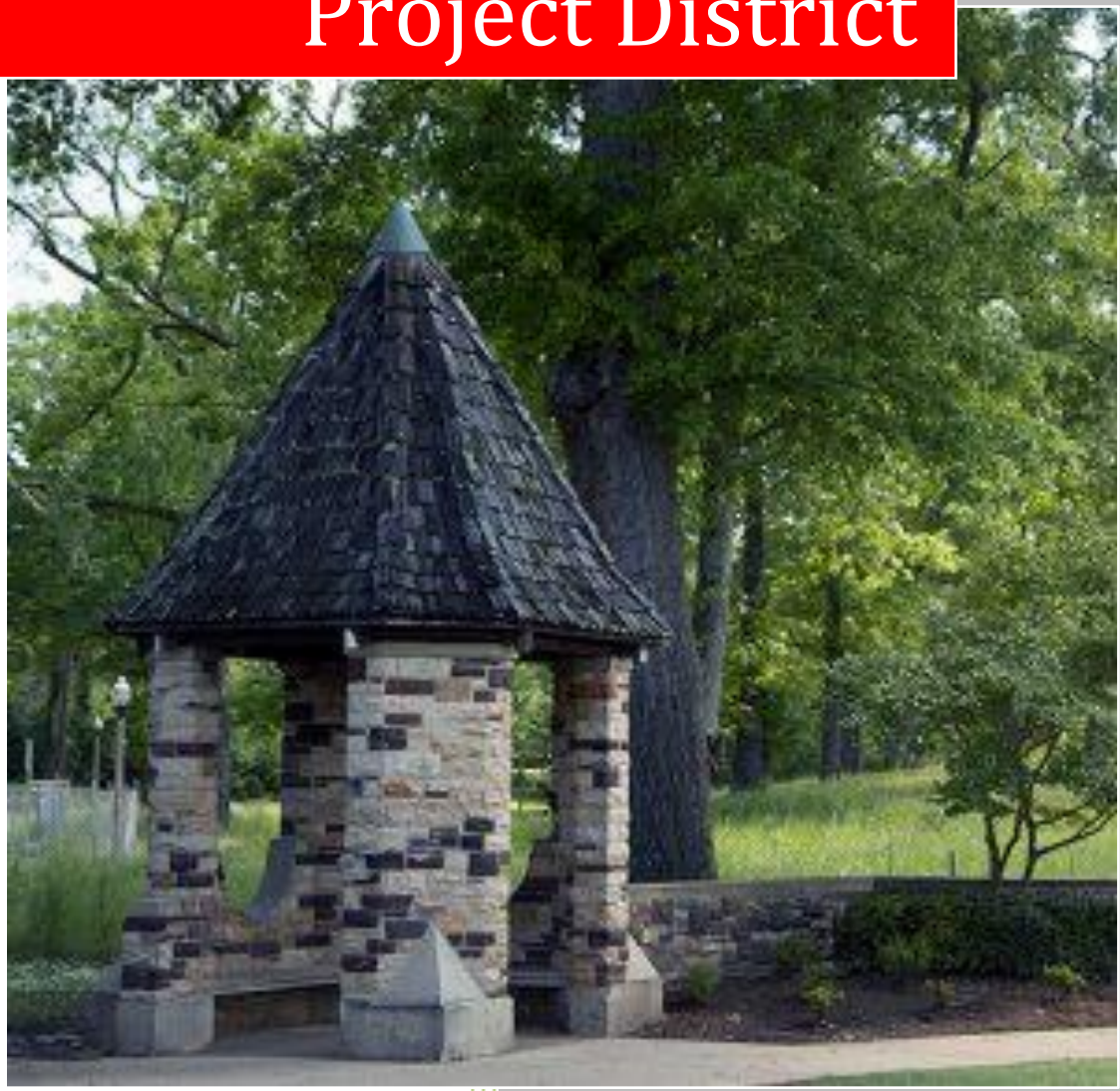
Guidelines for Construction in Trussville's Historic Cahaba Project District



The careful, sensitive and thoughtful design of any construction in the district is of the utmost importance because it must harmonize with the character of the neighborhood and also be made compatible with existing historic structures.

PURPOSE OF CONSTRUCTION GUIDELINES

The purpose of these guidelines is to help property owners and contractors choose an appropriate approach when building in the historic district. These guidelines are also intended to help property owners and others understand the special features and characteristics of the Cahaba Project's historic homes, and incorporate that understanding into designs for construction.

Objectives of the Guidelines:

- Help projects meet the review criteria for Trussville Design Review Board.

- Maintain the integrity of our historic neighborhood. Protect the existing historic residences and accessory structures in the district.

