

ARCHITECTURAL REVIEW BOARD

A G E N D A

June 25, 2024 – 5:30 p.m.

**Council Auditorium, City Hall
(103 North Perry Street)**

ARCHITECTURAL REVIEW BOARD MEMBERS

Ms. Elizabeth Brown, Chair

Ms. Katie Williams, Vice Chair

Ms. Kahlia Bell

Mr. Cedric Campbell

Mr. Jon Hayden

Mr. Jake Johnson

Ms. Hillary Morgan

Mr. Barry G. Robinson

Mr. Sam Youse

LAND USE DIVISION
Warren Adams
Executive Secretary



II. Administrative Actions

Date	Address	Historic District	Request/Violation	Action
5/9/2024	333 Mildred St	Cottage Hill Annex	Contractor called about in-kind repair of detached accessory structure damaged by a tree during a storm	Mr. Cherry said they will take a few rafters off front, repair the building, then will put the rafters back on as they were. Advised this is an in-kind repair & no need to go through an ARB application. Advised to be sure he gets a building permit if required.
5/9/2024	1848 Norman Bridge Rd	Garden District	Tree limb fell through roof week of last Thanksgiving	Hole in roof still not covered with tarp nor repaired. GDPA negotiating with the owner for possible purchase or donation. Issued violation letter due citing Demo. by Neglect
5/10/2024	3124 Lexington Rd	Cloverdale-Idlewild	Request to replace a tree in the front (southeast) corner of residence with a wraparound garden bed	Granted administrative COA for the tree removal because it is less than 12" in diameter at the base
5/13/2024	1524 Gilmer Ave	Garden District	Request to install a custom-designed drainage trough at southeast corner of the home to prevent water damage in the residence's crawlspace	Granted administrative approval for this as it is regular maintenance
5/14/2024	1025 E. Fairview Ave	Old Cloverdale	John Foshee called to let us know he would be painting the townhouses a color from pre-approved palette and repairing, then putting back, the shutters	Adv this is admin approved as regular repairs/maintenance & no need to apply
5/15/2024	1009 S. Perry St	Garden District	Roof sections collapsing--Demo. by Neglect	Collapsing roof sections still not repaired. Sent 30 day violation letter to give owner time to repair the roof. Next f/u set for 06/17/24.

III. Full Item Review.

1. PRESENTED BY: Jason Reid

SUBJECT: Request for approval to install a pool in the rear yard of the property located at 660 Cloverdale Road (Old Cloverdale).

REMARKS: Mr. Reid is requesting approval to install an in-ground pool in the rear yard that will measure 28' L x 14' W. No additional excavation work will be required for installation. A portion of the driveway in the rear yard will be removed to allow for more grass and landscaping to be added. See attached rendering, which depicts grass being added in an L-shape adjacent to the pool to the west and south. There will be a concrete step pathway added at the southern edge of the driveway into the pool surrounds, which will be paved in concrete. A total of 20 Tea Olives, 14 'White Cloud' Muhly Grasses, 8 Kaleidoscope Abelias, 6 Eulalia Grasses, 2 Bloodgood Japanese Maples, and 1 Weeping Blue Spruce, will be planted throughout the rear yard. There will also be two additional concrete steps leading off the pool area to a fire pit.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

Zoning: R-65-s

DEPARTMENT COMMENTS and STAFF RECOMMENDATION:

- No objections: staff recommend approval.

