STATE OF ALABAMA
COUNTY OF DEKALB
TOWN OF COLLINSVILLE

ORDINANCE NO. 2009-05

AN ORDINANCE DESIGNATING A **HISTORIC BUSINESS DISTRICT** OR HISTORIC PROPERTY AND ESTABLISHING DESIGN GUIDELINES FOR SAID DISTRICT, AND AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS.

BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF COLLINSVILLE, ALABAMA, AS FOLLOWS:

ARTICLE I
AUTHORITY AND ENACTMENT

The following articles and sections are enacted and adopted pursuant to the authority granted by Section ll-68-6, Code of Alabama, 1975, as amended, and pursuant to Ordinance No. 2006-04 adopted October 2, 2006 by the Town Council. The Town Council hereby enacts according to law the following Ordinance.

ARTICLE II
PURPOSE AND INTENT

The Town Council by and through its Historical Preservation and Architectural Review Commission, hereby designates the historic business district and establishes uniform procedures and guidelines to provide for the protection of said historic district.

The Town of Collinsville recognizing its historical, cultural, and artistic heritage is among its most valued and important assets finds that the preservation of such heritage will benefit and promote the welfare of the residents by stimulating the revitalization of business and historic areas, thereby making the location more attractive to tourists and business interest.

ARTICLE III
HISTORIC BUSINESS DISTRICT

Section 3-1. Designation of a historic district

Collinsville Historic Business District is located in midtown Collinsville surrounding Main Street. Its boundaries are west by the railroad tracks, and east by both sides of South Valley Avenue, north by each bridge as they cross Little Wills Creek, and south by Broad Street.

Section 3-1-1 Street names and numbers

The district contains the following street names and numbers:

Street Name	Street Numbers
Broad Street	31, 77
Chambers Avenue	66 – 77
Commerce Avenue	7- 154
College Avenue	3- 105
Main Street	45 - 77
North Valley Avenue	10 – 99
Post Office Street	11 - 45
South Valley Avenue	13 -109

Section 3-1-2 Names of property owners

The district contains the following names of the last known owners of the designated properties:

Christian Gonzalas
Jeffrey and Mildred Graves
Oliver Hall III
Lawrence and Brenda Williams
Beatrice Chavez
Collinsville Presbyterian Church
TDS Telephone Company
Robin Lynn Mills
Edgar T. and Luz Marina
Blanche Weaver
Joseph and Josefina Bonilla
Thomas and Martha Barksdale
Richard and Veda Carter
Alice Clanton
Roger Dutton
J.W. and Helen Osborn
Jo Russell
Wilma Teal
Collinsville Cleaners
Liberty Bank
Dean Patton
Elmo Lambert
Masonic Lodge
Ronnie and Janet Osborn
Delton Anderson
Sheila Herring

Vanessa Chambers
Gaspar L. and Maria Francisco
Welcome Baptist Church
Jan Myers
Town of Collinsville
Collinsville Water & Sewer Board
Steve Street

Section 3-1-3. Zoning Map The district will be shown on the official zoning map of the Town of Collinsville, Alabama as a public record.

ARTICLE IV
DESIGN GUIDELINES

Section 4-1 Design Guidelines for Collinsville Alabama Historic District

Section 4-1-1 Alterations to existing buildings and property

Definition: A change in building material; the addition or elimination of any architectural feature of a structure; a repair that reconstructs any part of an existing building; an addition that extends or increases floor area or height of any building; or construction of an appurtenance.

Section 4-1-2 General Principles

These guidelines shall apply only to the exterior of buildings and to areas of lots visible from public right of way.

Proposals for exterior work to be done on public facades – front and street related elevations – shall be more carefully reviewed than that to be done on other facades. Non-public facades shall mean those facades not visible from the street.

Every reasonable effort shall be made to provide a compatible use for a property, requiring minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. 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 feature should be avoided.

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.

Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.

Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should 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 on conjectural designs or the availability of different architectural elements from other buildings or structures.

It is important to note the presence of different architectural styles from the late nineteenth century to the present. Although such elements as roof, windows, doors, porch, etc., may be common to all, each period possesses distinctive details and features that distinguish it from other periods. The integrity of each period should be maintained in the repair, replacement, or addition to these details and features.

The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage historic building materials shall not be undertaken.

Contemporary design for 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 when such design is compatible with the size, scale, color, material, and character of the property, neighborhood, and environment.

Whenever 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.

Section 4-1-3 Additions

Additions are areas that increase the living or working space of a structure. This does not include the addition of architectural elements.

Additions should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of window, door, and cornice heights, etc.

Additions should be secondary to the original building in scale, design, and placement. Additions should compliment, rather than detract, from a dwelling's overall architectural character.

Additions should be built in a manner that avoids extensive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building.

