HISTORIC PRESRVATION COMMISSION

A G E N D A

June 11, 2024 – 5:30 p.m.

Council Auditorium, City Hall

(103 North Perry Street)

HISTORIC PRESERVATION COMMISSION MEMBERS

Dr. Richard Bailey, Chair

Ms. Carole King, Vice-Chair

Mr. Rob Hessee

Ms. Camilla Debardelaben

Mr. James Long

Mr. Keelan Adams

Mr. Mark Hall

LAND USE DIVISION
Warren Adams
Executive Secretary

I. **Approval of minutes from the May 14, 2024, meeting**

II. **Shaun will present the next historic neighborhood spotlight on Cloverdale Idlewild**

III. **Award commemorative plaques to recipients**

IV. **Discussion with Mr. Trey Flowers, Director of Street Maintenance Department, regarding hex pavers and other historic streetscapes of Montgomery**

V. **Section 3 (Building Exterior) of draft revised ARB design guidelines**

The next scheduled meeting of the Historic Preservation Commission is Tuesday, July 09, 2024, at 5:30 p.m.

II. Historic Neighborhood spotlight: Cloverdale Idlewild

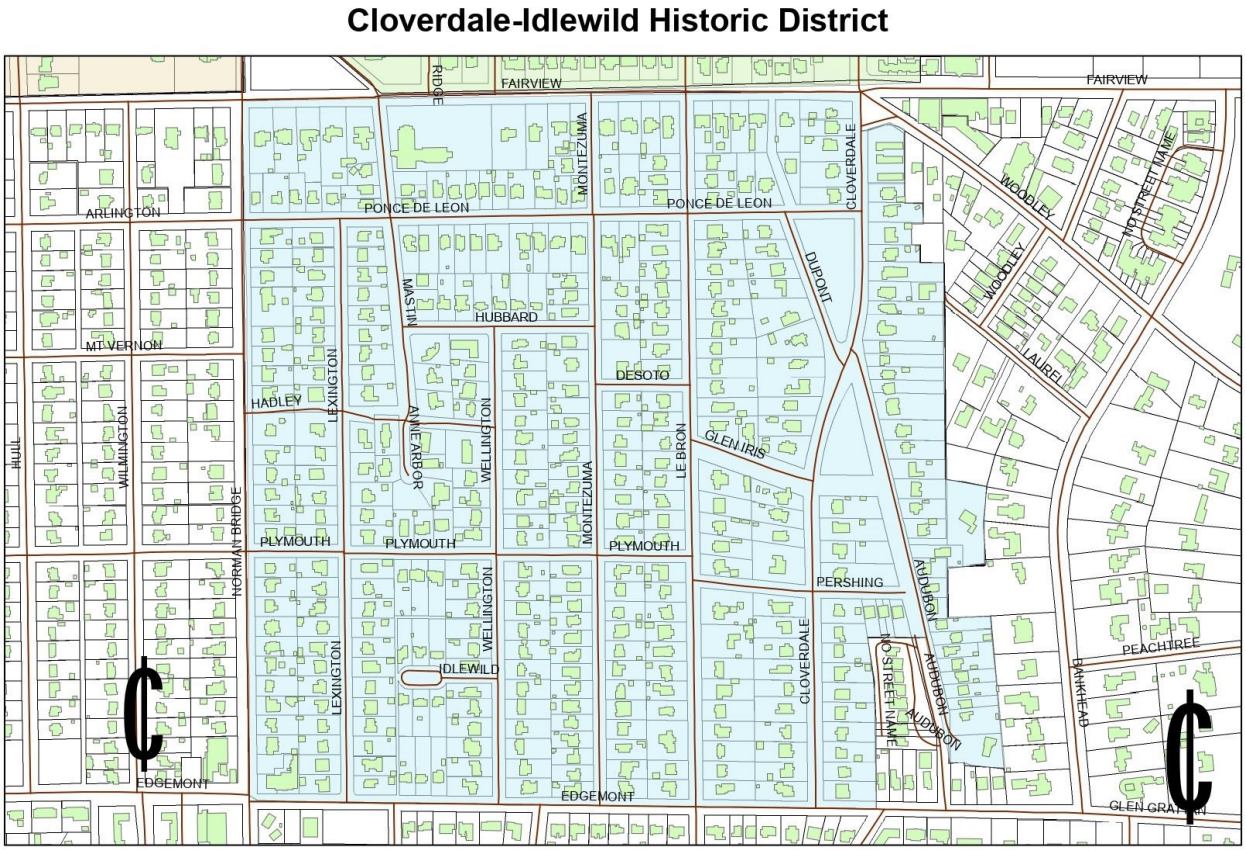


Figure 1: Cloverdale-Idlewild Historic District boundary map

Peter B. Mastin arrived in Montgomery County about 1836. He bought extensive land and by 1851 had moved his family into his house, named Fairview. The Mastin family raised three generations in the home, and so it became known in later years as the "Old Mastin Homeplace." Fairview Avenue is named for the house and Mastin Lane for the Mastin family. (Courtesy Mastin family collection.)

Figure 2: The Old Mastin Homeplace, AKA: Fairview, as pictured in the book Montgomery's Historic Neighborhoods.

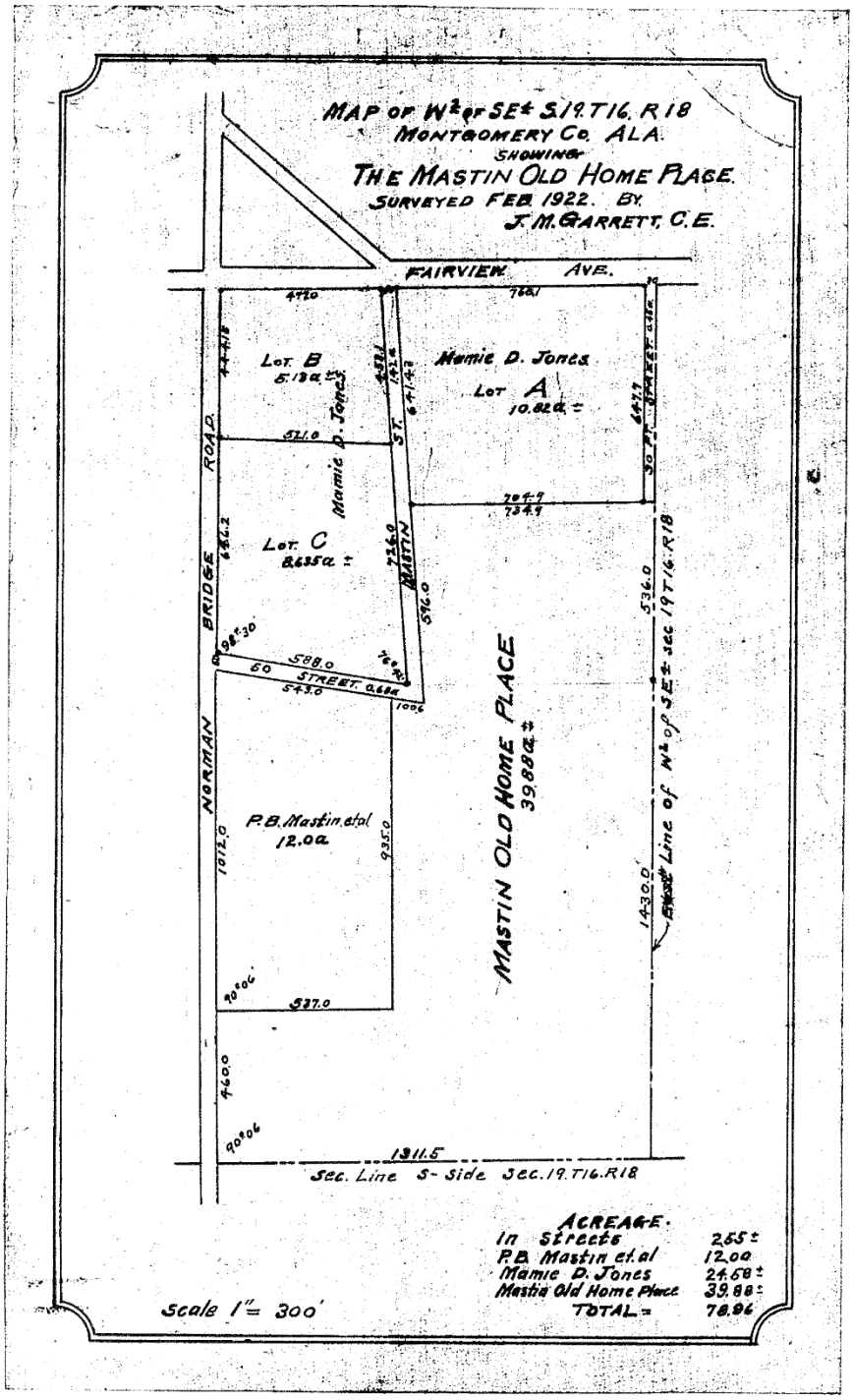


Figure 3: Plat map depicting the Mastin Homeplace in 1922.

