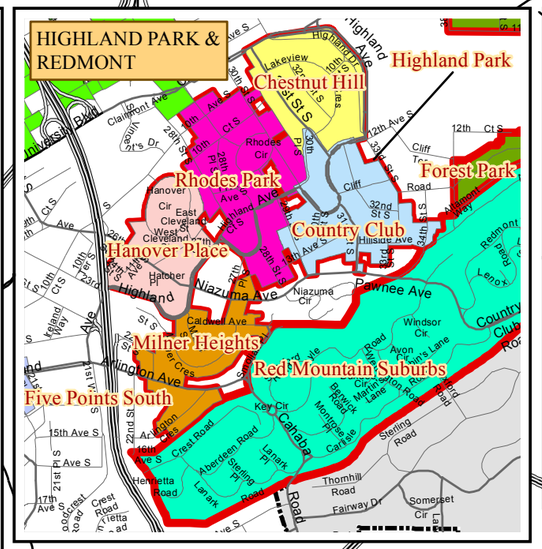


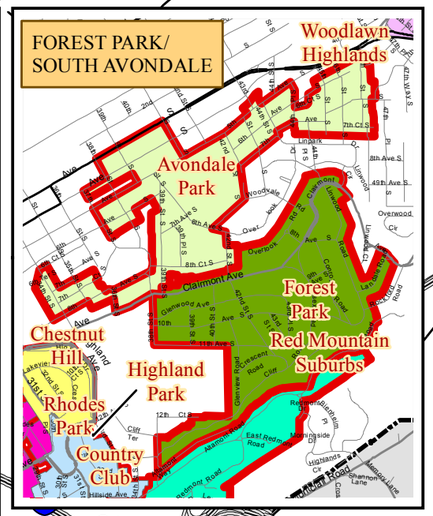
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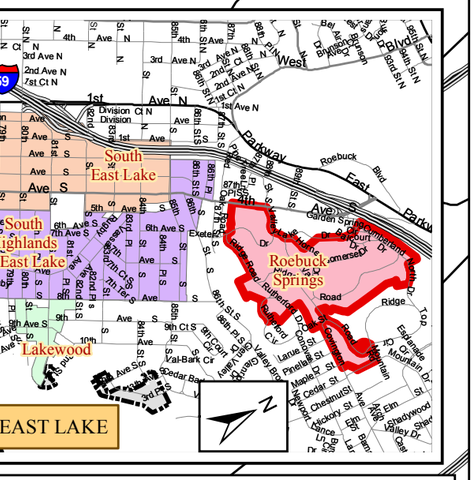
CITY OF BIRMINGHAM
DEPARTMENT OF PLANNING, ENGINEERING & PERMITS
Birmingham Historical Commission

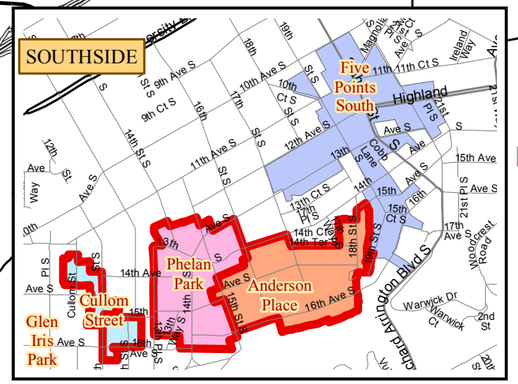
HISTORIC DISTRICTS of the CITY OF BIRMINGHAM











Map Notes:
1. Local Historic Districts, all of which are regulated by design guidelines, are denoted by red outlines. The Local Historic Districts not only are listed in the National Register of Historic Places, but also are designated by the City of Birmingham.
2. The Highland Park Local Historic District is composed of the following five National Register historic districts: Chestnut Hill, Country Club, Hanover Place, Milner Heights, and Rhodes Park/Highland Avenue.

N W E S
August 6 , 2015
1 inch = 4,166 feet

0 0.25 0.5 0.75 1 Miles

DISTRICT

- 4th Ave
- Anderson Place
- Arlington Park
- Automotive
- Avondale Park
- Belview Heights
- Birmingham Civil Rights
- Birmingham Wholesale Warehouse Loop
- Birmingham-Southern College
- Center Street
- Chestnut Hill
- Country Club
- Cullom Street
- Downtown Birmingham
- Downtown Ensley
- Five Points South
- Forest Park
- Glen Iris Park
- Hanover Place
- Heaviest Corner on Earth
- Highland Park
- Howard College Estates
- J R Smith
- Lakewood
- Milner Heights
- Morris / 1st Ave N
- Norwood
- Phelan Park
- Pratt City Carline
- Red Mountain Suburbs
- Retail & Theatre
- Rhodes Park
- Roebuck Springs
- Smithfield
- South East Lake
- South Highlands of East Lake
- Southside
- Thomas
- Thomas By-Product Coke Works
- Woodlawn
- Woodlawn Business District
- Woodlawn Highlands

This map was prepared for graphic representation and is not to be used for conveyance. Any use of this map for such purposes shall be at the sole risk of the person or entity using it. The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein.

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