Additions should be of materials compatible with the historic fabric of the house.

Additions must also conform to the guidelines for new construction per local ordinances.

Section 4-1-4 Architectural Details and Features

Architectural details are a major component in defining a building's character and style. Original architectural details should be preserved and maintained. If the details need to be replaced, the new materials should match the original as closely as possible.

Architectural details may include but not be limited to the following: Gingerbread, verge boards, eaves, brackets, dentils, cornices, moldings, trim work, shingles, columns, pilasters, balusters, spindles, or any decorative or character-defining feature.

Architectural details should not be removed or changed if original to the building.

Architectural details should not be added unless original and authentic to the building and accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing (not guesswork).

Architectural details should be repaired rather than replaced whenever possible.

Architectural details should not be concealed by new or replacement materials.

Architectural details of any period or style not in keeping with the aesthetics of the neighborhood should not be introduced.

Section 4-1-5 Awnings

Awnings may be added on buildings at traditional locations such as over windows and doors.

Awnings should be of canvas, vinyl-coated, acrylic material, or non-composite wood

The color of the awnings should complement the building. When a building contains more than one storefront, each with a different awning color, the colors should be related.

Awnings should be made to fit the opening. Rectangular window and door openings should have straight across shed type awnings, not bubble or curved forms. Awnings over windows with rounded or oval shapes should have curved awnings to match the opening.

Awnings should add to the historic character of the building and those awnings for southwest facing windows or doors should provide the functional benefits of sun control.

Awnings should not cover or conceal significant architectural details.

A standard street-level awning should be mounted so that the valance is about 7 feet above the sidewalk and projects out between 4 and 7 feet from the building. An up to 12-inch valance flap is usually attached at the awning bar.

Avoid stock, unpainted metal awnings, which are inappropriately related to the character of the building.

Section 4-1-6 Brickwork and mortar

Brickwork and mortar original to the building should be preserved and maintained.

Brickwork and mortar should never be sandblasted or subjected to any kind of abrasive cleaning.

Brickwork and mortar should never be cleaned with high-pressure water, which exceeds 600 pounds per square inch.

Brickwork and mortar should be cleaned with detergent cleansers if needed. If brick walls have bad stains or if paint removal is desired, the use of chemical removers is appropriate. When chemical cleaners or paint removers are used on brick, first conduct a small test patch on an inconspicuous part of the building to determine the effects of the chemicals.

Brickwork and mortar should be cleaned only when necessary to remove bad stains or paint build up. If there are only a few small stains or a little dirt on the walls, it may be best to leave it alone. Do not introduce water or chemicals into brick walls if it can be avoided.

Brickwork and mortar should not be covered with silicone-based water sealants. Water sealants can have the affect of trapping water on the interior of the building and that can damage your inside walls.

Brickwork and mortar that has never been painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching.

Previously sandblasted brick or brick that is in poor condition may be appropriated for painting to provide a sealing coat.

Brickwork and mortar should not be stuccoed.

Brickwork and mortar that require repair should be done with hand tools, not electric power saws.

Brickwork and mortar which require repointing (fixing the mortar between the bricks) should be repointed to match the original brick and mortar regarding width, depth, color, raking profile, composition, and texture.

Brickwork and mortar that require repointing should never be repointed with portland cement or other hard mortars, but with soft mortars to match the original composition. If the original composition cannot be determined, use a historic compound such as one part lime and two parts sand.

Replacement mortar should allow the brick to expand and contract. Portland cement or other hard mortars may cause spalling (separating), cracking, or chipping of the original brick and or mortar.

Section 4-1-7 Bridges

Bridges of historic significance should be maintained.

Repairs to existing bridges should use equivalent materials if available. Reclaimed lumber may be more appropriate than new lumber.

If steel beams must be used to add support, concealing such beams should be encouraged.

If existing bridges are deemed not safe for motorized traffic, but remain safe for foot traffic, the bridges should be safeguarded from motorized traffic but permitted for foot traffic. Signs and physical barriers may be used to encourage the safety of the structure and the public. Such signs and physical barriers must maintain the historic character of the existing structure and its community.

Section 4-1-8 Demolition

Demolition of a historic dwelling should only be an action of last resort.

Demolition of existing structures within the historic district must be approved and receive a Certificate of Appropriateness, COA.

Demolition through neglect is not permitted. Owners who do not conform to maintenance codes will be subject to legal action.

Demolition of any original feature or part of a historic building should be avoided.

Demolition of a building that contributes to the historic or architectural significance of a locally designated district should not occur, unless:

1. Public safety and welfare requires the removal of the building or structure;
2. If a building has lost its architectural and historical value and its removal will improve the appearance of the neighborhood;
3. If a building does not contribute to the historic or architectural character and importance of the district and its removal will improve the appearance of the district; or
4. If the denial of the demolition will result in a substantial hardship on the applicant.

