

December 7, 2020

FRAME/WORK

Creating a dynamic guide for Tuscaloosa



Welcome

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Creating a dynamic guide for Tuscaloosa

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Jimbo Woodson, Associate City Attorney

Scott Holmes, Associate City Attorney

Planning Commission Members

Bill Wright, Chair

Tim Harrison, Vice-Chair

Alvin Brewer

Vince Dooley

Anne Hornsby

Phillip Maxwell

Councilwoman Phyllis Odom

Dena Prince

Steven Rumsey

Historic Preservation Commission Members

Cathy Pagani, Chair

Jim Johnson, Vice-Chair

Brett Clark

Joseph Cox

Salli Davis

Elizabeth Moore

Jordan Morris

David Nelson

Mary Harmon Young

Agenda

- **Role of Historic Preservation Commission**
- **Locally Designated Historic Districts**
 - *Purpose*
- **HPC Design Guidelines**
- **Future Land Use Character Types**
 - *Creation*



Historic Preservation Commission Role

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Generally

- Preserve the overall character of the historic district neighborhoods
- Decide what is appropriate and inappropriate in the historic districts
- Make the process simple so property owners see living in the historic districts as a benefit, not a burden
- Be consistent in the process



Generally

- The HPC utilizes the **Design Guidelines** as primary guidance to grant or deny a Certificate of Appropriateness for proposed work in a historic district or on a historic property.
- Each case is reviewed **on its own merits**; every historic property is unique.
- The HPC considers **Major Work only**. Minor Work and Routine Maintenance is handled by staff with an expedited process, but the Design Guidelines remain the primary guidance

Generally

The Commission **does NOT** consider:

- Interior renovations to a structure
 - *The HPC has no jurisdiction over work done to the interior of a structure. Building, Fire, and Life Safety codes apply*
- Paint color
 - *The only paint regulations the HPC considers is the “painting of previously unpainted brick”*
- Use
 - *The HPC has no jurisdiction over the use of a property. Zoning codes apply*
- Occupancy
 - *Occupancy regulations in historic districts are enforced by the Tuscaloosa Police Department*

State of Alabama Code

11-68-2 (Creation of Historic Preservation Commissions):

- Authorizes cities that **choose to enact an ordinance** to provide for the creation, protection, and enhancement of historic properties or historic districts to **create historic preservation commissions**

11-68-3 (Composition of Commission):

- Demonstrated training in the fields of **history, architecture, architectural history, urban planning, archaeology, or law**, or are **residents of a historic district** as designated by local ordinance.

State of Alabama Code

11-68-5 (Powers and Duties):

- Preserve and protect buildings, structures, and sites of historic and architectural value in the historic districts designated
- Recommend the buildings, structures, sites, and districts for designation as historic properties or districts
- Restore and preserve any historic properties acquired by the municipality
- Develop and conduct educational programs on historic projects and on historic preservation subjects
- Make investigations and studies on matters related to historic preservation

State of Alabama Code

11-68-9 (Certificate of Appropriateness Required):

- **No change** in the exterior appearance of an historic property or any building, structure, or site within an historic district may be made, and no historic property demolished, and **no building or structure in an historic district may be erected or demolished unless and until a certificate of appropriateness for such change, erection, or demolition is approved by the historic preservation commission.**
- Demolition by neglect and failure to maintain a property or structure in a district is a **change that requires a certificate of appropriateness**

State of Alabama Code

11-68-13 (Issuance of Certificate of Appropriateness):

- Commission shall approve application if it finds that the proposed change, erection, or demolition **conforms to the general design standards** established by the commission, **is compatible with the character** of the historic property/district and **does not detract from the value** of the historic property/district.
- Commission **shall consider the historic and architectural features involved** and proposed change and relationship to the exterior architectural style and pertinent features of other structures in the immediate neighborhood
- Commission **shall not consider interior changes or use**

State of Alabama Code

Act No. 1980-623:

- Created the **Heritage Commission of Tuscaloosa County**.
 - *Had the authority to create historic districts based on the State Register and manage districts*
 - *13 original districts created*

State of Alabama Code

Act No. 2004-267:

- Amended Act no 1980-623
- Created the **municipal Historic Preservation Commission**.
 - *Gave authority to the HPC to manage the existing 13 districts and create additional districts*

City of Tuscaloosa Code

Ordinance No. 6590 – May 6, 2004:

- Established the Historic Preservation Commission
- Established powers and duties as outlined in Chapter 20, Article II, Division 2

Locally Designated Historic Districts

Purpose

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Generally

- **Preservation** of the city's historical, cultural, and aesthetic heritage
- Stimulates **revitalization** of business districts; **protects** (and often increases) property values
- **Promotes and stimulates** commerce through revitalization of historic business districts
- Enables Tuscaloosa's citizens to participate in **federal and state programs** and enhances opportunities for federal and state benefits

State of Alabama Code

11-68-2 (Designation of historic properties and historic districts):

- Commission shall not recommend designation of a property or district unless it finds that the building, structure, site, or district is identified with or represents a significant aspect of the cultural, political, economic, military, or social history of the locality, region, state, or nation or has had a significant relationship with the life of a historic person or event, representing a major aspect of the history of the locality, region, state, or nation.

City of Tuscaloosa Code

Findings and Purpose; Section 20-15.25:

- To **provide a uniform procedure** for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features, and works of art having a special historical, cultural, or aesthetic interest or value