HISTORIC REVIEW

The Cahaba Project was established in 1935 by Franklin D. Roosevelt's "Resettlement Administration," otherwise known as the "New Deal" which was an anti-poverty policy to help people contend with the depression of 1929. In 1937 the Resettlement Administration was turned over to the Dept. of Agriculture to provide affordable housing with lots large enough to grow a "victory garden" for consumption at the family dinner table. The neighborhood was one of several planned communities developed as part of the New Deal and one of the few remaining intact and true to its original design. The Cahaba Project was listed on the National Register of Historic Places by the government in order to designate areas in the USA that were "Worthy of Protection".

WHAT MAKES NEW CONSTRUCTION "COMPATIBLE" IN A HISTORIC NEIGHBORHOOD?

New construction, additions, remodels, and renovations should contribute to the character by respecting the location, design, materials, and other character-defining features of historic buildings in the neighborhood. This doesn't necessarily mean building a replica of the house across the street, or a house that tries to create a false historic appearance. So the **first step** in designing a new building that works is to **look for patterns** in the existing buildings in the vicinity of the site. Compatibility can be achieved through careful attention to the following aspects of a building:

- Orientation
- Site Location
- Scale and Mass Proportions
- Height
- Roof Shape
- Porches
- Rhythm of Window and Door Openings
- Materials
- Decorative Finish
- Details
- Foundations
- Garage Location

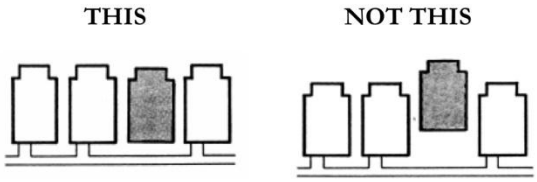
ORIENTATION, SETBACKS, AND BUILDING PLACEMENT

Building location and orientation toward the street are key characteristics of the Cahaba Project's historic neighborhood. Orientation of windows, main entrances, and porches toward the street and consistent setbacks and patterns contribute toward a pedestrian-friendly street environment.

<u>DESIGN GUIDELINES</u>

1. Orient windows, main entrances, and primary building façade elements towards the street. The front entrance should be clearly defined.

2. Buildings should maintain the historical front and side yard setbacks on the block.
3. Maintain the rhythm of buildings and open space on the street. If setbacks vary, a new building should be located within the range of setbacks found on the block face on which the building is to be located.
4. Rooflines for additions should not exceed the elevation of the existing structure.

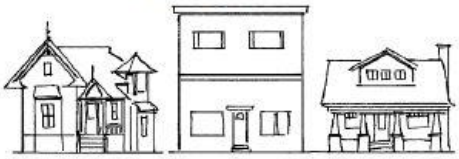


SCALE, MASS, PROPORTION, HEIGHT & RHYTHM

- Scale is the relative or apparent size of a building in relation to its neighbors. Scale is also the apparent size of building elements, such as windows, doors, cornices, and other features to each other and to the building.
- Proportion is the relationship of the dimensions of building elements, such as the height to width dimension of windows, doors and other building elements, their sizing to each other, and to the facade of the building.
- A building's massing is the arrangement of its volumes, whether symmetrical or asymmetrical, in a central block, L-shaped, or arranged in wings. Mass and scale also relate to lot coverage.
- Height includes foundation walls, porch roofs, and main roofs. The Cahaba Project's buildings range from one to two stories tall.
- Rhythm is the spacing and repetition of elements on the front of the building and fronts along a street. It can be thought of the 'music' made

by the building. The location of porches, windows and door openings affects the rhythm of a building.

- Neighborhood block frontages are often characterized by a consistent rhythm of development created by recurring building patterns.

	THIS	NOT THIS
Scale & Proportion	New buildings should relate in scale and proportion to adjacent historic buildings. 	Avoid buildings that are too large or too small in scale or massing to adjacent buildings. 
Mass	Break up boxlike forms into smaller, varied masses using porches, windows, roof forms common on historic buildings. 	Avoid single, monolithic forms that are not relieved by variations in mass. 
Height	Building height should be within the range of heights of area buildings. Step larger buildings down to smaller buildings. 	Avoid construction that greatly varies in height from buildings in the same block. 
Rhythm	Window and door openings should be located to create a pattern similar to those found on historic homes. Continue established building rhythms along the street. 	Avoid "odd" window and door shapes and sizes and lack of rhythm in their placement. 

CRAFTSMANSHIP

A lack of attention to the character of the design, the materials and details, and to the context within which the building will be placed can have a significant adverse impact for the area that can last a long time. The craftsmanship and architectural details are critical to making a new building be consistent with the character of the historic neighborhood. Several areas of the building design offer opportunities to incorporate appropriate levels of craftsmanship into a new building.