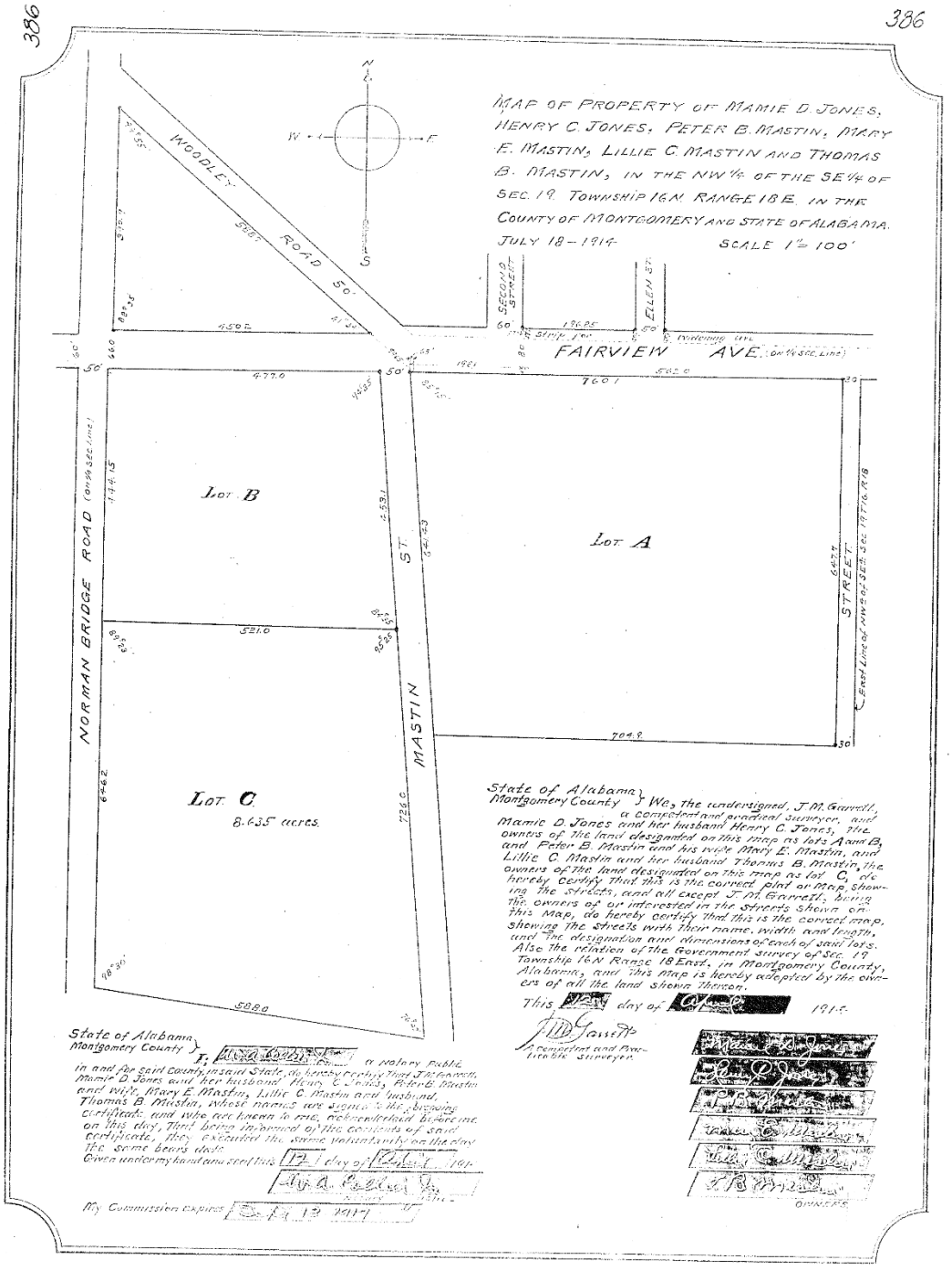


Figure 3: Plat map of Mastin and Jones properties in 1914.

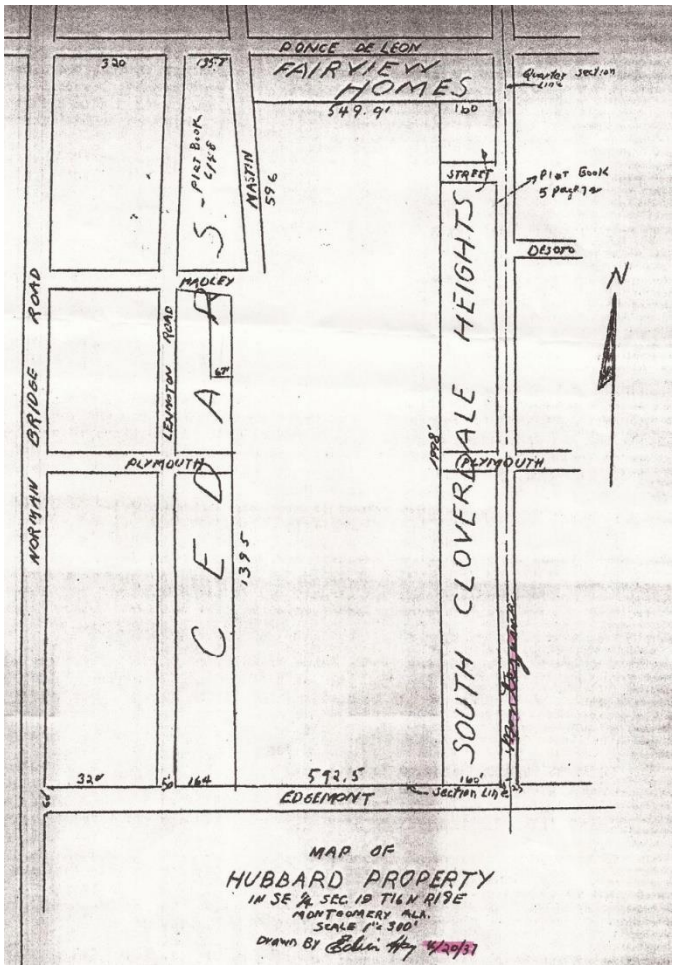


Figure 4: 1937 Plat map depicting the upcoming developments of the Cedars, South Cloverdale Heights, and Fairview Homes

Figure 5: c. 1939 Aerial photo depicting ongoing development

Figure 6: 3394 Lexington Road, 05/21/2024.

Figure 7: 3308 Lexington Road, 05/21/2024.

Figure 8: The Tower House at 3183 Lexington Road. Photo courtesy of the Cloverdale Idlewild Association: http://www.montgomerycia.com/galleryofhomes.html.

Figure 9: 710 Ponce de Leon Avenue. Photo courtesy of the Cloverdale Idlewild Association: http://www.montgomerycia.com/galleryofhomes.html.

Figure 10: 703 Ponce de Leon Avenue, 05/28/2024.

Figure 11: 3144 Dupont Street, 05/28/2024.

Figure 12: 3162 Le Bron Rd, 05/28/2024.

Figure 13: 651 Hubbard Street, 05/28/2024.

III. Award signs to recipients

1. **Petitioner**: Wendell E. Blackwell

Property address: 20 N. Capitol Parkway (Formerly 14 N. Capitol Pkwy)

Historic District: Capitol Heights—St. Charles

Figure 14: 20 N. Capitol Pkwy, north elevation, and west facade, 03/14/2024

Construction date: c. 1930s. There are entries for this address in older City Directories. The residence was built c. 1930, based on building materials and style. There was a rear addition in the 1960s, which caused tax assessor to list 1962 construction date, as the property value increased at that time.
House Style: Minimal Traditional
Roof: Broadly pitched Cape Cod-style side gable
Porch: Partial width under roof overhang
Entry steps and handrails: Stone steps; no handrails
Doors: Wood paneled with 3 inset lites
Windows: Thin rectangular 4 over 1 double hung lites in ribbons of 2 or 3
Shutters & Awnings: N/a shutters; roof overhang creates an awning above the porch
Siding: Wood Tongue and Groove
Foundation: Brick or concrete
Burglar Bars: N/a
Front yard fence: N/a
Driveway/parking: Gravel strips on north side of residence
Contributing to the Historic District: No (constructed after the district's period of significance of 1904-

1940s).

Other notes:

Modifications: Porch support posts used to be just two round columns and no handrail.

City Directory & Address Card Information:

- 1946-1960: Eulane H. Smith
- 1965: Mrs. Essie G. Smith. Widow of Eulane Smith
- 2001-2003: Keith Currie Sr. and Kathryn J. Currie

Submitted historical information: None.

Additional photos:

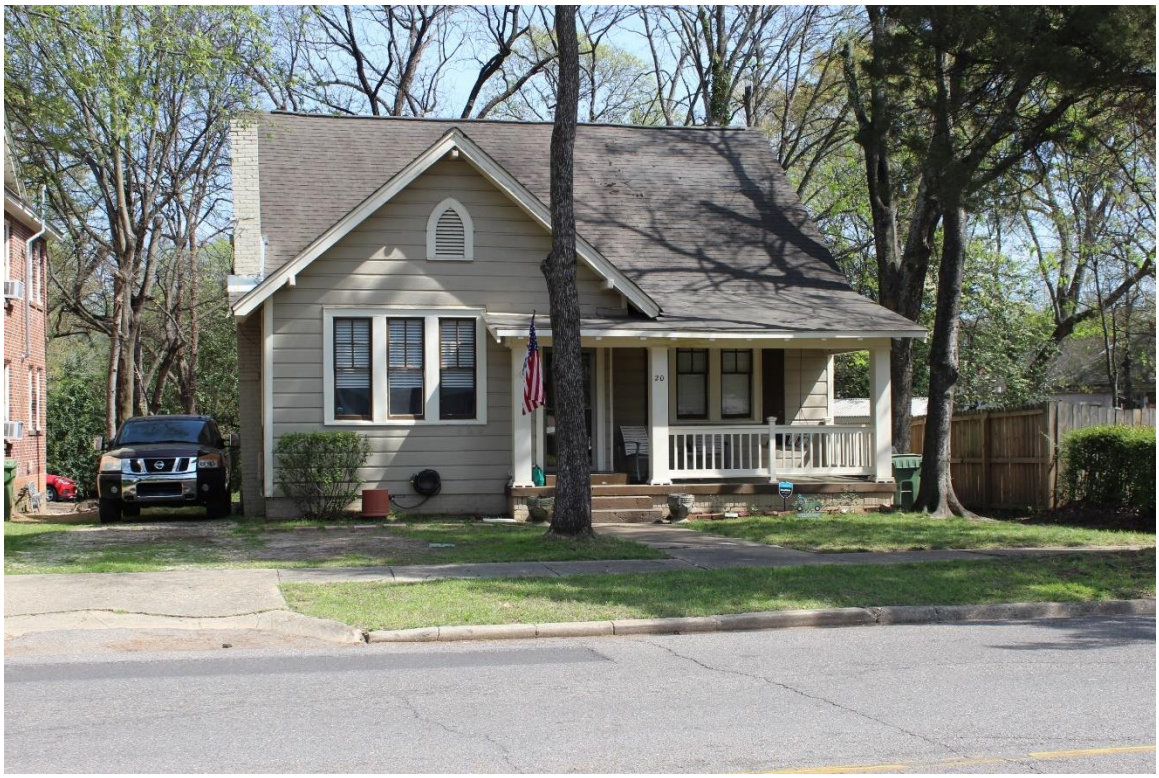


Figure 15: 20 N. Capitol Pkwy, west facade, 03/14/2024

2. **Petitioner**: Trudie Walker

1. Property address: 529 Felder Avenue (Formerly 605 Felder Ave.)

Historic District: Old Cloverdale

Figure 16: 529 Felder Ave, west elevation, and south façade

Construction date: 1913 (Tax Assessor)
House Style: early Craftsman
Roof: Hip-on-gable
Porch: Open entry alcove
Entry steps and handrails: Steps made of brick or stone, handrails from iron or another metal
Doors: main entry is a wood paneled door, painted yellow
Windows: 2 horizontally divided lites over 2, double hung
Shutters & Awnings: N/a
Siding: Brick and wood frame siding
Foundation: Likely concrete
Burglar Bars: N/a
Front yard fence: N/a. There is a new privacy fence on each side of the residence
Driveway/parking: Driveway is west of the residence with parking in the rear. Driveway concrete is being replaced with gravel.
Contributing to the Historic District: Yes

Other notes: Palladian louvered attic vent above the main entrance. Ms. Walker recently bought this property. She received a Certificate of Appropriateness (COA) from the ARB to build a new privacy fence, replace rear yard sod with gravel and install an English garden, and to build a walkway from the sidewalk

to front entrance. Staff also issued an admin COA for the driveway to be replaced with gravel instead of concrete. You can see an existing commemorative HPC sign affixed to the residence on the west side of façade, but it has severely faded, and Ms. Walker would like us to reissue a new sign.

Modifications: Brick on the residence is painted light blue. Unknown when this happened but it is unlikely to be original to the residence. Note the other recent alterations above.

City Directory & Address Card Information:

- 1920-1950: Warren T. Savage (Wife: Stella). Freight agent for ACLRR Co.
- 1955: Mrs. Lula S. Amason (Widow of Jerome G.). employed by Franklin Life Insurance Company.
- 1960: Mrs. Lula S. Amason employed as an interviewer by 1st National Bank.
- 1965: Warren T. Savage Jr. (Wife: Evelyn B.). Treasurer of Gamble's.

Submitted historical information: N/a

Additional photos:

Figure 17: 529 Felder Ave, south façade, and east elevation, facing northwest

Figure 18: 529 Felder Ave, view from the rear yard

3. **Petitioner**: John Payne

Property address: 728 Thorn Place

Historic District: Old Cloverdale

Figure 19: 728 Thorn Place, north facade, and west elevation, 03/14/2024

Construction date: c. 1909-1914 (Tax Assessor and Montgomery Water Works)
House Style: Tudor Revival
Roof: Cross gabled
Porch: Recessed open main entry alcove underneath a projecting 2nd story cantilevered projecting bay
Entry steps and handrails: N/a
Doors: Wood with vertical panels
Windows: Divided 15-lites made of wood
Shutters & Awnings: N/a
Siding: Brick on first floor, stucco w/half timbering on 2nd floor
Foundation: Hard to see, but probably concrete
Burglar Bars: N/a
Front yard fence: N/a.
Driveway/parking: Gate across driveway, main parking in the rear in a detached garage
Contributing to the Historic District: Yes

Other notes: Detached garage with large swinging barn-style doors and a roof of similar materials and design as the main residence

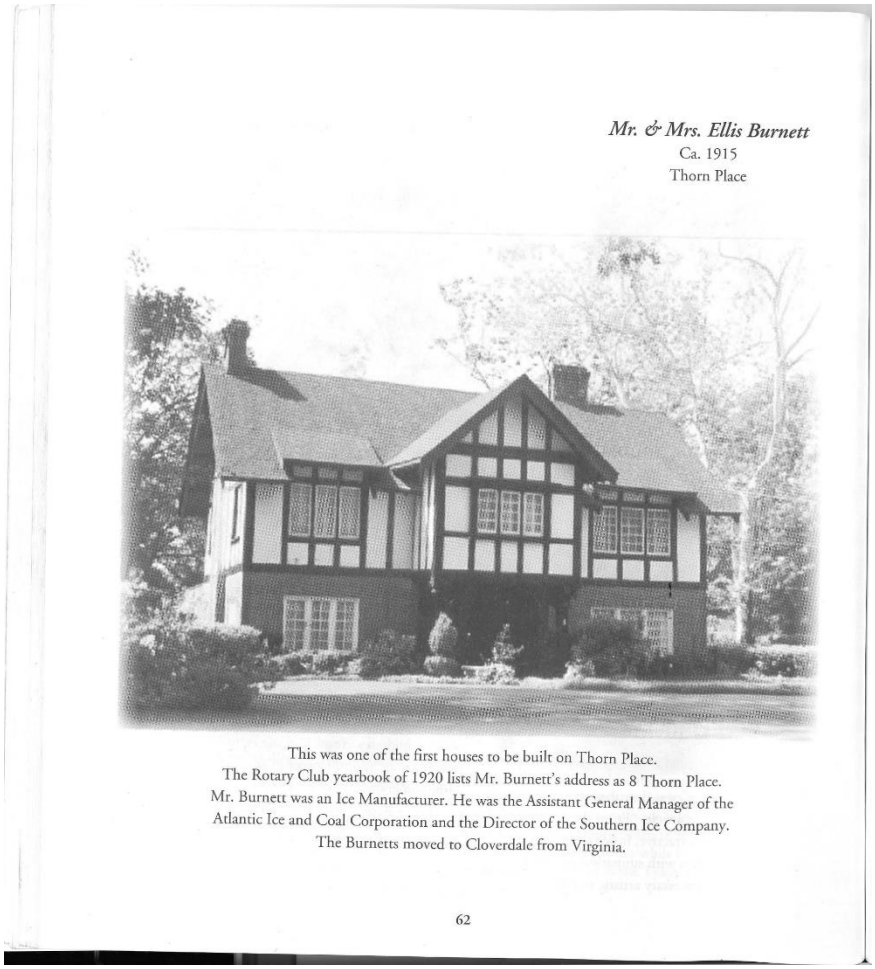
Modifications:

Submitted historical information:

Prior to construction:
Before statehood, William Graham land sale, Montgomery's first mayor
Malcolm Daniel Graham sold platt to developer (several developers)
Cloverdale Homes owned it 5 May 1908
Frank Stollenwerck, President of Cloverdale Homes to Burnett before 1922

Oldest deed I found: Ellis Burnett to wife Nellie G Burnett, 16 January 1922 (Book 115 Page 320)

A picture of the home is shown on page 62 of Suzanne Samuel Israel's book, *Cloverdale an Illustrated History* (2001). It mentions Ellis Burnett owned an ice delivery company.



Mr. & Mrs. Ellis Burnett
Ca. 1915
Thorn Place

This was one of the first houses to be built on Thorn Place.
The Rotary Club yearbook of 1920 lists Mr. Burnett's address as 8 Thorn Place.
Mr. Burnett was an Ice Manufacturer. He was the Assistant General Manager of the
Atlantic Ice and Coal Corporation and the Director of the Southern Ice Company.
The Burnetts moved to Cloverdale from Virginia.

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Figure 20: Photograph of 728 Thorn Pl in Cloverdale an Illustrated History (2001)

City Directory & Address Card Information:

728 Thorn occupants since 1915

As early as 1915: Ellis and Nettie G. Burnett at 8 Thorn Place
1920: City Directory lists Thorn Place, but no occupants
1922: Ellis & Nettie Burnett at 8 Thorn Place
1925: Burnett's renumbered to 4 Thorn Place and eventually 104 Thorn Place
1926: W C Bowman at 104 Thorn Place
1931: W C Bowman renumbered to 304 Thorn Place
1952: W C Bowman
1953: Howard J. Goldstein renumbered to 728 Thorn Place
1962: Howard J. Goldstein
1963-1964: John F. Bryan, Jr
1967: James E. Thomas
2006: James E. Thomas Sr.
2007: William G. Lindsey III
2004-2012: Billy Lindsey
2013: Jonathan & Lynne Payne

Additional photos:

Figure 21: 728 Thorn Place, north façade, 03/14/2024

Figure 22: 728 Thorn Place, east elevation, and north façade, 03/14/2024

Figure 23: 728 Thorn Pl, main entry door detail, 03/14/2024

IV. Discussion with Mr. Trey Flowers, Director of Street Maintenance Department, regarding hex pavers and other historic streetscapes of Montgomery

V. Section 3 (Building Exterior) of draft revised ARB design guidelines. Please review prior to the meeting and come ready to provide any comments/revisions that you may have. This is just the text, so please review content, only, and not formatting. The final version will have photos, captions, etc. to make it more readable. Next month, we'll move to Section 4—Additions and New Construction.

Draft Design Guidelines for Montgomery's Historic Districts:

3. Building Exterior

Wood

Wood was the most used building material in early Montgomery neighborhoods. The structural system of most homes is a wood framework referred to as balloon framing, a Victorian-era building innovation that set up all exterior load-bearing walls and partitions with single vertical studs and nailed the floor joists to those studs. Clapboard, flush siding, board and batten, or wood shingles were then applied to the exterior. Depending on the styles of the era and the taste and the financial resources of the owner, decorative details were added. For example, decorative wooden sawn-work, moldings, brackets, pediments, balustrades, and columns embellish many early Montgomery buildings. Even in commercial and residential buildings that were constructed or clad in masonry, wooden trim, sashes, and doors are common. Porches, fences, and storefronts were often constructed of wood as well.