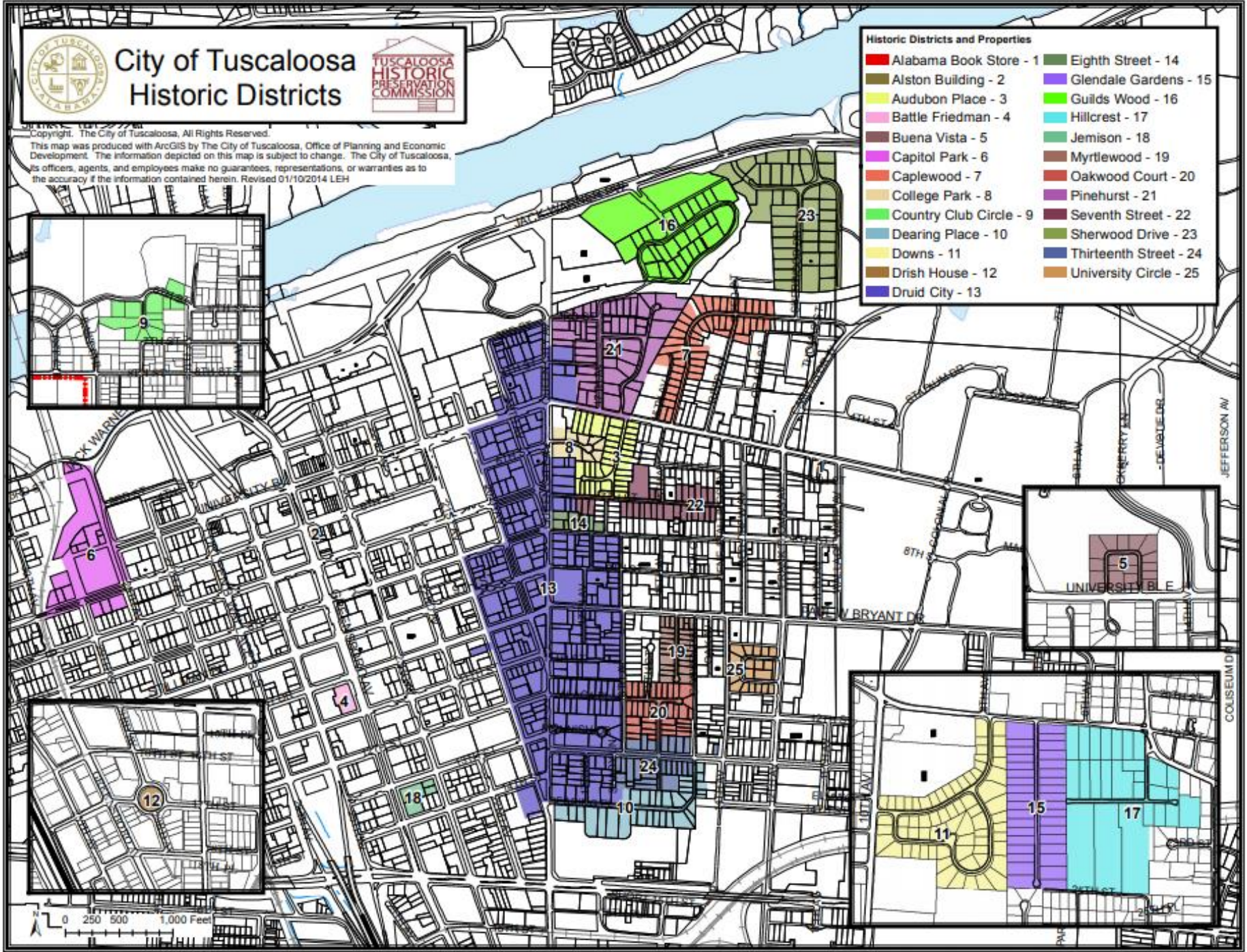


City of Tuscaloosa Historic Districts



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- Historic Districts and Properties**
- | | |
|-------------------------|------------------------|
| Alabama Book Store - 1 | Eighth Street - 14 |
| Alston Building - 2 | Glendale Gardens - 15 |
| Audubon Place - 3 | Guilds Wood - 16 |
| Battle Friedman - 4 | Hillcrest - 17 |
| Buena Vista - 5 | Jemison - 18 |
| Capitol Park - 6 | Myrtlewood - 19 |
| Caplewood - 7 | Oakwood Court - 20 |
| College Park - 8 | Pinehurst - 21 |
| Country Club Circle - 9 | Seventh Street - 22 |
| Dearing Place - 10 | Sherwood Drive - 23 |
| Downs - 11 | Thirteenth Street - 24 |
| Drish House - 12 | University Circle - 25 |
| Druid City - 13 | |





HPC Design Guidelines

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Fundamentals

Demolition 1/2

The HPC **cannot** issue a Certificate for a demolition unless it finds that the **removal of the building will not be detrimental** to the historical or architectural character of the district. The Commission considers:

- The **historic or architectural significance** of the structure
- The **importance of the structure** to the integrity of the district, the immediate vicinity, and the relationships to other structures

Fundamentals

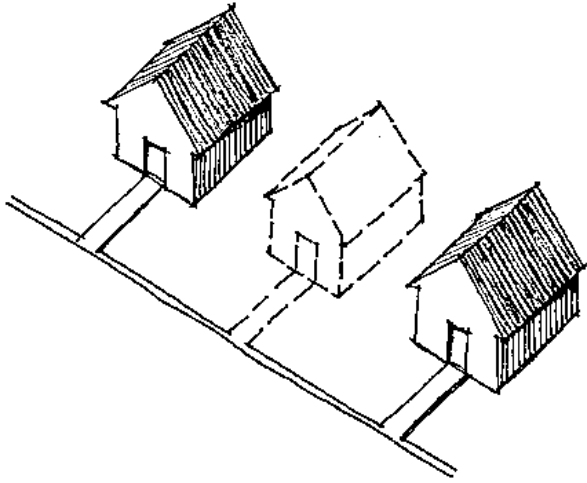
Demolition 2/2

- The **difficulty or impossibility of reproducing the structure** because of the design, texture, material, detail, or location
- Whether the structure is **one of the last remaining examples** of its kind in the neighborhood, county, region, **or is a good example** of its type or part of an ensemble
- Whether there are **definite plans for the reuse** of the property if the proposed demolition is carried out, and what **effect the plans have** on the surrounding area.