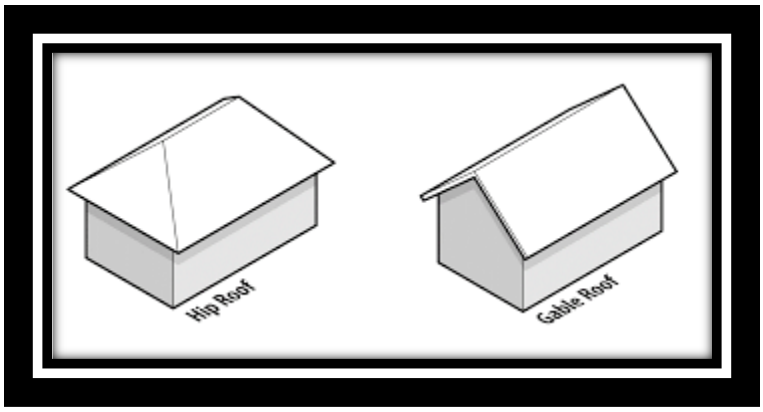
A. ROOFS

Roof shapes, patterns and colors are important to the character of buildings, both individually and as they are repeated along a streetscape.

DESIGN GUIDELINES

Houses shall use common roof forms and materials found in the historic district and shall include gable or hipped roofs and eve details appropriate to the building style.

1. Roof Shape: The roof shape of a new building shall respect the type and pitch of roofs for houses of similar architectural style and on neighboring houses. Most of Cahaba Project's residential roofs are traditional gable and hipped roofs.



- Avoid complex and unbalanced roof forms as well as flat or boxy roofs for the main part of the house (this does not apply to carports, sheds, or other auxiliary structures).

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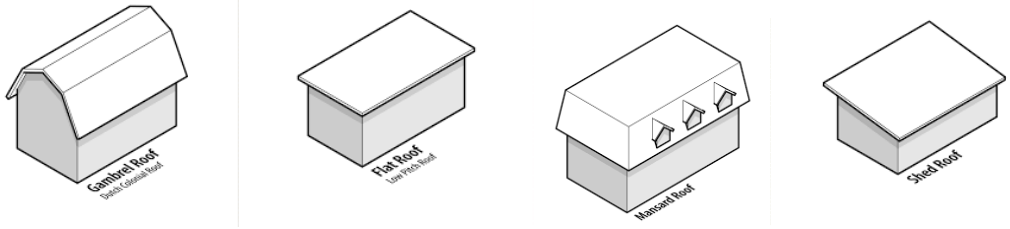

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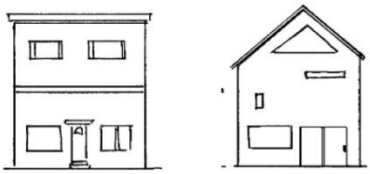
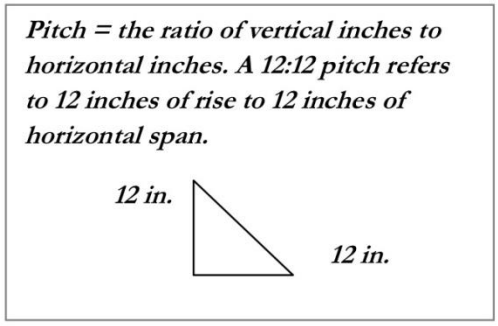


2. Roof Pitch: Most roof pitches in the historic Cahaba Project homes are 10:12. Some accessory roofs over porches, etc. may be less.

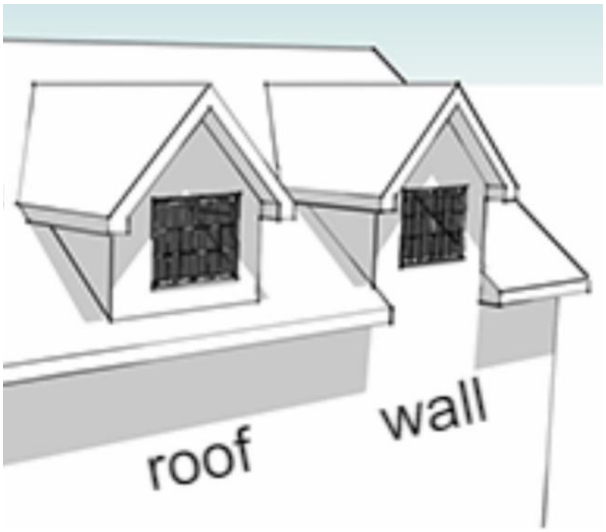


3. Roofing Materials: The original Cahaba Project homes were built with metal shingles.

- All roofs visible from the street shall be covered with metal shingle or material that has the appearance of metal shingles. While metal shingles are the preferred material for all roofing, standing seam metal roofing is acceptable for roofs not visible from the street. Screw down metal roof should never be used. Corner lots should use metal shingles for all roofs visible from any street.