NOTES _____

ACTION _____



660 Cloverdale Road (Old Cloverdale), northeast façade and view to rear yard, 06/05/2024



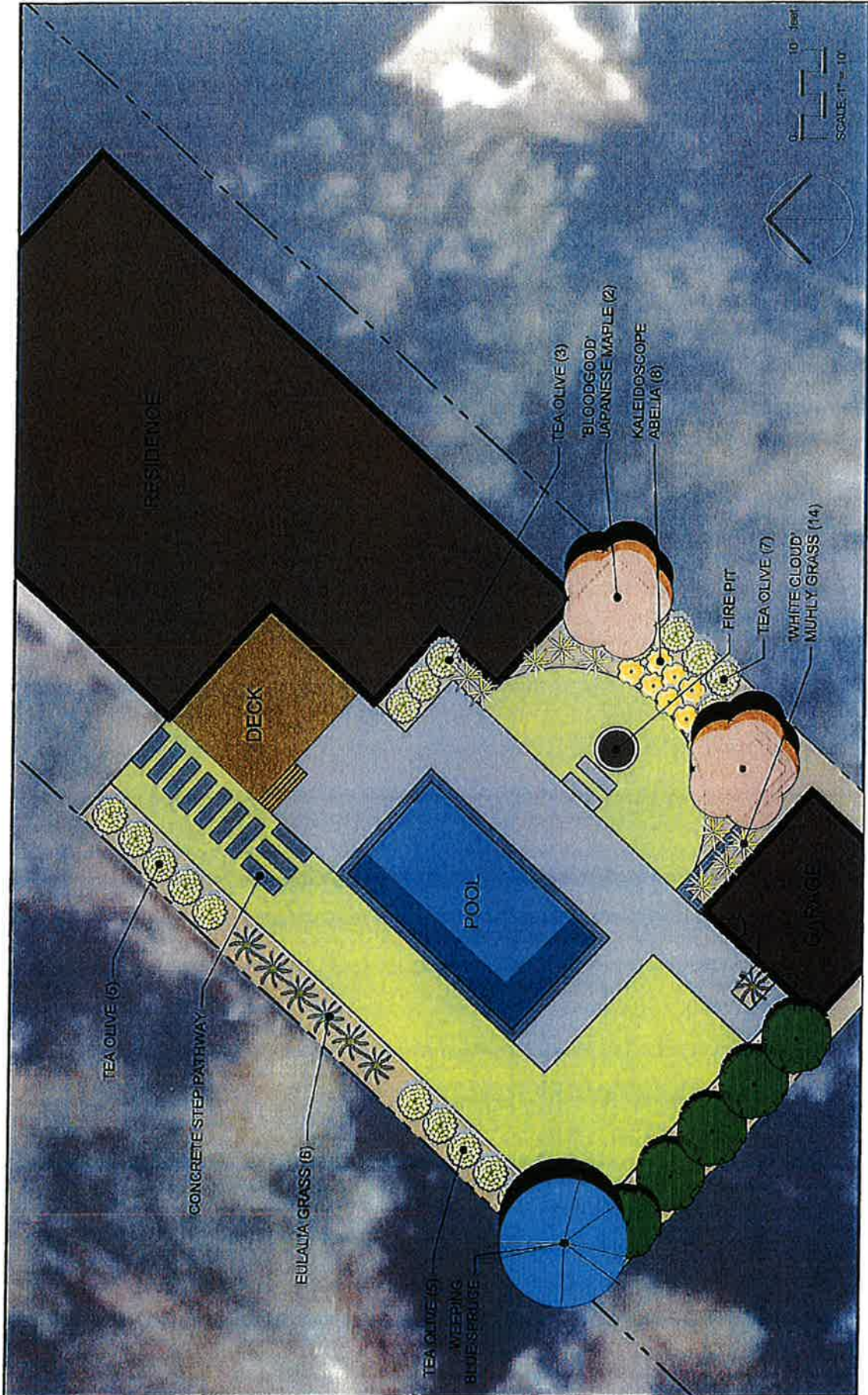
660 Cloverdale Road (Old Cloverdale), view to rear yard and detail of garage, 06/05/2024

1B



660 Cloverdale Road (Old Cloverdale), view to proposed pool area and detail of installation area,
06/05/2024

1C



1D

2. PRESENTED BY: Spencer and Christina Cadden

SUBJECT: Request for approval to add a wrought iron gate to an existing 12' side driveway entrance for the property located at 1616 S. Perry Street (Garden District).

REMARKS: Mr. and Mrs. Cadden are requesting approval to add a wrought iron gate to span across a driveway entrance at the north (Howard St.) side of the property. It is proposed to paint the restored gate black with gold 'fleur-de-lis' finials to match existing gates on the east (front) side of the property. The proposed gate will measure approximately 4' H at the lowest finial up to a maximum of 6' H at the tallest finial. The posts on either side are slightly shorter than the 6' H finials.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

Zoning: B-1-b-Q (Central Business-Qualified)

DEPARTMENT COMMENTS and STAFF RECOMMENDATION:

- No objections; staff recommend approval.