Planning your project

Wooden features and surfaces on a building should be maintained and repaired in a manner that enhances their inherent qualities and maintains as much as possible of their original character. A regular inspection and maintenance program involving caulking and sealing, carpentry, cleaning, and painting will help to prevent or keep problems with wooden features and surfaces manageable. Flexible sealants and caulking protect wooden joinery from moisture penetration as the wood shrinks and swells, and a sound paint film protects wooden surfaces from deterioration related to ultraviolet light and moisture. If a wooden feature or surface remains damp for extended periods of time, the possibility of mildew, fungal rot, or insect infestation increases dramatically.

Repair of deteriorated wooden elements or surfaces may involve selective in-kind replacement of portions through splicing or piecing, or it may involve the application of an epoxy wood consolidant to stabilize the deteriorated portion in place. Specifying decay-resistant wood species for replacement of deteriorated wooden elements and surfaces may prevent future deterioration. In some cases, cementitious siding, such as Hardi-plank, may be an acceptable substitute for replacing missing or deteriorated portions of siding. The application of wood preservatives or the use of pressure-treated wood (wood that is chemically treated with preservatives during manufacturing) can also extend the life of wooden elements and surfaces. However, some pressure treated wood must be allowed to weather for six to twelve months before it is primed and painted.

Resurfacing a wooden building with synthetic siding materials, such as aluminum, vinyl, asbestos, and asphalt is usually a short-sighted solution to a maintenance problem. In fact, they may hide signs of damage or deterioration, thereby preventing early detection and repair. At their best, synthetic sidings conceal the historic fabric of a building; at their worst, they remove or destroy, with nail holes, the materials and craftsmanship that reflect America's cultural heritage while also allowing new deterioration and rot to go undetected. Because the application of synthetic siding does grave damage to the character of most historic buildings, it is not appropriate in Montgomery's historic districts (the materials used in

new construction must be compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district, see guidelines on p. 63 for more details).

Guidelines

- Retain and preserve wooden features that contribute to the overall historic character of a building or site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim.
- Protect and maintain wooden surfaces and features through appropriate methods:
    - Inspect regularly for signs of moisture damage, mildew, and fungal or insect infestation.
    - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
    - Keep wooden joints properly sealed or caulked to prevent moisture infiltration.
    - Treat traditionally unpainted, exposed wooden features with chemical preservatives to prevent or slow their decay and deterioration.
    - Retain protective surface coatings, such as paint, to prevent damage from ultraviolet light and moisture.
    - Clean painted surfaces regularly by the gentlest means possible (i.e., start with water) and repaint them only when the paint film is damaged or deteriorated.
- Repair historic wooden features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- If replacement of a deteriorated detail or element of a wooden feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original detail or element in kind rather than the entire feature. Match the original detail or element in design, dimension, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If replacement of an entire wooden feature is necessary, replace it in kind, matching the original in design, dimension, detail, material, and texture. Consider compatible substitute materials only if using the original material is not technically feasible.
- If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or new design compatible in scale, size, material, texture, and color with the historic building and district.
- Repaint wooden surfaces and features in colors that are appropriate to the historic structure and district. See Paint (pp. 38-39) for further guidance.
- It is not appropriate to clean wooden features and surfaces with destructive methods such as sandblasting, power washing, and propane or butane torches. Clean using gentle methods such as low-pressure washing with detergents and natural bristles. Chemical strippers should only be used if gentler methods are ineffective.
- It is not appropriate to strip historically painted surfaces down to bare wood and apply clear stains or finishes to create a natural wood appearance. If evidence indicates a structure was stained historically, then paint may be removed, and an appropriate stain applied.
- It is not appropriate to replace painted wood siding that is sound with new siding to achieve a uniformly smooth wooden surface.
- It is not appropriate to replace or cover wood siding, trim, or window sashes with contemporary substitute materials such as aluminum, Masonite, vinyl, imitation stone or brick, plywood, plastic, metal, or concrete block.
- It is not appropriate to introduce wooden features or details to a historic building to create a false historical appearance.

Masonry

Site features as well as building elements, surfaces, and details executed in masonry materials contribute to the character of Montgomery's historic districts. A variety of historic masonry, such as brick, terracotta, limestone, granite, stucco, concrete, cement block, and clay tile, are employed for a range of district features, including sidewalks, driveways, steps, walls, roofs, foundations, parapets, and cornices.

Brick foundations are very common in the districts; stone foundations are much less typical. Brick or stone clad the exterior walls of most historic commercial buildings in Montgomery. Some brick and stone veneers can also be found in residential historic districts. Original granite curbing and hexagonal pavers on sidewalks contribute to the character of some district streets as well.

Planning your project

Masonry surfaces require minimal maintenance and are known for their durability. They develop a patina over time and should be cleaned only when heavy soiling or stains occur. Usually, gentle cleaning using a low-pressure (under 400 p.s.i.) washer with detergent and the scrubbing action of a natural bristle brush will accomplish the task. Occasionally, a chemical masonry cleaner may be necessary. In that case, it is important to select a chemical cleaner that is appropriate for the specific masonry material, to test the solution on an inconspicuous sample area in advance, to follow recommended application procedures, and to neutralize and rinse the surface thoroughly to prevent any further chemical reaction. Using abrasive methods like sandblasting, water blasting, and power washing is destructive to historic masonry surfaces and thus not appropriate.

The painting of previously unpainted masonry surfaces is not considered appropriate because it conceals the inherent color and texture and initiates a continuing cycle of paint maintenance. However, the repainting of previously painted masonry is encouraged in lieu of attempts to remove paint films chemically or abrasively.

In some of Montgomery's historic districts, settling has caused visible cracks in brick veneer surfaces. In some cases, the cracks are accentuated by improper repointing. Mortar joints are flexible by design, so bricks do not have to be. Repointing cracks with a mortar high in Portland cement content exceeds the strength of historic brickwork and will deteriorate it. Masonry cement is a preblended mortar commonly found at hardware or home improvement stores. Because Masonry cement generally has a high Portland content, it is not recommended for repointing historic bricks. A lime-based mortar is preferred for the repair and repointing of historic brickwork because this more closely matches the appearance and performance of the original materials.

Deteriorated and open mortar joints contribute to moisture penetration and subsequent damage to masonry walls. The wall can be repaired through skillful repointing of the joints with new mortar. Before repointing, any loose or deteriorated mortar must be removed with hand tools, taking care not to chip or damage the surrounding masonry. In a proper repointing, the new mortar will match the visual and physical properties of the original mortar, including the strength. Again, mortar high in Portland cement content exceeds the strength of historic brickwork and will deteriorate it. The new mortar joint should match the original in width and profile. Moisture damage may also cause a stucco coating to separate from its masonry backing. To repair it, any loose or deteriorated stucco should be removed, and the area should then be patched with new stucco to match the original in composition, texture, color, and strength.

If masonry units themselves are damaged or missing, replacement units should match the original as closely as possible in design, material, dimension, color, texture, and detail. Beyond the individual units, any bond pattern or detailing of the original feature should be duplicated. Given the selection of brick and stone available today, replacement in kind is generally not problematic. Consequently, substitutions of

materials or masonry systems, such as concrete units for brick or exterior insulation systems for traditional stucco, are not appropriate.

Guidelines

- Retain and preserve masonry features that contribute to the overall historic character of a building or site, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches, and sills.
- Protect and maintain historic masonry materials, such as brick, terra cotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bond patterns, corbels, water tables, and unpainted surfaces.
- Protect and maintain historic masonry surfaces and features through appropriate methods:
    - Inspect surfaces and features regularly for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar, and loose or missing masonry units.
    - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements or along foundations and piers, and rising through capillary action.
    - Clean masonry only when necessary to remove heavy soiling or prevent deterioration. Use the gentlest means possible.
    - Repaint previously painted masonry surfaces when needed.
- Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry. It is not appropriate to apply a waterproof coating to exposed masonry rather than repair it.
- Repoint historic masonry mortar joints if the mortar is cracked, crumbling, or missing or if damp walls or damaged plaster indicate moisture penetration. Before repointing, carefully remove deteriorated mortar using hand tools. Replace the deteriorated mortar with new mortar that duplicates the original strength, color, texture, and composition. Match the original mortar joints in width and profile.
- If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, replace only the deteriorated portion in kind rather than the entire surface or feature. Consider compatible substitute materials only if using the original material is not technically feasible.
- If replacement of a large masonry surface or entire feature is necessary, replace it in kind, matching the original in design, detail, dimension, color, pattern, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If a masonry feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible with the scale, size, material, and color of the historic building and district.
- Test any cleaning technique, including chemical solutions, on an inconspicuous sample area well in advance of the proposed cleaning to evaluate its effects. It is not appropriate to clean masonry features and surfaces with destructive methods, including sandblasting, high-pressure water blasting, and power washing.
- Repaint previously painted masonry surfaces in colors that are appropriate to the historic material, building, and district. It is not appropriate to paint unpainted masonry surfaces that were not painted historically.

Architectural Metals

In the historic districts a variety of architectural metals are employed in the detailing and surfacing of buildings, street elements, and site features. Architectural metals are commonly used for numerous roofing and guttering applications, including standing seam roofs, flashing, gutters, downspouts, finials,

cornices, copings, and crestings. Beyond those building features, other architectural elements often crafted or detailed in metal include storm doors and windows, vents and grates, casement windows and industrial sash, railings, storefronts, hardware, and trim-work. Architectural metals also appear throughout the districts in the form of fences, gates, streetlights, signs, signposts, site lighting, statuary, fountains, and tree guards and grates.

Traditional architectural metals, such as copper, tin, terneplate, cast iron, wrought iron, lead, and brass; and more contemporary metals, such as stainless steel and aluminum, all are found within Montgomery's historic districts. The shapes, textures, and detailing—whether wrought, cast, pressed, rolled, or extruded—of these metals reflect the nature of their manufacture.