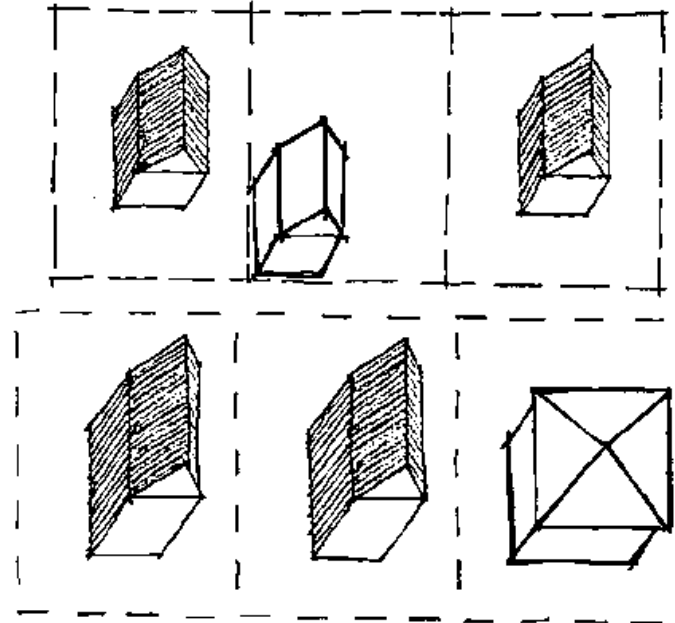
Fundamentals

Building Orientation and Setback

Appropriate



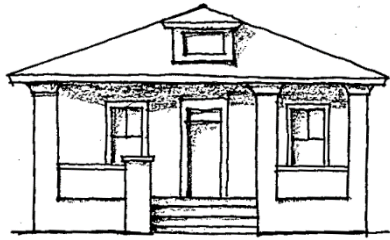
Inappropriate



Fundamentals

Directional Emphasis

Appropriate

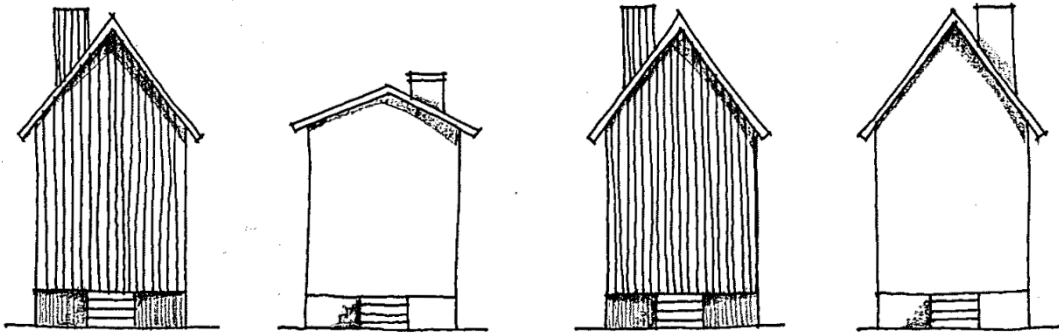


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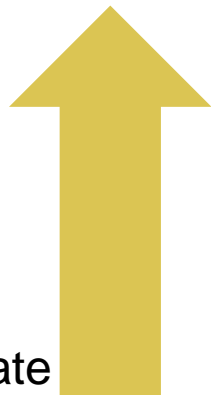


Fundamentals Shape

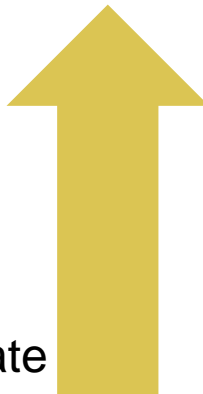
Roof Form



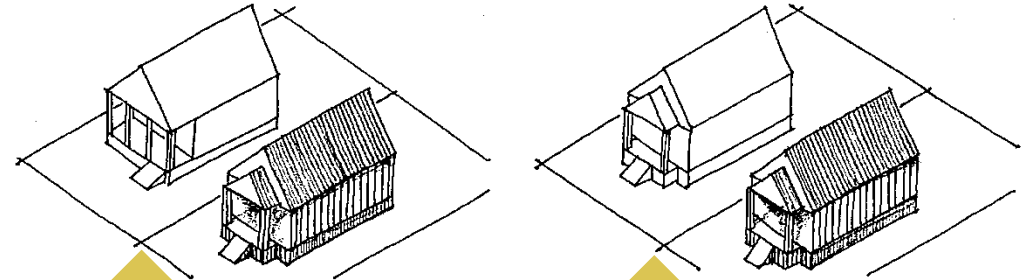
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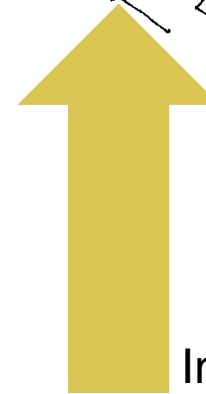
Appropriate