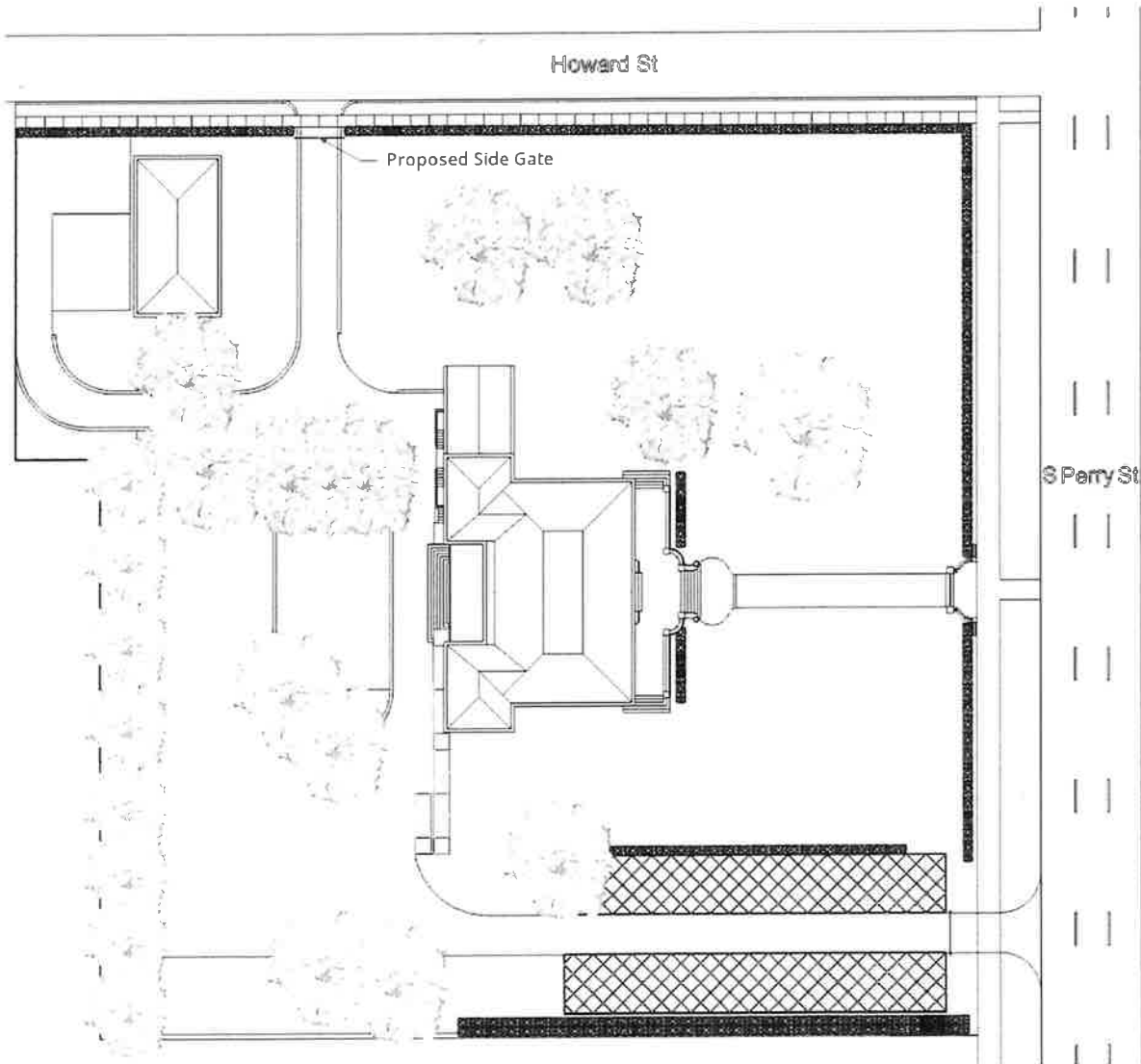
NOTES _____

ACTION _____



1616 S. Perry St. (Garden District), East façade and front entrance gate detail, 06/05/2024

Site Plot Plan with Side Gate



2B

Existing Front Gate





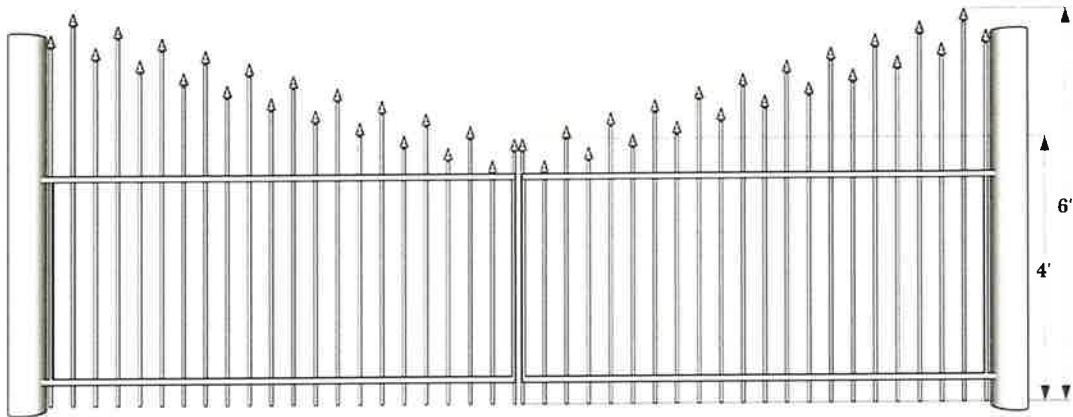
1616 S. Perry St. (Garden District), existing gate on east side of property and view to residence from north side driveway (proposed location of new gate), 06/05/2024

View of Side Entrance from Howard St



2E

Proposed Side Gate with Dimensions



Side Gate Rendering



27



1616 S. Perry St. (Garden District), existing chain link fence at project area and residence across S. Perry St., 06/05/2024

3. PRESENTED BY: Tim Sliger, Stephen Seabolt, and Matt Smith

SUBJECT: Request for approval to renovate a commercial building for reuse as a gym and laundry space, to include a new aluminum storefront glazing system, addition of signage, replacement of two roll-up garage doors with new doors and storefronts and addition of a new roll-up door on the south elevation, removal of four exterior doors to infill the openings with brick and replacing one exterior door, painting the exterior brick walls, repaving and striping existing asphalt and parking areas, replacing fencing, adding a new storefront entrance door with side lite and a new exit door within an internal courtyard, removing a carport, and adding a new shed and laundry vestibule for the property located at 121 N. Goldthwaite Street (Cottage Hill).

REMARKS: Mr. Sliger is requesting approval to

- i.) Replace the existing storefront glazing system with a new aluminum glazing system,
- ii.) Add signage to the north elevation,
- iii.) Replace two roll-up garage doors with new roll-up doors with storefronts and addition of a new roll-up door on the south elevation,
- iv.) Remove four exterior doors to infill the openings with brick and replacing one exterior door,
- v.) Paint the exterior brick walls,
- vi.) Repave and stripe existing asphalt and parking areas,
- vii.) Replace fencing throughout the lot,
- viii.) Adding a new storefront entrance door with side lite and a new exit door within an internal courtyard,
- ix.) Remove a carport on the Goldthwaite St. side, and
- x.) Add a new shed and new laundry vestibule with access from the internal courtyard.