Planning your project

Preserving architectural metal surfaces, features, and details requires regular inspection and routine maintenance to prevent their deterioration due to corrosion, structural fatigue, or water damage. Corrosion, or oxidation, of metal surfaces is a chemical reaction usually resulting from exposure to air and the moisture it contains, but corrosion can also result from a galvanic action between two dissimilar metals. With all ferrous (i.e., material consisting of iron) metal surfaces, maintaining a sound paint film is critical in protecting the surfaces from corrosion. If the paint film fails, leaving a ferrous metal unprotected, corrosion begins. The subsequent removal of all rust and immediate priming with a zinc-based primer or other rust-inhibiting primer is critical to halt the deterioration and prevent future corrosion. Copper and bronze surfaces develop a distinctive patina and should not be painted.

Methods of cleaning architectural metals vary, depending on how soft or malleable the metals are. Soft metals, such as lead, tin, terneplate, and copper, are best cleaned with chemical cleaners that will not erode their soft surface texture. However, any chemical cleaner should always be tested on an inconspicuous sample area in advance to determine if it will discolor or alter the metal itself. Abrasive cleaning techniques such as grit blasting are too harsh for soft metals and should never be used on them. Once cleaned, unpainted soft metal elements like brass or bronze hardware may be protected from corrosion with a clear lacquer.

Cleaning hard metals, such as cast or wrought iron and steel, is best accomplished by hand scraping or wire brushing to remove any corrosion before repainting. In extreme cases a low-pressure (80-100 p.s.i.) glass bead abrasive cleaning may be necessary if wire brushing has proven ineffective.

Patching or replacing deteriorated metal in kind is always preferable to using substitute materials. Corrosion due to galvanic reaction between dissimilar metals limits the options of patching one metal with another. If a detail of a painted metal feature such as a decorative cornice is missing or deteriorated, replacement in kind may not be feasible, and the replication of the detail in fiberglass, wood, or aluminum may be appropriate. Asphalt products such as roofing tar corrode metals and should not be used to patch flashing or other metal surfaces.

Guidelines

- Retain and preserve architectural metal features that contribute to the overall historic character of a building or site, including such functional and decorative elements as roofing, flashing, storefronts, cornices, railings, hardware, casement windows, and fences.
- Retain and preserve architectural metals, such as copper, tin, brass, cast iron, wrought iron, lead, and terneplate, that contribute to the overall historic character of the district.
- Protect and maintain architectural metal surfaces and features through appropriate methods:

    - Inspect regularly for signs of moisture damage, corrosion, structural failure or fatigue, galvanic action, and paint film failure.
    - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
    - Clear metal roofs and gutters of leaves and debris.
    - Retain protective surface coatings, such as paint and lacquers, to prevent corrosion.
    - Clean when necessary to remove corrosion or to prepare for recoating. Use the gentlest effective method.
    - Repaint promptly when paint film deteriorates.
- Repair deteriorated architectural metal features and surfaces using recognized preservation methods for splicing, patching, and reinforcing.
- If replacement of a deteriorated detail or element of an architectural metal feature is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original detail or element in design, dimension, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If replacement of an entire architectural feature is necessary, replace it in kind, matching the original feature in design, dimension, detail, texture, and material. Consider the compatible substitute materials only if using the original material is not technically feasible.
- If an architectural metal feature is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in scale, size, material, and color with the historic building and district.
- Repaint architectural metal surfaces and features in colors that are appropriate to the historic building and district. See the Paint section (pp. 38-39) for guidance.
- Clean soft metals, including lead, tin, terneplate, and copper, with chemical solutions after pretesting them to ensure that they do not damage the color and the texture of the metal surface. It is not appropriate to clean soft metal surfaces with destructive methods like grit blasting.
- Clean hard metals such as cast iron, wrought iron, and steel using the gentlest means possible. Consider low-pressure glass bead blasting only if hand scraping and wire brushing have been ineffective.
- It is not appropriate to patch metal roofs or flashing with tar or asphalt products.
- It is not appropriate to introduce architectural metal features or details to a historic building to create a false historical appearance.

Paint and Paint Color

"A color scheme should be simple and fit the style of the architecture, as also the natural and artificial surroundings. A painted house should appear as part of the landscape." A. Ashmun Kelly, *The Household Painter*,1923.

A well-executed exterior color combination can dramatically alter the appearance of a building. Likewise, the application of garish colors on a building can overwhelm its architectural character and compromise its integrity. Although an exterior paint job is not an irreversible change to a building, it is a highly visible and relatively expensive one. The style of the building, and the surrounding streetscape should be considered. Paint colors have been described as the "complexion" of a building. Paint colors should reflect the historical age and style of the house, show the best features of the design, and represent the current owner's taste. While there were general trends in paint schemes attributed to house styles, bear in mind that local interpretations of trends may differ. Introducing a dramatically different or historically inappropriate color scheme to a streetscape creates a visual distraction. Nearly all houses built in America before World War I were intended to be "defined" by the trim color(s). Trim color is used to define wood elements such as corner boards, cornices, and outlining belt courses along the siding and to provide

contrast with the body color. In the same fashion, the vertical and horizontal elements of porches are painted to provide an outline of color in contrast to the body siding.

The City of Montgomery has a pre-approved historic paint color palette. If property owners are repainting the exterior of a building and changing the paint colors/scheme, colors selected from the pre-approved palette do not require ARB review. Because Montgomery's historic architecture spans over a century, not all historically appropriate colors are identified on the pre-approved palette. All off-palette colors for exterior painting must be submitted by sample and paint number. Textured or smooth coatings (such as "Dan-Tex" or "Uni-Crete") may be approved for properly prepared surfaces like stucco but shall be denied as a substitute for stucco.

The following is a brief overview of some historic paint trends:

Greek Revival/antebellum (pre-1860)
White and off-white with accents in shades of straw, gray, green, and fawn were the most popular colors before the Civil War. Shutters and sashes were often painted a dark green or black.

Gothic Revival and Italianate (1840s-1880s)
Andrew Jackson Downing and Samuel Sloan promoted the use of more natural colors, in contrast to stark white, to create a naturalistic appearance for houses. Wood, soil, tree bark, and rocks were suggested as sources of color inspiration.

Victorian era houses (Queen Anne, Second Empire—1855-1920s)
The well-known "painted ladies" in San Francisco—Queen Anne row houses with eye-popping color combinations—are quite a bit more vibrant than historical Victorian-era paint jobs. Some Victorians sported the subdued colors found in earlier styles. Dubbed the "muddy color" era, Victorian houses employed deep rich colors of dark greens, saturated olives, deep browns, rusts, mustard yellows, and rich brick reds.

Colonial Revival (1880-1955)

As the nineteenth century waned, American domestic architecture began to return to simpler lines inspired, in part, by our colonial past. White, gray, gray-blue, gray green, or yellow, on the body; white trim, and sashes; dark (often green or black) shutters and doors were common. All-wood Colonial Revivals also lightened and whitened so that, by World War II, and through the 1950s, a white body highlighted by strongly contrasting shutters or trim was prescriptive.

Bungalow/Craftsman, Tudor Revival, Foursquare (1890-1950s)

While each of these styles differs in detail, they are part of a general shift away from Victorian ornamentation. The Arts and Crafts movement emphasized harmony with nature, a return to the handmade, and a rejection of machine-like precision. The colors used were less saturated and more earthy than the rich Victorian era colors. These houses work best using the colors of nature: earth-brown, moss greens, sand yellows, and terra cotta reds. Trim colors were used to accentuate architectural details and complement the overall color scheme rather than to highlight specific architectural elements.

Mediterranean Revival (1880s-1940s)

Generally executed as unpainted masonry veneer or stucco buildings with a terra cotta tile roof. Paint colors generally complement the tile in shades of white or light neutral earth tones with darker sashes and trim.

Planning your project

Routine cleaning of painted surfaces is an important maintenance step. Often, washing a previously painted exterior with a garden hose will reveal that the paint film is intact under the surface of dirt or mildew. However, power washing can damage intact paint layers and force water into the wall itself.

The success and longevity of any paint job depend primarily on the quality of the surface preparation and the paint. Proper preparation includes removing all loose or peeling paint down to the first sound paint layer. Stripping intact layers of paint is unnecessary and undesirable from both a practical and historic preservation standpoint. Often, only hand scraping and hand sanding are necessary for removing loose paint. Destructive paint removal methods, such as sandblasting, water blasting, or using propane or butane torches, are not appropriate for historic buildings because they can irreversibly damage historic woodwork, soft metals, and masonry; and they are also potential fire hazards. Dense pines with high resin content are found throughout Montgomery in structural framing as well as interior and exterior woodwork. Exposure to high heat from torches can result in combustion hours after work concludes. If paint is severely deteriorated and gentler methods are not successful, then a thermal device such as an electric hot air gun may be used, with care, on flat wooden surfaces. Similarly, chemical paint strippers may be used to augment gentler methods, but the surface must then be neutralized to allow the new paint film to bond.

Mildew can ruin a new paint job. If you're uncertain if you are facing dirt or mildew on a surface being prepared for paint, place a drop of bleach on the surface. Mildew will immediately turn white. To remove mildew, mix 1 cup liquid non-ammoniated detergent, 1 quart household bleach, and 1 gallon of water and apply, with care, using a soft scrub brush. Rinse thoroughly and keep the solution off your skin.

After wooden surfaces have been cleaned, scraped, and sanded, any exposed surfaces should be primed with a high-quality exterior primer, and all open joints (except the horizontal lap seam of clapboard siding) should be re-caulked before repainting with a compatible paint. Although the color is more uniform and less translucent than oil paints, today's high-quality latex and acrylic semigloss paints provide a similar appearance.

Preparation for painting stucco and previously painted brick or stone is like that for painting wooden surfaces. The guidelines for architectural metals address the painting of metals.

Any proposed change in the exterior paint color must first be submitted to the City's Land Use Division of the City to determine if ARB review is required. All first-time painting of the exterior of an historic structure (i.e. painting of a new structure or painting a previously unpainted exterior surface) shall be subject to prior review and approval by the ARB.

