

Alleys



Its easy for alleys to become neglected. But they are important to our urban fabric and should be cared for as public right of way.



New buildings on the alley should be masonry or metal. Wooden structures will look out of place and may be prohibited by code in some areas.

Troy alleys are a unique resource for the city. They allow for utilities infrastructure, trash collection, parking and deliveries. They are a shared driveway for everyone on the block. The streetscape of an alley is generally a mixture of original carriage houses, brick garden walls, ir tall fences along the property line. Maintenance and repair of rear facades and alley structures is often delayed. It is easy for alleys to become overgrown and neglected.

But, alleys are an important part of the history of our neighborhoods and they are a feature which makes the city more livable. Generally the HRC will consider the alley side of a building less visually important than the street side. But all exterior proposed work must be considered during the review process.

New structures on the alleys should not be setback behind the building line, and they should reflect the height and character if their historic neighbors. Flat roofs are more appropriate than gables. New garages on the alley are generally more appropriate when constructed of masonry. Frame construction almost always looks out of place because they were almost always finished in vinyl or metal siding. Pre-fabricated metal buildings with an industrial aesthetic are more appropriate.



Report all illegal dumping. Trash tends to multiply quickly

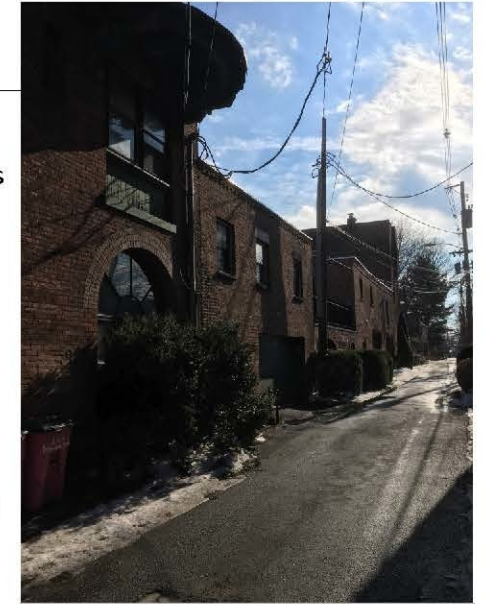


Lighting is critical for safety and security in the alleys.

APPROPRIATE TREATMENT GUIDE

All repairs and replacement of alley buildings and the alley sides of main buildings are subject to HRC review. Submit photos of your property with you application review. Reviewers can help you in determining whether repair or replacement is appropriate

- Keep alleys clear and clean. They are not dumping grounds. Owners can be fined for not following trash pick up laws.
- Report illegal dumping to the Public Works Department. Trash attracts more trash. Follow all solid waste laws for solid waste pick up.
- Photograph graffiti and report it to the police. Then clean it off or repaint right away. Graffiti attracts more graffiti
- Alley facades of main buildings should be treated the same as the public facade on the main street. HRC may be less stringent with alley facades but all changes must be discussed with the HRC.
- Most alley buildings are masonry. See the sections on masonry repair and replacement for guidance on maintenance of brick and stone buildings.
- Fencing along alleys can be 6' high without a zoning variance. But a fence permit is required.
- Install motion activated lighting on they alley side of residential property for safety. Commercial buildings in downtown should have alley lighting on timers to provide security whenever it is dark.
- New buildings on the alley should meet the property line and be similar in height to those buildings near it.
- New buildings should be masonry or metal siding. Aluminum or vinyl siding is not allowed.
- Roof drains should not dump into the alleys. Follow best practices for storm water collection.



Historic District alley buildings have unique features to be appreciated and preserved.



Alleys offer creative opportunity but all color schemes, signage and art-work must be reviewed