For i.) The existing storefront glazing system will be replaced with a new aluminum glazing system that has composite metal trim surrounds and a planter at the corner of Herron and N. Goldthwaite Streets. An aluminum composite panel wall system will be used to surround a new glass curtain wall that will replace the existing glass at the northeast corner of the building. The existing glass wall is divided into roughly three sections—one bottom section, one mid-section, and one top section; the replacement wall will maintain a similar pattern of 6 glass panels on each of the north and east elevations but eliminates the mid-section while maintaining the top and bottom sections. An aluminum canopy will hang above the new storefront doors on the east elevation. The existing concrete wall and a new planter below the glass curtain will have a Corten Steel finish. A pair of ½”-thick tempered glass storefront doors with rectangular inset lites will be installed within the new storefront at the corner of N. Goldthwaite and Herron Streets.

For ii.) Cast aluminum architectural signage with the numbers “121,” referencing the building address, is proposed to be added to the north elevation, west of the new storefront.

For iii.) The roll-up garage doors on the North and South elevations will be replaced with new roll-up doors with dark bronze-colored aluminum-framed storefront systems with insulated low-E Glazing. The proposed replacement doors measure approximately 13’-6” x 20’ W. It is also proposed to add a new 8’ W x 10’ H aluminum roll-up garage door in a dark bronze aluminum

frame on the south elevation and to replace an existing garage door with a new 12' W x 10' H aluminum roll-up garage door in a dark bronze aluminum frame on the east elevation (at west end of the courtyard).

For iv.) Four exterior doors are to be removed and infilled with brick. Two of the doors are on the north elevation, one is on the south elevation, and one is on the east elevation (at west end of the courtyard). One door, at far west of the north elevation, will be replaced with a new door measuring 7' H x 3' W that is made of hollow metal or flush wood in a hollow metal frame.

For v.) It is proposed to paint the exterior red brick a light grey/tan color to match the brick on the east elevation. The proposed color is MHC400-22 on the pre-approved palette.