Guidelines

- Protect and preserve original exterior building surfaces and site features that were painted by maintaining a sound paint film on them.
- Protect and maintain previously painted exterior surfaces in appropriate ways:
    - Inspect painted surfaces regularly for signs of discoloration, moisture damage, mildew, and dirt build up.

    - Clean painted surfaces regularly to avoid unnecessary repainting. Use the gentlest means possible.
    - Remove deteriorated and peeling paint films down to the first sound paint layer before repainting. Use the gentlest means possible, such as hand scraping and hand sanding. Use electric heat guns and plates with caution and only if gentler methods are ineffective.
    - Ensure that surfaces to be repainted are clean and dry, and that any exposed wood or metal surface has been primed so that new paint will bond properly.
    - Repaint previously painted surfaces with compatible paint.
- When repainting, select colors appropriate to the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style. In particular, the foundation color is usually darker than the body of the building to visually anchor it to the ground.
- It is not appropriate to paint brick, stone, copper, bronze, concrete, or cement block surfaces that were historically unpainted.
- It is not appropriate to strip wooden surfaces that were historically painted down to bare wood and apply clear stains or sealers to create a natural wood appearance.
- It is not appropriate to replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.
- It is not appropriate to remove paint films before repainting through destructive methods such as sandblasting, water blasting, power washing, or the use of propane or butane torches.

Roofs

The roof form and pitch are among the major distinguishing characteristics of historic buildings. In Montgomery's historic districts, roofs are generally hipped, gabled, mansard, gambrel, flat, or a combination of two or more forms. Certain architectural styles are clearly distinguished by roof types: classical buildings usually feature simple hipped or pitched roofs; Victorian era houses typically display steeply pitched, complex arrangements of roofs and gables. Commercial buildings often exhibit decorative copings along a parapet on the façade. Roofing materials also contribute to the character of historic buildings. Depending on the age and the style of the building, the original roofing may have been a variety of materials, including wood or metal shingles, slates, clay tiles, standing seam metal, copper, tin, and terne metal. Asphalt and asbestos shingles became popular roofing materials in the twentieth century for both new construction and reroofing of earlier buildings. Historic roofing materials were usually dark in color.

Planning your project

It is particularly important to retain and preserve historic roofs that create distinctive effects through shapes or color, because to alter or remove them would result in the loss of a significant architectural feature. If a roofing material must be replaced and is not readily available, a property owner should identify a compatible substitute material that closely resembles the original. When a roofing material is clearly distinctive to a building's architectural style, retaining or replacing it in kind is very important. For example, a Mission style building that features a clay tile roof should not be reroofed with fiberglass shingles. This principle applies to shingle patterns as well.

Routine care and maintenance of a roof is critical. A leaky roof allows water damage to both the structural and ornamental elements of a building. It is wise to keep a roof free of leaves and other debris and to regularly inspect it for leaks. Such an inspection should include checking for loose or damaged shingles, slates, or tiles and repairing any defects immediately. Slate and clay tiles are extremely durable but brittle. They can last more than a century, but their fasteners, flashing, and sheathing may not. However, if they are carefully reset, they may last another lifetime. Metal roofs, if kept painted, can last more than a

century as well. By contrast, a good-quality fiberglass shingle roof will last just twenty to thirty years. The metal flashing around chimneys and at the juncture of roof planes must be maintained and replaced as necessary. Using terne-coated metal (which requires paint), copper, or rolled aluminum with a factory-applied finish to construct valleys is far more authentic in appearance and longer lasting than weaving asphalt shingles. Coating valleys or roofing materials with roofing tar should never be done.

Gutters, scuppers, and downspouts must be cleaned out often and kept in good repair if they are expected to successfully carry water off the roof. Distinctive built-in gutters that are incorporated into the roof and concealed from view within a boxed cornice are important to retain. However, they must be kept properly functioning to avoid undetected damage to the structure.

Guidelines

- Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, including cresting, dormers, chimneys, cupolas, cornices, and the materials used.
- Protect and maintain the metal, wooden, and masonry elements of historic roofs through appropriate methods:
    - Inspect regularly for signs of deterioration and moisture penetration.
    - Clean gutters and downspouts to ensure proper drainage.
    - Replace deteriorated flashing as necessary.
    - Reapply appropriate protective coatings to metal roofs as necessary.
    - Maintain adequate ventilation of roof sheathing to prevent moisture damage.
    - Ensure that roofing materials are adequately anchored to resist wind and water.
    - Re-fasten loose (or replace damaged) shingles, slates, or tiles.
- Repair historic roofs and their distinctive features through recognized preservation methods for resetting and reinforcing.
- If replacement of a partially deteriorated roof feature is necessary, replace only the deteriorated portion in kind to match the original feature in design, dimension, detail, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.
- If a roof feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.
- It is not appropriate to remove a roof feature that is important in defining the overall historic character of a building, rather than repair or replace it.
- If new gutters and downspouts are needed, install them so that no architectural features are lost or damaged. Select new gutters and downspouts that match trim color, unless they are copper. Retain the shape of traditional gutters and downspouts if replacing them.
- Corrugated metal, asphalt roll roofing, and built-up sloped roofs are not appropriate. Because it is such a noticeable building element, roof materials in newly constructed buildings should harmonize with those in the historic district (see Guidelines on p. 62 for more details).
- It is not appropriate to replace concealed, built in gutter systems with exposed gutters.
- It is not appropriate to introduce new roof features such as skylights, dormers, or vents if they will compromise the historic roof design or damage character defining roof materials or the character of the historic district.

- It is not appropriate to install ventilators, solar collectors, antennas, skylights, or mechanical equipment in locations that compromise character defining roofs or on slopes prominently visible from the street.
- It is not appropriate to install exposed tarpaper rolls as a finished roofing material or roofing tar as a replacement for valley flashing.
- It is not appropriate to patch any roofing or flashing with tar or asphalt products.
- It is not appropriate to introduce a non-conforming roof form.

Exterior Walls

Through their shape, features, materials, details, and finishes, exterior walls contribute to the form and the character of historic buildings. They also provide opportunities for stylistic detailing and ornamentation. Features such as projecting bays, chimneys, towers, and pediments boldly manipulate the shapes of exterior walls. Additionally, quoins, corner boards, cornices, brackets, entablatures, and skirtboards all embellish the connections between wall planes or from exterior walls to other building elements. Variations in exterior wall materials contribute further to the pattern, texture, scale, color, and finish of the building exterior.

Within Montgomery's residential historic districts, exterior walls clad in horizontal, wooden flush board novelty siding are most common, although walls surfaced with wooden shingles, brick, stone, stucco, or asbestos shingle are also found. Combinations of materials, including brick with stone details or lapped siding with wooden shingles, are also found.

The foundations in Montgomery's early neighborhoods are generally differentiated from the rest of the wall by a change in material, plane, and/or color. Brick foundations are the most common for residential structures, but foundations of stone or masonry coated with stucco are also present. Some masonry pier foundations with infill panels or recessed brick or lattice remain in the districts as well.

Planning your project

Routine inspection, maintenance, and repair of exterior walls should follow the guidelines for specific wall materials. Replacement of deteriorated exterior wall materials and details requires careful attention to the scale, texture, pattern, and detail of the original material. The three-dimensionality of wood moldings and trim, the distinctive texture of weatherboards, and the bonding pattern of masonry walls are all important to duplicate when replacement is necessary. Generally, replacement or concealment of exterior wall materials with substitute materials is not appropriate. For example, the application of synthetic sidings or contemporary stucco-like coatings in place of the original materials results in a loss of original fabric, texture, and detail. Additionally, such surfaces may conceal moisture damage or other causes of structural deterioration from view.

The loss of a distinctive exterior wall feature such as a projecting chimney or window bay would compromise the character of a historic building. Similarly, the introduction of a new feature, such as a window or door opening, can also compromise the integrity of the original wall. Alterations such as these require a clear understanding of the significant characteristics of the original wall and also the wall's role in creating the building's significance. Using that knowledge, a compatible change that will not diminish the building's architectural character may be developed.

Guidelines

- Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.
- Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trim work.
- Protect and maintain the material surfaces, details, and feature of exterior walls through appropriate methods:
    - Inspect regularly for signs of moisture damage, vegetation, fungal or insect infestation, corrosion, and structural damage or settlement.
    - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
    - Using the gentlest means possible, clean exterior walls as necessary to remove heaving soiling or to prepare for repainting.
    - Retain protective surface coatings, such as paint or stain, to prevent deterioration.
    - Reapply protective surface coatings, such as paint or stain, when they are damaged or deteriorated.
- Repair exterior wall surfaces, details, and features using recognized preservation repair methods for the surface material or coating.
- If replacement of a deteriorated detail or element of an exterior wall is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If replacement of an entire exterior wall or feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, pattern, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If an exterior wall or feature is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and the district.
- It is appropriate to enclose a foundation with concrete, stucco surface, brick, stone, wood (horizontal or vertical boards) or lattice.
- It is not appropriate to enclose a foundation with metal, plywood panels, concrete without stucco, or concrete block.
- It is not appropriate to introduce new features such as window or door openings, bays, vents, balconies, or chimneys to character-defining exterior walls if they will compromise the architectural integrity of the building.
- It is not appropriate to remove or cover any material detail associated with exterior walls, including decorative shingles, panels, brackets, bargeboards, and corner boards, unless an accurate restoration requires it.
- It is not appropriate to cover historic wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or contemporary substitute materials.
- It is not appropriate to use metal, plastic, plywood, concrete block, or imitation stone or brick, as an exterior wall material.
- It is not appropriate to introduce features or details to an exterior wall to create a false historical appearance.