Demolition when approved should be accomplished in a manner that will preserve existing trees and major vegetation.

Section 4-1-9 Doors and Windows

Maintain the original size, shape, and architectural features of door and window openings.

Original doors and windows should be repaired, maintained, or replicated with modern materials.

The original number and arrangement of pains or panels should be maintained.

Original doors or windows should not be filled in.

Doors and windows should not be added or removed from original plans unless they match the existing configuration and their placement or removal harmonizes with the existing rhythm.

Screen doors should be preserved and maintained if original.

Screen doors should be made to match original design of wood and be non-obscuring.

Window screens should not be shiny raw aluminum, painting to match sash color, may be appropriate.

Shutters, when appropriate to the style of the building, are acceptable. Shutters should fit an opening in height and width so that if they were closed, the opening would be covered.

Section 4-1-10 Fences and Retaining Walls

Picket fences of wood or similar material are appropriate in front and rear yards of houses.

Board fences, usually taller, with wider boards set close together, may be appropriate around rear and side yards.

Chain link or woven fences are generally inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it should be camouflaged with hedges or vines.

Retaining walls should be maintained with their original materials and character of their surroundings.

Retaining walls should use natural stone.

If concrete block is used for a retaining wall to facilitate strength of the structure, choice of material should be used to conform to the natural colors of the surroundings and the character of the adjacent buildings.
Use of natural stone walls as a covering over concrete walls is preferred over exposed concrete.

Screening of retaining walls can be achieved by use of hedges or vines as with fences.

Section 4-1-11 Garages, sheds and outbuildings

Outbuildings that contribute to a property's historic and architectural character should be preserved and maintained.

Outbuildings should contribute to the properties historic character.

Garage doors, if needed to be replaced, should be replaced with original type or visually similar materials. If paneled garage doors are used, efforts should be made to compliment or be compatible with the architectural style of the building.

Section 4-1-12 Lighting

Original exterior light fixtures should be retained if possible or if replaced, the style should be appropriate to the architectural style of the building.

Flood or security lights may be used, but are encouraged to be secondary and non-obtrusive to the property or its neighbors.

Section 4-1-13 Materials

Original building materials include wood, brick, stone, terra cotta, stucco, and glass.

Original roof materials include slate, metal, wood shingles, and, on twentieth century buildings, asphalt shingles.

Original building and roofing materials should be retained if possible. If replacement is necessary, it should be with original materials or close visual approximations of the original.

If replacement is required, and the current material does not conform to the buildings original design, it may be appropriate to replace the current material with new comparable material. However, if possible, the reinstatement of the buildings original material, if possible, would be preferred.

Section 4-1-14 Paint and Paint Colors

Paint colors should be in keeping with the buildings original style and period of construction.
Colors should be kept to no more than three colors per building. The simpler the architectural style of the building, the simpler the paint colors should be.

Loud, garish, harsh colors or bright hues of colors should be avoided.
Colors should be used to enhance the appearance of the buildings character, and to support the town's historic preservation goals.

Paint colors should be comparable to those on recognized historic paint palates appropriate for the buildings style and period.

Recommended Paint Colors

Colonial Revival:
Light colors predominate.
Body- Yellow, Light Gray, Light Blue.
Trim and Accents- White, Off-White, Cream.

Craftsman / Bungalow / Tudor Revival:
Darker colors again such as earth tones. Dark stains also used in place of paint.
Brick, Stone, Stucco, and concrete generally left unpainted.
Body- Brown, Green, Gray, Dark Red.
Trim and Accents- Both light and dark trim colors such as Reds, Browns, Greens and shades of Tan.

Federal:
Light colors were used for frame dwellings built in this style. Trim typically matched the bodies color with accents such as shutters in contrasting darker tones.
Body- White, Pale Yellow, Cream.

Trim and Accents- White, Cream, Black, Dark Green, Dark Brown, Dark Red.

Georgian and Georgetown Single House:

Although mostly white, these dwellings were sometimes painted alternate colors but consistently had white trim. Shutters were typically dark green or black.

Body- White, Brown, Green, Blue, Salmon, Yellow.

Trim and Accents- White, Dark Green, Black.

Greek Revival:

These dwellings were also typically painted in light or pale shades with either matching or contrasting trim.

Body- White, Off White, Pale yellow, Light Gray, Pale Blue, Pale Green.

Trim and Accents- White, Dark Green, Black.

Italianate:

Warm earth tones were commonly used for this style of dwelling with trim in the same color only in a slightly darker or lighter shade.

Body- Cream, Browns, Grays, Greens.

Trim and Accents- Cream, Browns, Grays, Greens.