For vi.) The existing asphalt in the courtyard and parking area west of the building will be repaved and striped to accommodate parking.

For vii.) Remove existing chain link fencing throughout the lot and install a security arm across each vehicle entrance (one on Herron St. and one on N. Goldthwaite St. side). The proposed security arm measures approximately 3.5' H x 17.5" W for the base of the structure and 12-15' L for the aluminum arm.

For viii.) A new ½"-thick tempered glass storefront door opening with rectangular inset lite will be installed adjacent to the clerestory windows. The door will measure approximately 8' H x 3' W. There will also be a rectangular side lite installed east of the new door, measuring the same height as the door. A new door measuring approximately 7' H x 3' W that is made of hollow metal or flush wood in a hollow metal frame is proposed to be installed on the east elevation (at west end of the courtyard).

For ix.) An existing metal carport at the southeast corner of the lot is to be removed.

For x.) A new shed and new laundry vestibule are to be added to the east elevation (at west end of the courtyard). Both structures will be made of Aluminum Composite Materials (ACM) panels. The shed will measure 10' L x 8'-7" W. The vestibule will measure 15'-2 ½" L x 15' W.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

Zoning: T4-O

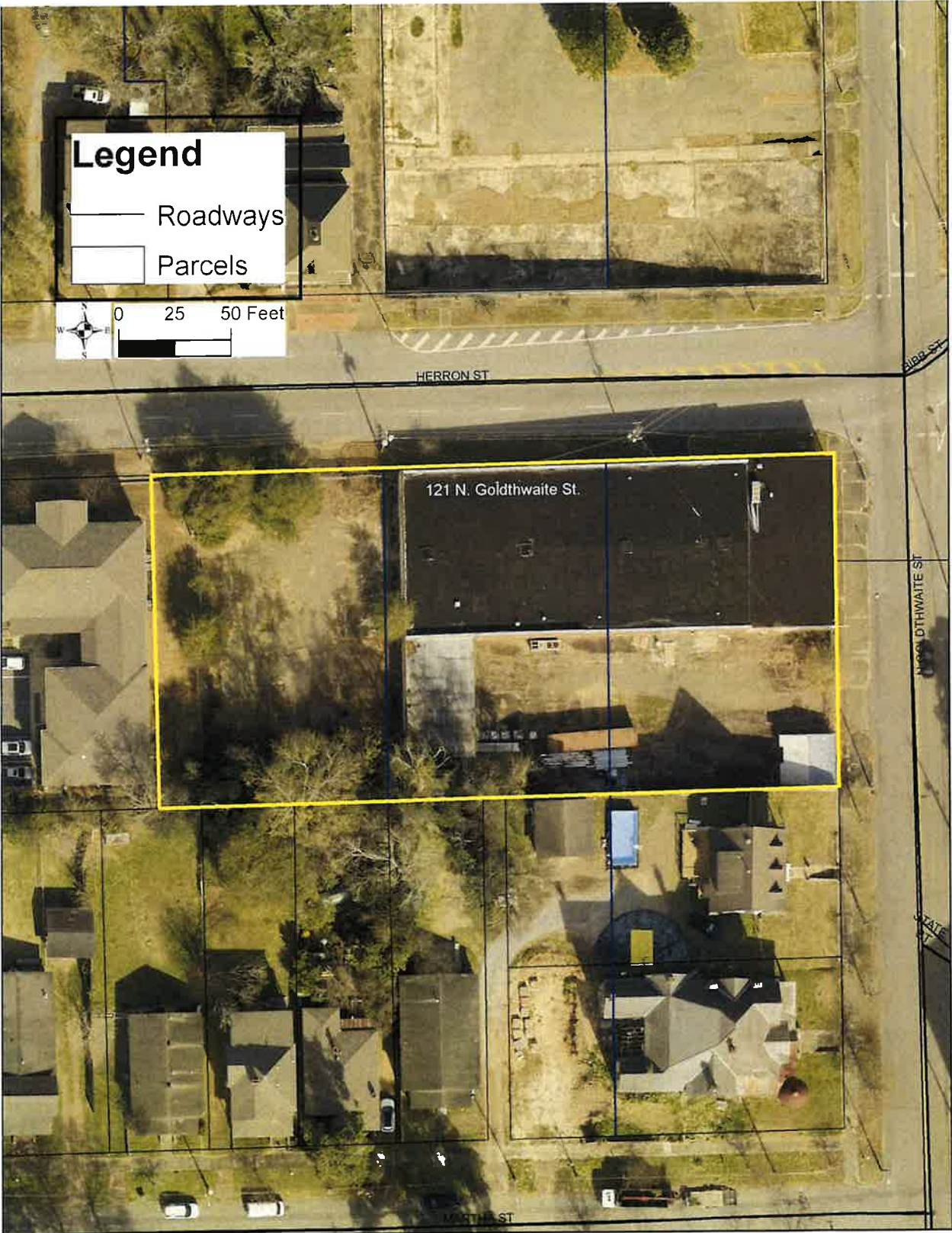
DEPARTMENT COMMENTS and STAFF RECOMMENDATION:

- Staff recommend approval of all items, except painting the currently unpainted brick. We recommend denial of painting the brick because it does not conform to our design guidelines and initiates a cycle of routine maintenance.

- Note that the architectural drawings refer to elevations with the direction that one is facing; however, the write-up above describes them as the direction on the building, itself. Thus, the “north” elevation on drawings is the south elevation in the writeup; south on the drawing is north in the write-up.
- We need to find out the proposed style and design of new fencing or if it will be replaced in-kind (chain link). Either we find out sufficient details during the meeting and approve this item as presented, or we table it until we receive more details.

NOTES _____

ACTION _____



121 N. Goldthwaite Street (Cottage Hill), parcel map, 2022



121 N. Goldthwaite Street (Cottage Hill), east façade and north elevation, 06/05/2024



121 N. Goldthwaite Street (Cottage Hill), adjacent properties to the south and west, 06/05/2024

30



121 N. Goldthwaite Street (Cottage Hill), north elevation and front corner detail from Heron St.,
06/05/2024



121 N. Goldthwaite Street (Cottage Hill), garage and egress doors on north elevation; boarded garage door opening on south elevation, 06/05/2024

3E



121 N. Goldthwaite Street (Cottage Hill), egress doors on north elevation, 06/05/2024



121 N. Goldthwaite Street (Cottage Hill), east elevation within inner courtyard, metal carport, and fencing, 06/05/2024



**121 N. Goldthwaite Street (Cottage Hill), current chain link fencing on east and north elevations,
06/05/2024**



121 N. Goldthwaite Street (Cottage Hill), current chain link fencing at north and west sides of the lot, 06/05/2024



BG790

Industrial-Duty Wishbone Arm Barrier Gate Operator

- Ideal for airports, parking garages, and manufacturing plants.
- 24-ft. wishbone arm with red and white stripes and 2 counterweights included.
- Built for durability and high traffic continuous use.
- Integrates easily with **LiftMaster Access Control Technology**.

DEALERS NEAR ME

121 N. Goldthwaite Street (Cottage Hill), proposed security arm

LEGAL DESCRIPTION:

Lot 8, 9, & 10 of Block 8, as recorded in Map Book: 0, Page: 198, in the Office of Judges of Probate, Montgomery County, Alabama

NOTES:

- Field work for this survey was completed on 15 April 2024.
- Easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence, zoning setbacks or any other facts that an accurate and current title search may disclose. No title report was issued to the surveyor at the time of field investigation or survey.
- The bearing base for this survey is based on Alabama State Plane Coordinate System East Zone as determined by RTK GPS observations with correction provided by the ALDOT VRS CORS network.

SURVEYOR'S STATEMENT

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge information and belief.