Windows and Doors

The various arrangements of windows and doors, the sizes and proportion of openings, and the decorative elements associated with them are used to achieve architectural stylistic effects on buildings. Most

windows found on residences in Montgomery's historic districts are wooden double hung windows, although you will also find wood and metal casement windows, awning windows, and some fixed-pane windows. Each sash, depending on the style and age of the house, maybe be divided by muntins that hold individual panes in place in a variety of configurations of clear, art, and stained glass. Doors with a variety of panel configurations as well as a combination of solid panels and glazing are found throughout the historic districts. Decorative stained, beveled, and etched glass is sometimes found, often in entry sidelights and transoms or individual fixed sash.

Planning your project

Improper or insensitive treatment of windows and doors on a historic building can seriously detract from its architectural character. Usually, repairing the original windows in an older building is more appropriate and cost effective than replacing them with new ones. Peeling paint, high air infiltration, sticking sash, or broken panes are repairable conditions and do not necessitate replacement. Wooden-framed windows are generally easy and inexpensive to repair. For example, changing a sash cord is relatively simple, and lightly coating a window track with paste wax may allow the sash to slide smoothly. The inherent imperfections in historic glass give it a visual quality not replicated by contemporary glass manufacturing. Consequently, preserving such glazing on historic Montgomery buildings is always desirable.

If the details of a window or a door, such as casings, muntins, or tracery, are deteriorated and must be replaced, the original character of the building and window or door should be a guide. Replacement of the window sash, alone, should be considered first, as window manufacturers offer sash kits that fit within existing window casings. Replacement of an entire window or door should be considered only if repair is not feasible. Replacement units should match the original in dimension, material, configuration, and details. A compatible substitute material should be considered only if replacement in kind is not technically feasible. True divided light (TDL) or simulated divided light (SDL) are recommended as the muntin profile extends beyond the surface of the glass (see resources). Because the replacement unit should fill the original opening, it may have to be custom ordered—an option available through several window manufacturers offering historic or architectural window and door product lines. Wood-framed and wood aluminum clad (which can be painted) screen or storm windows and doors painted to match or complement the colors of the existing sash and doors are appropriate choices for most Montgomery historic district residences. Information on storm windows and doors is provided in the guidelines on utilities and energy retrofit.

Changing existing window and door openings, closing existing openings, or adding new openings should be very carefully considered and undertaken only for compelling reasons. Changes to original openings in a character defining façade should never be considered. For less significant elevations, the pattern of proposed openings should be characteristic of, and complementary to, the historic building and the historic district context.

Exterior shutters on early Montgomery buildings were functional features sized to fit the openings and hinged to close for security or solar control. Louvered shutters provided for some ventilation and light when closed. Beyond function, they embellished the building exterior and contributed to its architectural character. Existing shutters on historic buildings should be maintained and repaired or replaced in kind as necessary. It is also appropriate to reintroduce shutters on an early building when there is clear evidence of earlier shutters. It is recommended that reintroduced shutters be operable, as were the earlier shutters. In some cases, it may be appropriate to introduce shutters to buildings that did not have them historically. It is recommended that such newly introduced shutters at least appear functional. Shutters need to be sized, proportioned, and placed properly, so that if the shutters were closed, they would fit exactly within the window. To determine the proper size for a shutter, each pair of shutters should be the exact height of

the inside measurement of the window and exactly one-half of the width of the inside of the window. Shutters should be mounted on hinges so they will close; if not they should be mounted overlapping the trim of the window, so they appear to be operable.

Historically, fabric awnings were energy-conservation features that also provided opportunities to introduce color and signage. Although contemporary aluminum awnings are not consistent with the character of Montgomery historic districts, fabric awnings that are compatible in scale, form, and color may be appropriate.

Guidelines

- Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.
- Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware.
- Protect and maintain the wood and metal elements of historic windows and doors through appropriate methods:
    - Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
    - Clean the surface using the gentlest means possible.
    - Limit paint removal and reapply protective coatings as necessary.
    - Reglaze sash as necessary to prevent moisture infiltration.
    - Weatherstrip windows and doors to reduce air infiltration and increase energy efficiency.
    - Deteriorated metal windows that are not repairable should be replaced in kind, matching the original materials, profile, and sash operation.
- Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- If replacement of a deteriorated window or door feature is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.
- If a window or a door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
- Replace deteriorated or missing wooden shutters with wood shutters sized to fit the opening and mounted so that they can be operated.
- If no evidence of earlier shutters exists, it may be appropriate to introduce shutters to a historic building so long as they are appropriately sized and positioned, compatible with the building's architectural style, and, at least, appear functional.
- If additional windows or doors are necessary for a new use, install them on a rear or non-character defining elevation of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.
- If desired, introduce a narrow-profile exterior or interior storm window so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or

baked-enamel finish color that is compatible with the sash color. For double-hung windows, operable storm window dividers should align with the existing meeting rail.

- If desired, introduce full-light storm doors constructed of wood or aluminum that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors are not appropriate.
- If desired, and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- It is not appropriate to remove original doors, windows, shutters, blinds, hardware, and trim from a character defining façade.
- It is not appropriate to remove any detail material associated with windows and doors, such as stained glass, beveled glass, textured glass, or tracery, unless an accurate restoration requires it.
- It is not appropriate to use snap-in muntins to create a false divided-light appearance.
- It is not appropriate to use solar bronze, tinted panes, or mirrored glass.
- It is not appropriate to install metal sash, fixed sash [How can we differentiate between these and those that are historic and appropriate?], and seamed metal windows are not appropriate.
- Metal and wood flush type doors are inappropriate.

Entrances, Porches, and Balconies

Entrances and front porches often distinguish the façade of historic buildings and provide highly visible opportunities for stylistic embellishments. Sleeping porches, balconies, side porches, mudrooms, back porches, and rear entries offer additional outdoor access and living space. In Montgomery, most porches include a variety of functional-yet-decorative features such as columns, pilasters, rails, latticework, balustrades, soffits, steps, brackets, beaded board ceilings, and tongue and groove flooring. Entrances often feature sidelights, transoms, pilasters, architraves, and pediments.

Full façade, one story porches supported on masonry piers are a common feature in Montgomery's historic districts. Some front porches wrap around side elevations. In antebellum and Classical Revival residences, two story porches or porticos are also present. Recessed entries within a street-level storefront are typical for historic commercial buildings. The prominent, character defining role of front entrances, porches, and balconies for most historic buildings makes their preservation of primary importance.

Planning your project

Entrances, porches, and balconies often weather rapidly from exposure to the elements and require regular inspection for signs of deterioration due to moisture damage, fungal or insect infestation, or structural settlement. Keeping gutters and downspouts maintained and ensuring that all flooring slopes away from the building for proper drainage will help protect entrances and porches from moisture damage. Routine maintenance of wooden features includes caulking joints to prevent water or air penetration and repainting as necessary to maintain a sound, protective paint film. The repair of traditional entrance and porch materials, such as wood, masonry, and architectural metals, is addressed in the pertinent guidelines.

The removal or improper placement of entrance or porch elements can compromise the architectural integrity of an historic building. Introducing architectural trim or stylistic details to an entrance or a porch to create a false historical appearance is inappropriate. Original features, elements, and details should always be preserved unless they are damaged or deteriorated beyond repair. When entrance, porch, or balcony features and details are deteriorated and require replacement, it is important to match the original features and details in design, dimension, detail, texture, material, and color. Similarly, should an entire entrance or porch be deteriorated or damaged beyond repair, the property owner should match a

replacement to the original entrance or porch. The design of a new entrance, porch, or balcony for one that is lost should be an accurate reproduction of the original or a design that is compatible with the historic character of the building and its site. Compatibility of a new design should be reviewed in terms of proportion, height, roof shape, material, scale, texture, detail, and color.

The introduction of a new entrance, porch, or balcony on a secondary elevation may be appropriate if it does not diminish the building's architectural character and the design is compatible with the building and the site.

Occasionally, the enclosure of a side or rear porch will be considered to accommodate a change in use or a need for space. Although the enclosure of a front entrance, porch, or balcony is not considered appropriate given their prominence, the sensitively designed enclosure of a side or rear porch may be appropriate if the building's architectural integrity is not compromised and the character of the porch is retained.

Guidelines

- Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including such functional and decorative elements as columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.
- Protect and maintain the wood, masonry, and metal elements of entrances, porches, and balconies through appropriate surface treatments:
    - Inspect regularly for signs of moisture damage, rust, structural damage or settlement, and fungal or insect infestation.
    - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
    - Clean soiled surfaces using the gentlest means possible.
    - Re-caulk wooden joints properly to prevent moisture penetration and air infiltration.
    - Retain protective surface coatings, such as paint or stain, to prevent damage from ultraviolet light or moisture.
    - Reapply protective coatings, such as paint or stain, when they are damaged or deteriorated.
- Repair historic entrances, porches, and balconies and their distinctive features and materials using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- If replacement of a deteriorated detail or element of an entrance, porch, or balcony feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If replacement of the entire entrance, porch, or balcony feature is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- Porch canopies must have a nine-foot clearance and their style must be submitted for approval.
- If a feature or an entire entrance, porch, or balcony is missing, replace it with a new feature based on accurate documentation of the original or a new design compatible with the historic character of the building and the district.
- Shaped or square wood columns, shaped or squared wood railing members, wood stairs and floor, wrought iron or cast-iron columns and railings are appropriate.
- Cast concrete stairs are appropriate.

- Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and the building. It is not appropriate to enclose a front porch or a front balcony.
- It is not appropriate to remove any detail material associated with entrances and porches, such as graining, spindle work, beveled glass, or beaded board, unless an accurate restoration requires it.
- It is usually not appropriate to remove an original entrance or porch or to add a new entrance or porch on a primary façade.
- It is usually not appropriate to use aluminum, metal pipe or tubing post and railings, or PVC tubing or railing on a porch.
- It is not appropriate to introduce features or details to a historic entrance, porch, or balcony to create a false historical appearance.