Painted Lady:

Queen Anne / Queen Anne Farm / Folk Victorian / Folk Victorian Farm:

These dwellings had a diversity of colors using contrasts for the body and trim.

Body- Tan, Red, Green, Brown.

Trim and Accents- Darker colors such as Dark Olive, Salmon Red, Dark Brown.

Section 4-1-15 Porches

Porch architectural features may include, but not limited to: columns, railings, balustrades, brackets, friezes, ceilings, floors, and steps.

Original architectural features and shape – outline, roof height, and roof pitch – should be retained.

Porches should not be removed if original to the building.

Porches may be added if they are to reinstate original works that have been removed over the years.

Original porch materials and architectural features should be maintained. If different materials are substituted, they should be a close visual approximation of the original.

Porches should not be enclosed if on the front facade of the building. If on the side or secondary facade, the visual openness and character of the original porch should be maintained.

Section 4-1-16 Roofs

Roofs should be preserved in their original size, shape and pitch, with original architectural features (such as cresting, chimneys, finials, cupolas, overhangs, pendants, vents, etc.), and, if possible, with original roof material.

Dormers or skylights, if added, should be on the rear façade or secondary façade where not readily visible, and in keeping with the character and scale of the original structure.

Original roof materials should be retained. If replacement is necessary, original materials should be used. Fiberglass or asphalt shingles may be substituted for original roofing when it is not economically feasible to replace or repair with original materials or when the original roof is beyond repair. The color and texture of asphalt shingles should be appropriate to the architectural style and period of the house and neighborhood.
However, if possible, the reinstatement of the buildings original material, if possible, would be preferred.

Section 4-1-17 Signs

Signs should be predominantly written in English.
If a second language is used, it may be 50% the scale of the English translation.

The appearance, size , position, methods of attachment , texture of materials, color, and design of signs shall be in keeping with the collective characteristics of the structures surrounding the property on which the sign will be located.

Off-site signs shall not be permitted.

Business signs shall be limited to one (1) sign for each street frontage per premise and if placed in the yard shall not be over five (5) feet in height.

The maximum area of any sign located in a historic residential district shall be four (4) square feet; the maximum area of any sign in a historic commercial district shall be sixteen (16) square feet.

No sign that flashes, blinks, revolves, or is put in motion by the atmosphere shall be permitted. No visible bulbs or luminous paints will be permitted as a part of any sign.

Buildings and signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.

Exceptions to these restrictions are signs that were designed with the historic building, and that the sign is a part of the historic features. Such signs may be a

theater house or an original building with its sign built into or painted on it when it was built.

Signs attached to the structure shall not cover any architectural feature.

Portable signs must be wooden, painted to adhere to the historic character of the building being advertised, of a size appropriate for the sign location.

Portable signs must be removed at the time of, and duration for, any law enforcement, safety officer, or town office request.

Real estate signs shall be removed not more than ten (10) days after the closing of a sale.

Section 4-1-18 Wood

Wood surfaces should be maintained where original and in their original appearance.

Wood surfaces originally unpainted should remain unpainted, depending on the condition of the wood for preservation and structural soundness.

Wood siding should be retained if possible. However, if replacement materials are used they should match the width, depth, and texture of the original material.

Replacement wood siding should be consistent with the original in size, direction, and lap dimension.

Decorative elements should not be covered by or removed in favor of new material application.

Original wall shingles should be maintained.

ARTICLE V
CERTIFICATE OF APPROPRIATENESS

Section 5.1. Approval of alterations, demolitions, or new construction in historic business districts or involving historic properties.

A "Certificate of Appropriateness" will be issued by the Historic Preservation Commission pursuant to Section 7-1 through 7-20 of Ordinance No. 2006-04, adopted by the Town of Collinsville, Alabama on October 2, 2006.

ARTICLE VI
LEGAL STATUS PROVISIONS

Section 5-1. Severability

Should any section or provision of this ordinance be declared invalid by any court of jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof that is not specifically declared invalid.

Section 5.2 Effective Date

This Ordinance shall be in full force after its adoption, passage and publication, as provided by law.

Done this the _____ day of _____, 2009.

_____
Johnny Traffanstedt, Mayor

ATTEST:

_____
Peggy Wright, City Clerk

CERTIFICATE OF PUBLICATION

I, Peggy Wright, the duly appointed City Clerk of the Town of Collinsville, Alabama, certify that the afore going Ordinance was duly adopted on the _____ day of _____, 2009 by a majority vote of the Town Council and that the ordinance was published in the following places, to wit: 1.) Town Hall 2.) Collinsville Post Office 3.) Office of the Collinsville Water & Sewer Board and 4.) The Collinsville Library.

Done this the _____ day of _____, 2009

_____
Peggy Wright, City Clerk