Porch Form



Inappropriate

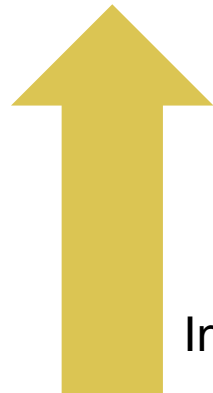


Appropriate

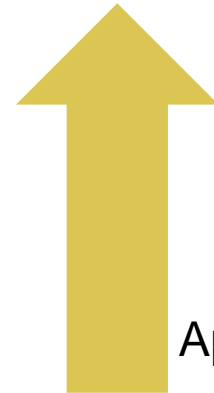


Fundamentals Shape

Building Elements



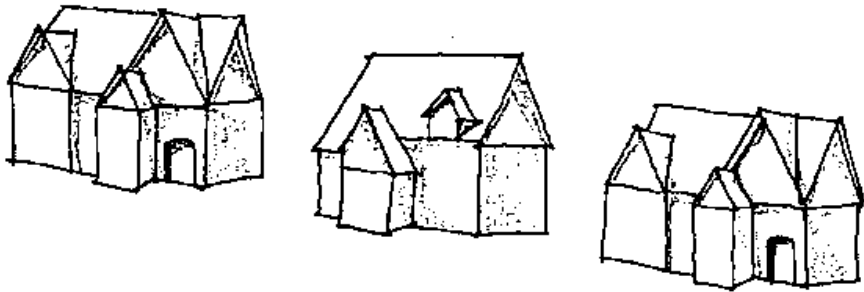
Inappropriate



Appropriate

Fundamentals Massing

Appropriate



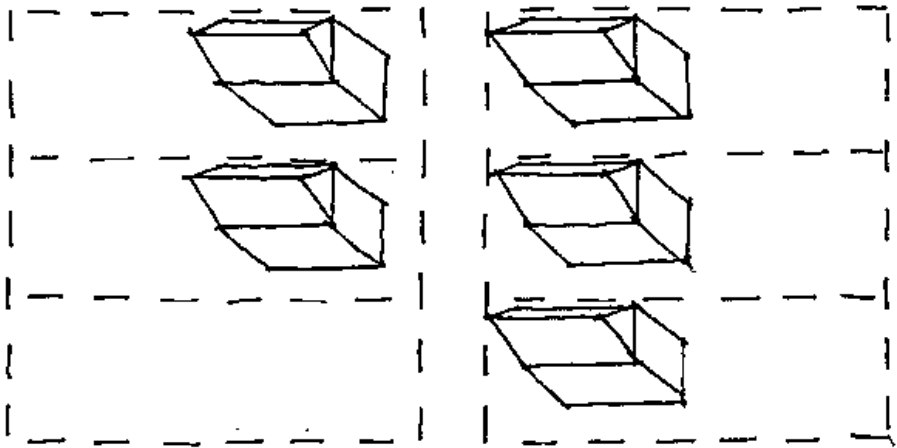
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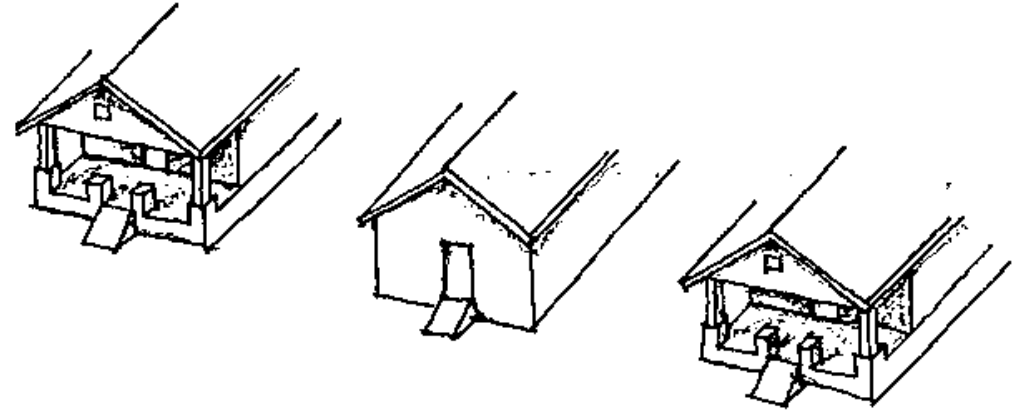
Fundamentals