EXAMPLE OF METAL SHINGLE ROOF

4. Dormers: Dormers provide additional use and light for upper levels and can further define and enrich the building architecture. If used, dormers should be modest in size and fit the scale of the house and the roof. Note: original Cahaba Project homes had wall dormers.



5. Chimneys: Original chimneys should be preserved when possible, but do not have to be functional. New chimneys should be built to match original style and should be sided in brick.

B. PORCHES & ENTRIES

The front porch or covered entrance is a characteristic feature of many styles of historic residential architecture and plays a very important role in our buildings.

DESIGN GUIDELINES

Porches or covered entries on houses will be compatible in detail with those in the neighborhood.

1. Porch columns and railings should be simple in design in square shape. Note: original columns were 6 inches by 6 inches and often in groups of three.

EXAMPLE FROM CAHABA PROJECT HOMES

NOT THIS:

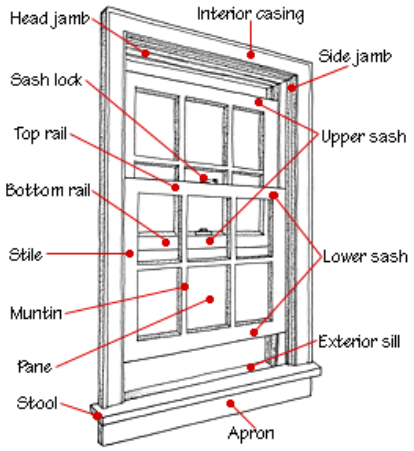
C. WINDOWS & DOORS

Historic architecture displays a thoughtful use of natural lighting, often with numerous and well-placed arrangements of windows. Window and door design/type and location are important in defining a house style and in being consistent with the rhythm of window and door openings on other houses.

DESIGN GUIDELINES

Window and door openings shall be similar in style, materials, and placement to historic houses.

1. New windows should be rectangular in shape whose proportions on the main facade should not be any less than two to one in height-to-width ratio. Note: historic Cahaba Project homes were single hung with six over six muntin pattern.



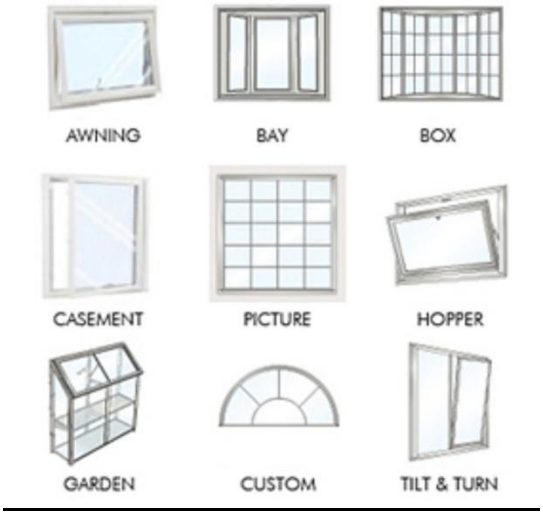
2. Window and doors will be trimmed with smooth wood trim, usually 3 inches wide.
3. No horizontal sash, casement, or awning-type windows should be placed on the fronts of buildings.
4. Homeowners are encouraged to use existing front doors if possible. If not, doors should match a style consistent with the style of the neighborhood.
5. Front and/or street facing doors should be single entry doors. Double doors are acceptable on rear portions of the house but discouraged for sides of the house commonly visible from the street.

EXAMPLE FROM CAHABA PROJECT HOME

Original Door

Original Window

NOT THIS



D. EXTERIOR FINISHES & MATERIALS

The size, texture, surface finish and other defining characteristics of exterior materials are as important as the type of material itself. The predominant materials in the Cahaba Project historic neighborhood are wood - for windows, trim and decorative details, and wood or brick for exterior walls. Incorporate details that are compatible to the neighborhood.

DESIGN GUIDELINES

Materials and finishes should be consistent with the predominant materials of other houses in the neighborhood.

1. Acceptable exterior materials are wood (plank or shingle), hardy board (shake or shingle), or brick.
2. Siding materials used on additions should remain consistent at the same elevation. For example, when brick is used on the first story, then any additions should continue with brick on the first story.
    - A homeowner can decide to replace the original material on all stories to match a desired material on the addition pending the new material meets the type and dimensions of the approved exterior materials
3. Discouraged materials include: vinyl, stucco, stone, exposed concrete block, or T-1-11.
4. Foundation material and the height of the exposed area between the ground and the bottom of the walls should be consistent with other historic buildings in a neighborhood. Exposure of one to three feet is generally consistent with most historical houses.