J.D. Monk
James D. Monk, PLS
Alabama Reg. No. 34763
Date: 04/18/2024



SOURCE OF INFORMATION:
FOLLOWING PLAT RECORDED IN
MONTGOMERY COUNTY, AL
DEED: 05408, PAGE: 0928

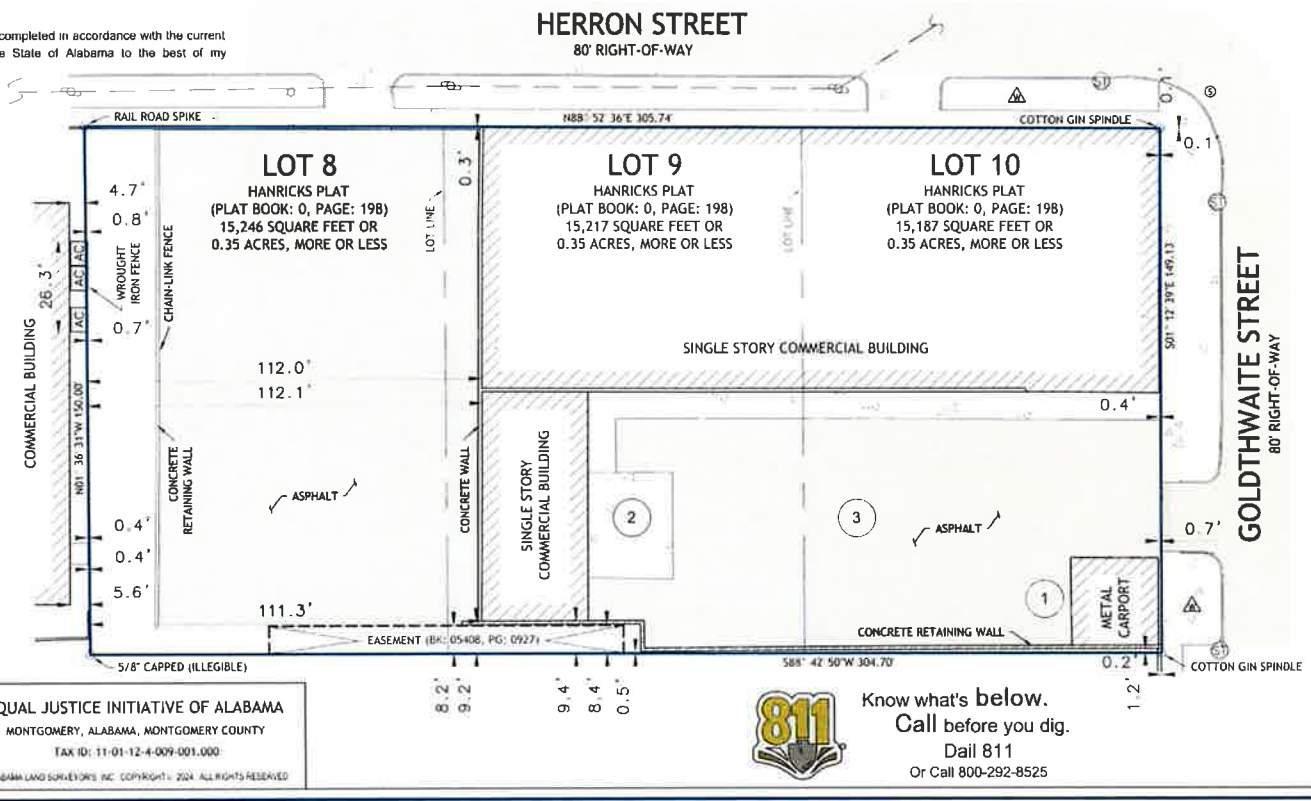
Alabama Land Surveyors, Inc.
P.O. Box 681911, Prattville, AL 36068
334-264-0266
www.alabamalandsurveyorsinc.com

SHEET TITLE: RETRACEMENT SURVEY	SURVEY END DATE: 15 APRIL 2024
SHEET NUMBER: 01	DRAWING SCALE: 1" = 30'
01 OF 01	DRAWING END DATE: 18 APRIL 2024

EQUAL JUSTICE INITIATIVE OF ALABAMA
MONTGOMERY, ALABAMA, MONTGOMERY COUNTY
TAX ID: 11-01-12-4-009-001-000
ALABAMA LAND SURVEYORS, INC. COPYRIGHT © 2024. ALL RIGHTS RESERVED.

Notes:

- EXISTING METAL CARPORT TO BE REMOVED
- NEW EXTERIOR VESTIBULE
- REPAVE EXISTING ASPHALT



Heard

1201 Peachtree Street, NE
Suite 1900
Atlanta, GA 30361

T: 404.261.9383
F: 404.240.9398
www.hendrickinc.com

NOTE: SOME DIMENSIONS AND NOTATION MAY HAVE BEEN REMOVED FOR CLARITY. REFER TO PERMIT DRAWINGS FOR FULL SCOPE.