Storefronts

For many historic commercial buildings, the storefront is the most prominent architectural feature. Although a storefront is often stylistically and visually tied to the street-level façade, it is usually differentiated from the upper façade by large display windows flanking the main entry and by a change in materials. Typical functional and decorative features of a storefront include display windows, doors, transoms, signs, awnings, columns, pilasters, entablatures, and bulkhead panels. Storefronts with recessed entrances also incorporate an exterior ceiling area and an extension of the sidewalk often surfaced by decorative floor tiles.

Most historic commercial buildings in downtown Montgomery are two-to-four stories in height, and their street-level facades are vertical in proportion. In the commercial nodes found in historic neighborhoods, the commercial buildings are generally one story in height. Typically, storefront display windows rest on low wooden recessed panels or on bulkheads constructed of masonry or faced in ceramic tile. Some storefronts use recessed entries to draw the pedestrian into the store and maximize the display window area. Glazed transoms provide opportunities to pull diffused daylight deep into the building.

Planning your project

Storefronts require the same sort of regular inspections and routine maintenance that other window and door components do. Repair or replacement of deteriorated storefront features and materials requires careful attention to retaining or matching the original design in detail, dimension, material, and color. The loss of distinctive storefront features can seriously compromise the architectural integrity of the entire historic building. Similarly, the substitution of inappropriate contemporary materials, such as vinyl or aluminum panels, for traditional storefront materials, such as wood or tile, diminishes the storefront's contribution to the building's architectural character.

Because the storefront is such a prominent feature for most commercial buildings, it was frequently modified or altered by business owners to make a new or more modern visual statement. When later, non-historic, modifications conceal original storefront features, such as transoms, bulkheads, or display windows, their removal should be considered. For example, the removal of later signage may reveal the original textured glass transom still intact. Any changes that have reduced the size of an original storefront opening in the building façade or fill in the opening completely are inappropriate, and their removal should also be considered.

If any inappropriate storefront has completely replaced the original storefront, a new storefront based on accurate documentation of the original is preferred. If accurate documentation is not available, then a new design compatible with the building in scale, size, material, and color is appropriate. Compatible, contemporary signage can often be successfully incorporated on a new or existing storefront, in

traditional signage locations, including the mid-cornice, the awning, the display windows, or the tiles of the recessed entry.

Guidelines

- Retain and preserve storefronts that contribute to the overall historic character of a building, including such functional and decorative features as transoms, display windows, doors, entablatures, pilasters, recessed entries, and signs.
- Protect and maintain historic storefront features and materials through appropriate methods:
    - Inspect regularly for signs of moisture damage, rust, fungal or insect infestation, cracked glass, and structural damage or settlement.
    - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
    - Clean painted surfaces regularly using the gentlest means possible and repaint only when the paint film is damaged or deteriorated.
    - Retain protective surface coatings, such as paint or stain, to prevent damage to storefront materials from moisture or ultraviolet light.
- Repair historic storefront features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- If replacement of a deteriorated detail or element of a storefront feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original detail or element in design, dimension, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If replacement of an entire storefront feature is necessary, replace it in kind, matching the original feature in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If a storefront feature or an entire storefront is missing, replace it with a new feature or storefront based on accurate documentation. If accurate documentation is not available, then utilize a new design compatible with the building in scale, size, material, and color.
- Repaint storefront features in colors that are appropriate to the building and the district.
- If desired, introduce new signage that is compatible with the storefront in material, scale, and color. It is not appropriate to install signage that damages, obscures, or diminishes the character-defining features of the storefront. See “signage” (pp. 26-27) for further guidance.
- If desired and historically appropriate, introduce fabric awnings that are compatible with the storefront in scale, form, and color. It is not appropriate to install awnings that damage or compromise the storefront’s character defining features.
- It is not appropriate to clean storefronts with destructive methods such as sandblasting, power washing, and using propane or butane torches. Clean using gentle methods such as low-pressure washing with detergents and natural bristle brushes. Chemical strippers can be used only if gentler methods are ineffective.
- It is appropriate to remove objects and later renovations to reveal original storefront openings obscured by the changes.
- It is not appropriate to strip wooden storefront surfaces that were historically painted down to bare wood and apply clear stains or sealers to create a natural wood appearance.
- It is not appropriate to replace or cover wooden storefront and entry elements with contemporary substitute materials such as aluminum or vinyl.
- It is not appropriate to introduce storefront features or details to a historic building in an attempt to create a false historical appearance.

Utilities and Energy Retrofit

Energy conservation, replacement or upgrading of inadequate utility service, and introduction or upgrading of mechanical systems are standard concerns of property owners today. In the historic districts it is important to ensure that such concerns are addressed in ways that do not damage or diminish the historic character of the building, the site, or the district.

In Montgomery's historic districts, a variety of energy-conserving site and building features illustrate the sensibility of an earlier era to climate and energy efficiency. Thoughtfully located shade trees buffer residences and sidewalks from the hot summer sun. Projecting porches provide shaded outdoor space and lessen the impact of harsh sunlight on the building's interior. Operable windows, shutters, and awnings allow occupants to control the introduction of sunlight and breezes within a building. Commercial buildings often capture daylight through storefront transoms, lightwells, and skylights. An understanding of how such historic features enhance energy efficiency is critical to maximizing the energy efficiency of historic buildings.

Planning your project

In considering energy retrofit options, the property owner should be sure that the inherent energy-conserving features of the building are being used and maintained. Consideration should also be given to the replacement of lost shade trees or the introduction of other carefully located shade trees. Beyond those steps, typical retrofit measures include the introduction of storm windows, storm doors, additional weather stripping, insulation, and more energy efficient mechanical systems. All retrofit measures must be reviewed with their impact on the historic character of the building and the district in mind.

Following any necessary repair of windows to ensure their weathertightness, additional efficiency may be realized with the introduction of exterior storm windows. Relatively unobtrusive, narrow-profile exterior storm windows that do not obscure the window itself, that are carefully installed to prevent damage to the sill or the frame, and that are finished in a painted or baked enamel color compatible with the sash color can be found in the historic districts. To retain the opportunity to open the windows, the property owner should remember to select operable storm units that align with the meeting rails of the window. Before a bare aluminum storm sash is painted, it should always be primed with a zinc chromate primer to ensure that the finish paint will bond. If a property owner chooses interior storm windows, they should be tension mounted with airtight gaskets. On both exterior and interior storm windows, the ventilating holes must be kept open to prevent condensation from damaging the window or the sill. The selection and installation of new screen or storm doors should follow the guidelines for exterior storm windows.

New mechanical or communication systems that include outside units or equipment, such as condensers, ventilators, solar collectors, satellite dishes, and large antennas, should be located and installed so that they do not damage or diminish the historic character of the building, site, or district. An inconspicuously located outdoor unit can often be further screened by plantings or fences.

Although utility lines and poles have long been a part of the districts, attention should also be given to consolidating old and new utility and communication lines, where possible, to avoid overpowering the landscape with additional overhead wires. If a new or upgraded power supply necessitates an additional pole and overhead wires, the use of underground cables may be preferable to prevent visual intrusion.

Guidelines

- Retain and preserve the inherent energy conserving features of historic buildings and their sites, including shade trees, porches, awnings, and operable windows, transoms, shutters, and blinds.

- Increase the thermal efficiency of historic buildings by observing appropriate traditional practices, such as weatherstripping and caulking, and by introducing energy-efficient features, such as awnings, operable shutters, and storm windows and doors, where appropriate.
- If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior façade, historic building fabric, and site features.
- If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked enamel finish color that is compatible with the sash color. For double-hung windows, operable storm window dividers should align with the existing meeting rails.
- If desired, introduce full-light storm doors constructed of wood or aluminum that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors or storm windows are not appropriate.
- Replace deteriorated or missing wooden blinds and shutters with matching new units sized to fit the opening and mounted so that they can be operated.
- If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- Locate new mechanical equipment and utilities, including heating and air conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade. Screen them from view.
- In general, the introduction of underground utility lines to reduce the intrusion of additional overhead lines and poles is encouraged. However, in trenching, take care to avoid archaeological resources and the roots of trees.
- Where possible, locate portable window air-conditioning units on rear facades or inconspicuous side facades.
- It is not appropriate to install ventilators, solar collectors, antennas, satellite dishes, or mechanical equipment in locations that compromise character defining roofs, or on roof slopes that are prominently visible from the street.
- It is not appropriate to introduce contemporary communication equipment that is inconsistent with the historic character of the districts, including large-scale antennas and satellite dishes, in locations visible from the street.

Accessibility, Health, and Safety Considerations

A need for public access to, a change in use of, or a substantial rehabilitation of, a historic building may necessitate compliance with current standards for life safety and accessibility.

Planning your project

When changes to a building are necessary, the property owner must carefully consider how the changes can be incorporated without compromising the integrity of the historic building, its character defining features, or its site.

Because of characteristic raised foundations, particularly of many historic residential buildings, accessibility for persons with disabilities often requires the introduction of a ramp or a lift to the first-floor level. Safety codes may also dictate additional exits and/or a fire stair. The introduction of railings, handrails, or other safety features may be needed as well. Complying with such requirements in ways that are sensitive to the historic character of the building and the site demands creative design solutions developed with input from local code officials, representatives of local disability groups, and historic preservation specialists. Whether the modifications are large or small, however, with respect to the long-

term preservation of the historic building, temporary or reversible alternatives are preferable to permanent or irreversible ones.

Guidelines

- In considering changes to a historic building, review accessibility and life safety code implications to determine if the proposed change is compatible with the building's historic character and setting or will compromise them.
- Meet accessibility and life-safety building code requirements in such a way that the historic site and its character defining features are preserved.
- Meet accessibility and life safety building code requirements in such a way that the historic building's character defining façades, features, and finishes are preserved.
- Determine appropriate solutions to accessibility with input from historic preservation specialists and local disability groups.
- If needed, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.
- Work with code officials in exploring alternative methods of equal or superior effectiveness in meeting safety code requirements while preserving significant historic features.
- Locate fire doors, exterior fire stairs, or elevator additions on rear or non-character defining elevations. Design such elements to be compatible in character, materials, scale, proportion, and finish with the historic building.