EXAMPLES FROM CAHABA PROJECT HOMES

E. GARAGES & ACCESORY STRUCTURES

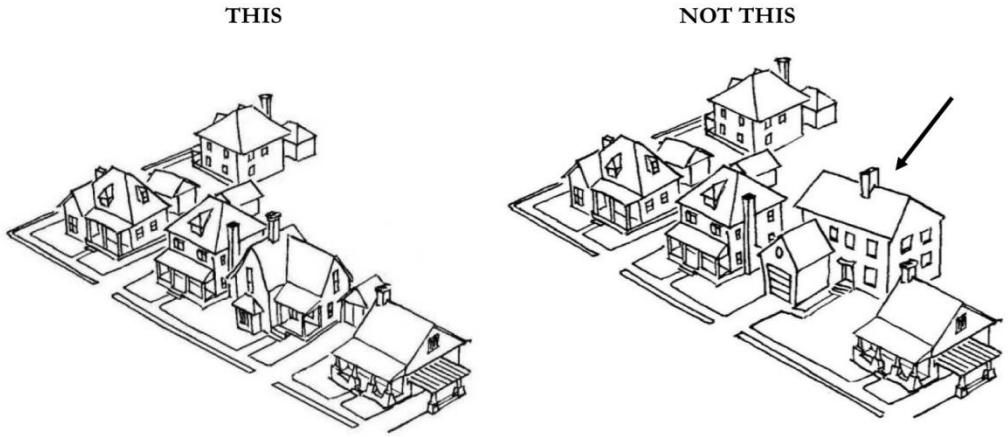
Garages and accessory structures must not be overlooked as important components of historic properties. They, too, must fit into the historic neighborhood.

DESIGN GUIDELINES

Garage and accessory structures should be consistent with the main house and appropriate in size, scale, and placement.

1. Garage and accessory structures are subservient to the primary building and should be placed behind the house to limit their visual impact as seen from the street.
2. Whatever paint color is most appropriate to the style and age of the house also applies to outbuildings.

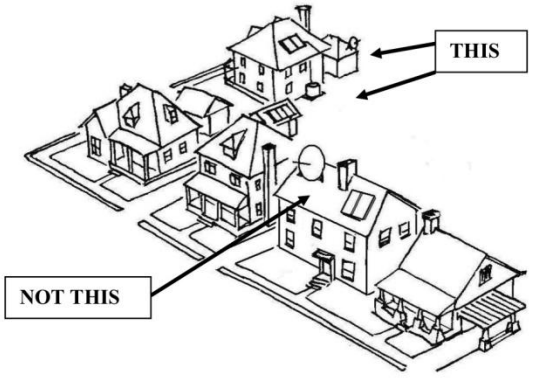
3. Garages and accessory structures should echo the shape, pitch, eaves and material of your house's roof.
4. Garage doors should be consistent with the historic character of the neighborhood. Flat and raised panel roll up doors with no windows are not appropriate.
5. Detached garages should be built to scale with the existing homes. Garage elevations should not exceed the elevation of the main house.
6. Attached garages are acceptable but should be situated behind the house so that they are not visible from the front of the house.



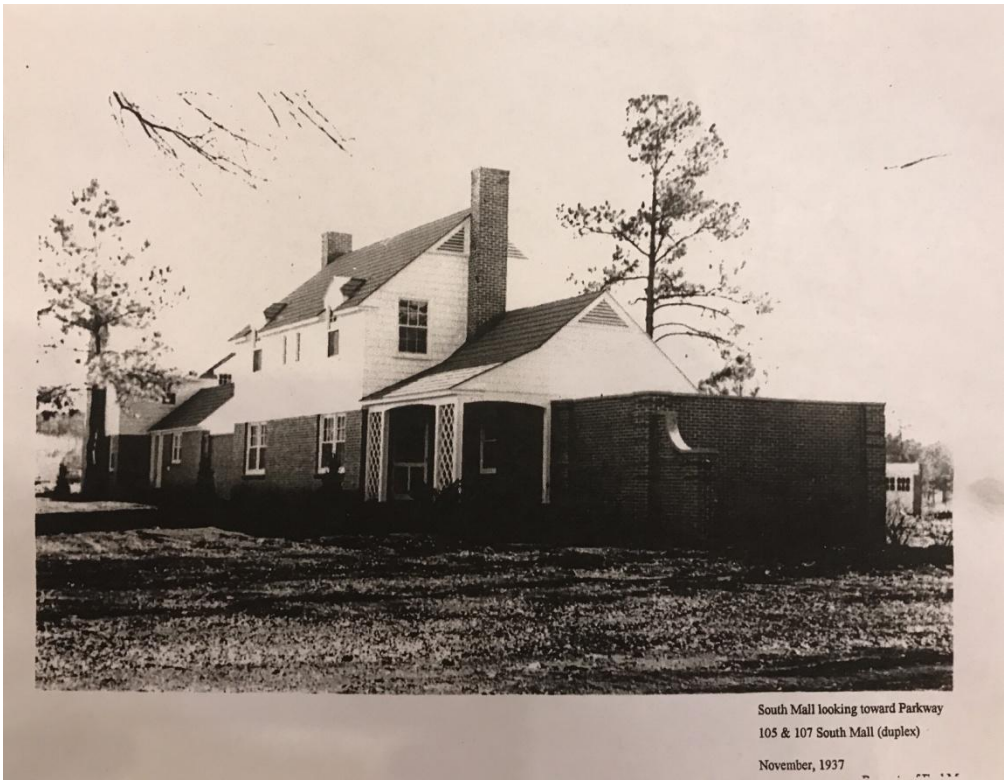
F. SOLAR PANELS, SKYLIGHTS, & UTILITY SYSTEMS