Rhythm

Appropriate



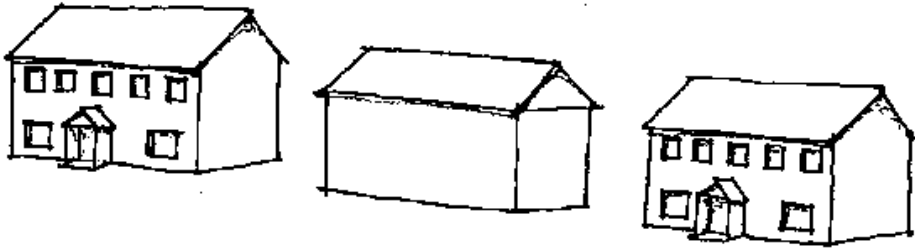
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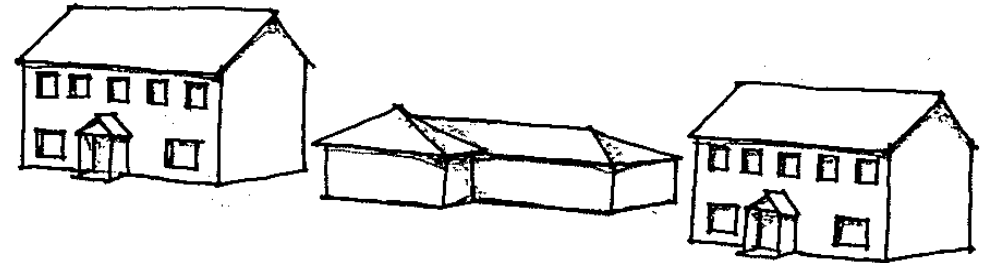
Fundamentals

Scale/Height

Appropriate



Inappropriate





Future Land Use Character Types

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Participation By The Numbers...

- ~40 Represented organizations and groups in our Listen and Learn interviews
- 11 Steering Committee meetings
- 5 Housing Subcommittee meetings
- 4 Lakes Subcommittee meetings
- 325 at Forum on the Future (November 2018)
- 450 at Open House (two sessions, November 2019)
- 137 Comment Cards Collected at Open House
- 80 Map comments (Open House and online before December 11, 2019)
- 27 Text comments (Online before December 11, 2019)

Steering Committee

Job description

- Officially **represent the community** in the process
- Provide guidance and direction at **crucial steps**
- Act as **spokespersons**
- Volunteer to **facilitate** at public meetings
- **Disseminate information** during the planning process through individual networks
- **Support the process** and its events in various other ways



Steering Committee Members

Attendance Record (13 total meetings)

Council District 1	John Rainey	23%
Council District 1	LaShonda Lockett	67%
Council District 2	Paul Rollins, Jr.	23%
Council District 2	Willie Gordon	67%
Council District 3	Tom Chambers	69%
Council District 3	Cindy Stephenson	85%
Council District 4	Craig Williams	77%
Council District 4	Clint Mountain	100%
Council District 5	Michele Coley	100%
Council District 5	Jay Welborn	31%
Council District 6	Daphne Curtis	69%
Council District 6	Wade Feltman	38%
Council District 7	Susie Smith	100%
Council District 7	Stephon Lewis	43%

University of Alabama	Tim Leopard	69%
Tuscaloosa Association of Realtors	Gerald Ross	85%
Chamber of Commerce of West AL	Blake Madison	92%
Homebuilders Assoc of Tuscaloosa	William Blakeney	85%
Stillman College	Lamin Drammeh	46%
Black Warrior Riverkeeper	Nelson Brooke	77%
Tuscaloosa Neighbors Together	Serena Fortenberry	100%
Planning Commission	Robert Reynolds	92%
Planning Commission	Tim Harrison	69%
Planning Commission	Steven Rumsey	69%
Planning Commission	Bill Wright	69%
Mayor appointment	Nicole Prewitt	100%
Mayor appointment	Lydia Avant	62%
Mayor appointment	Erica Grant	73%
Mayor appointment	Chris Hall	75%
Mayor appointment	Brock Corder	100%

Subcommittee Members

Attendance Record

Housing (5 meetings)

Council District 2	Paul Rollins, Jr.	0%
Council District 4	Lee Busby	40%
Council District 5	Michele Coley	100%
Council District 6	Daphne Curtis	80%
Council District 6	Wade Feltman	0%
Council District 7	Susie Smith	100%
University of Alabama	Tim Leopard	100%
Tuscaloosa Association of Realtors	Gerald Ross	100%
Chamber of Commerce of West AL	Blake Madison	100%
Homebuilders Assoc of Tuscaloosa	William Blakeney	40%
Tuscaloosa Neighbors Together	Serena Fortenberry	80%
Planning Commission	Steven Rumsey	60%
Planning Commission	Bill Wright	80%
Mayor appointment	Nicole Prewitt	80%
Mayor appointment	Erica Grant	60%
Mayor appointment	Chris Hall	100%
Mayor appointment	Brock Corder	100%

Lakes (4 meetings)

Council District 1	John Rainey	0%
Council District 3	Tom Chambers	0%
Council District 3	Cindy Stephenson	100%
Council District 4	Craig Williams	75%
Council District 6	Wade Feltman	100%
Homebuilders Assoc of Tuscaloosa	William Blakeney	50%
Black Warrior Riverkeeper	Nelson Brooke	100%
Planning Commission	Robert Reynolds	75%
Planning Commission	Tim Harrison	50%
Planning Commission	Steven Rumsey	75%
Mayor appointment	Brock Corder	75%

May 1, 2019



May 1, 2019



May 1, 2019



Purpose and relation to zoning

1. Is a **guide** for public and private development decisions and infrastructure investments
2. Describes **general character attributes** intended for future development (reinforces some existing patterns)
3. **Not a zoning map** – is a guide for future zoning decisions
4. A Future Land Use category may be implemented by **more than one zoning district**





Must **balance predictability with flexibility**

Future Land Use Categories vs Zoning

Example:



Future Land Use Category

Zoning District



- Traditional Neighborhood, Core  Residence Districts (R1, R2, R3), Moderate Density Residence Districts (R-4), Residential Attached (RA-1/2)
- Suburban Residential  Residence Districts (R1, R2, R3), Moderate Density Residence Districts (R-4)
- Multifamily Residential  Residential Multifamily (RMF-1, RMF-2)
- Industrial  ML, MG, MH

Future Land Use and Character Map Categories






Mixed Use Areas

-  Downtown Core
-  Downtown Edge
-  Campus Services
-  Riverfront Development



Commercial Areas

-  Corridor Commercial
-  Limited Commercial



Neighborhoods and Residential Areas

-  University Residential
-  Multifamily Residential
-  Traditional Neighborhood, Core
-  Traditional Neighborhood, Edge
-  Suburban Residential
-  Lakeside Living

Employment and Industrial Areas

-  Flex Employment Center
-  Industrial

Institutional Areas

-  University Campus
-  Civic / Institutional

Conservation Areas

-  Rural Edge / Conservation Development
-  Parks and Open Space
-  Environmentally Sensitive Development

Recommendations

- **Review** the October 7, 2020 presentation regarding Future Land Use Character Types (see framework.tuscaloosa.com)
- **Review** Future Land Use Character map (see framework.tuscaloosa.com)
- **Recall** that the HPC will guide the development – use and zoning are not pertinent to historic designation



Adjourn

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