DESIGN GUIDELINES

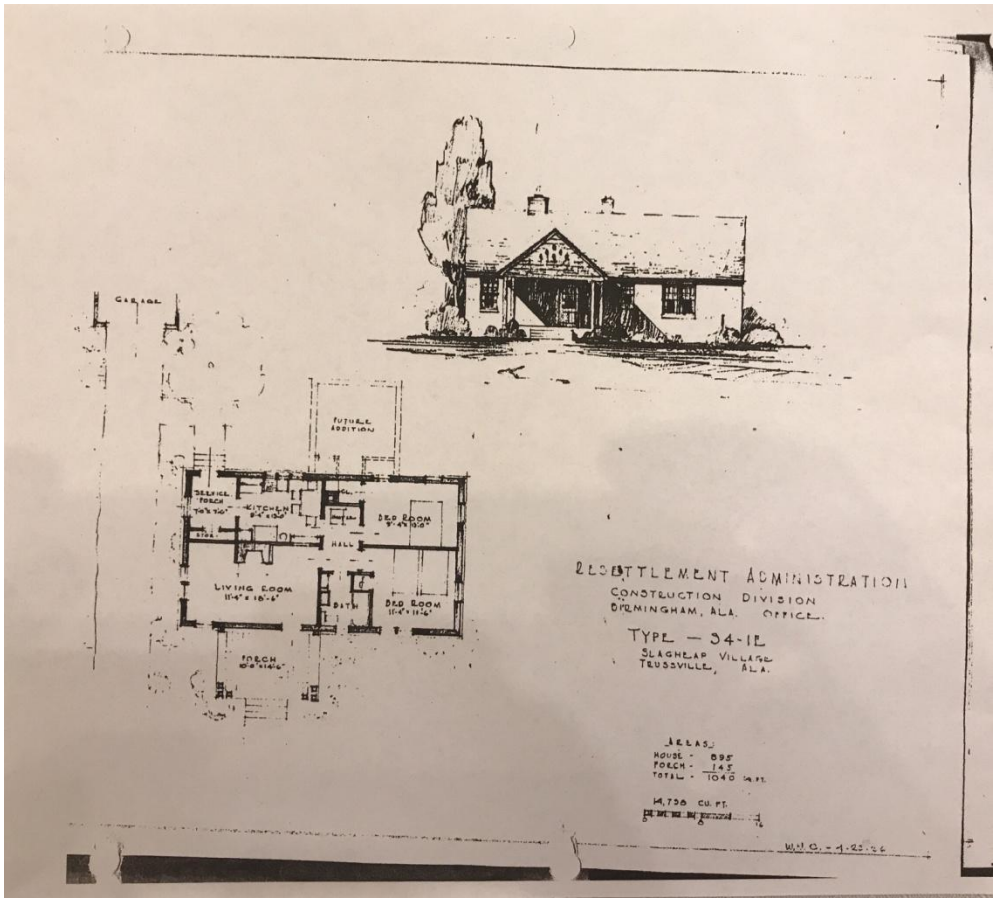
1. Solar panels, skylights, satellite dishes, and other external utility systems should be installed to the rear or side of a building where they will not be visible from the street.
2. Panels/skylights shall be installed flat and not alter the slope of the roof.

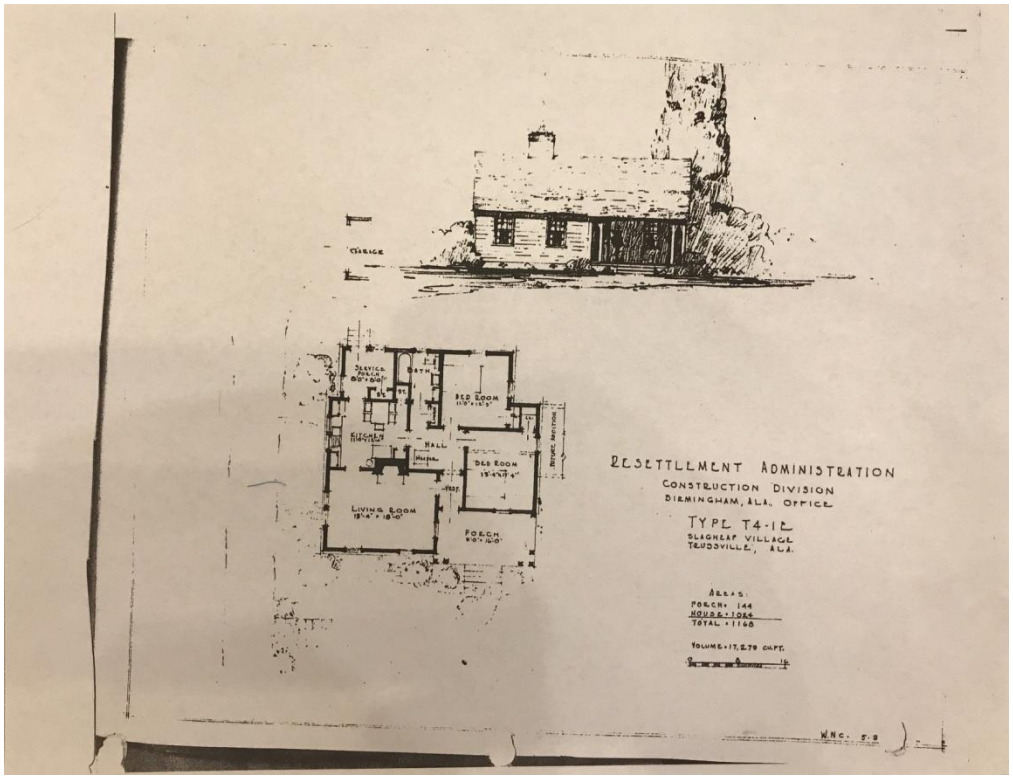


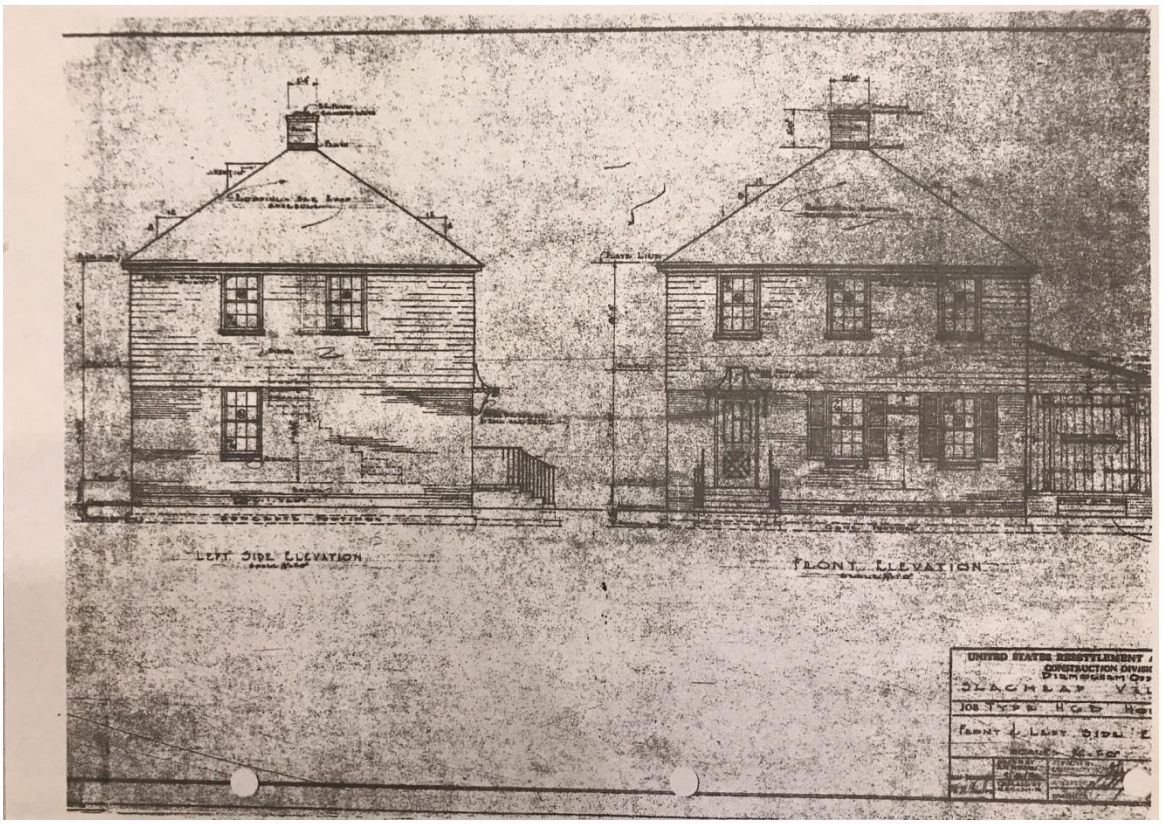
ADDITIONAL IMAGES

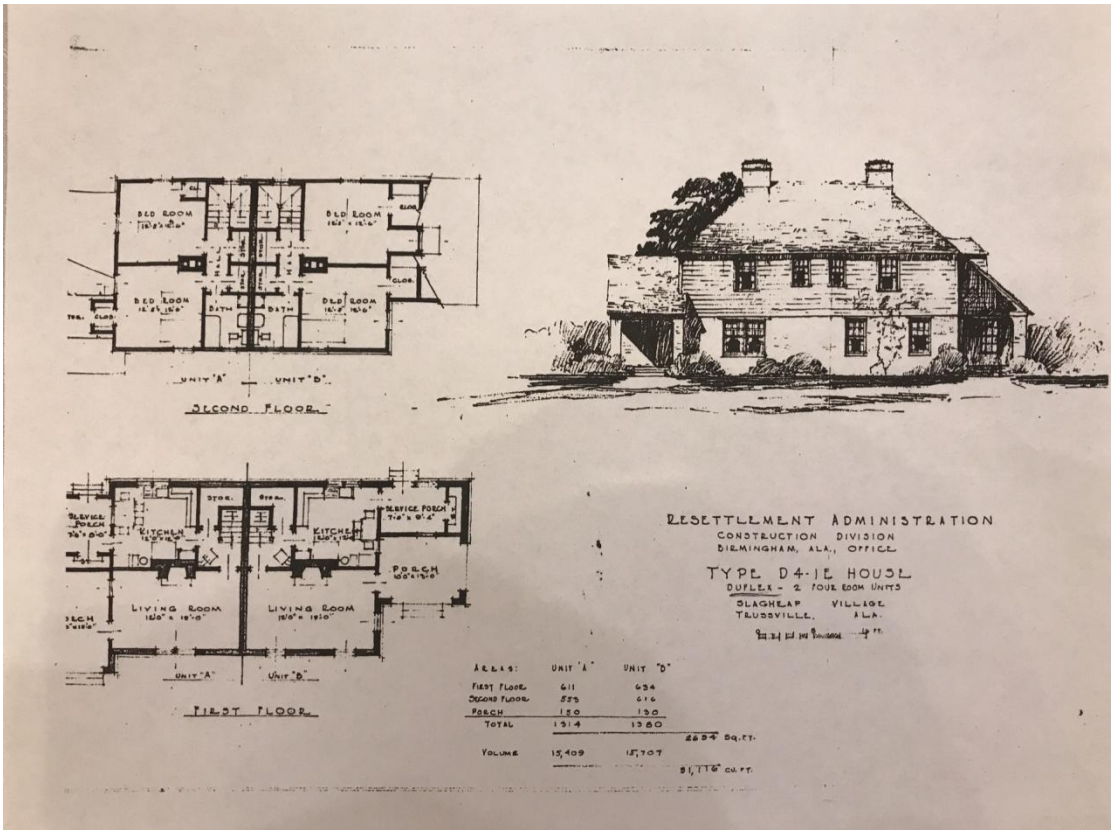


South Mall looking toward Parkway
105 & 107 South Mall (duplex)
November, 1937


RESETTLEMENT ADMINISTRATION
CONSTRUCTION DIVISION
BIRMINGHAM, ALA. OFFICE
TYPE – 34-1E
SLAGHEAP VILLAGE
TRUSSVILLE, ALA.
AREAS:
HOUSE - 895
PORCH - 145
TOTAL - 1040 SQ. FT.
14,750 CU. FT.
W.N.C. - 4-23-36


RESETTLEMENT ADMINISTRATION
CONSTRUCTION DIVISION
BIRMINGHAM, ALA. OFFICE
TYPE T4-1E
SLAGHEAP VILLAGE
TRUSSVILLE, ALA.
AREAS:
PORCH: 144
HOUSE: 1024
TOTAL: 1168
VOLUME: 17,270 CU. FT.
W.N.C. 5-8


LEFT SIDE ELEVATION
FRONT ELEVATION
UNITED STATES RESETTLEMENT
SLAGHEAP


BED ROOM
BATH
UNIT "A"
UNIT "D"
SECOND FLOOR
KITCHEN
LIVING ROOM
PORCH
SERVICE PORCH
FIRST FLOOR
RESETTLEMENT ADMINISTRATION
CONSTRUCTION DIVISION
BIRMINGHAM, ALA., OFFICE
TYPE D4-1E HOUSE
DUPLEX - 2 FOUR ROOM UNITS
SLAGHEAP VILLAGE
TRUSSVILLE, ALA.
AREAS: UNIT "A" UNIT "D"
FIRST FLOOR 611 634
SECOND FLOOR 575 616
PORCH 130 130
TOTAL 1314 1380
2694 SQ. FT.
VOLUME 15,409 15,707
31,116 CU. FT.