Project Name

121 GOLDTHWAITE ST
MONTGOMERY, AL 36104

SITE LOCATION AND SURVEY

Author	A-1
Drawn By	
Checked	
Date	05/30/24
Project No.	235-001-21

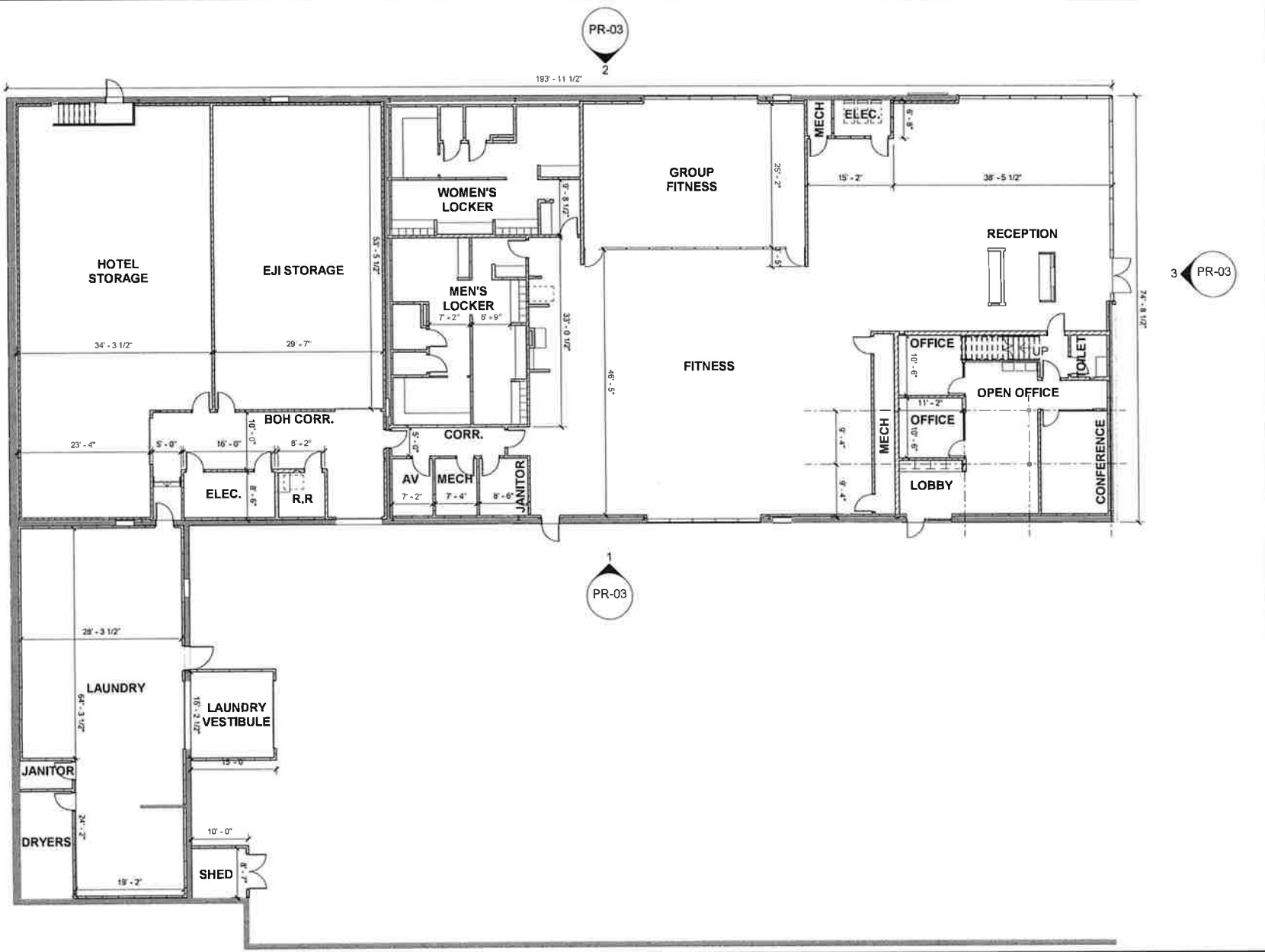
Drawing No.

Apr 18, 2024 - 11:01am James Monk

5/29/2024 2 14 06 PM



5/29/2024 7:14:05 PM



Heard

1201 Peachtree Street, NE
Suite 1900
Atlanta, GA 30361

T: 404 261.9383
F: 404 240.9398
www.hendrickinc.com

NOTE: SOME DIMENSIONS AND NOTATION MAY HAVE BEEN REMOVED FOR CLARITY. REFER TO PERMIT DRAWINGS FOR FULL SCOPE.

Project Name

121 GOLDTHWAITE ST
MONTGOMERY, AL 36104

ARCHITECTURAL PLAN

Author	A-2
Drawn By	
Checker	
Scale	
Date	
235-001-21	Drawing No.
Project No.	

31

Heard



No.	Date	Description

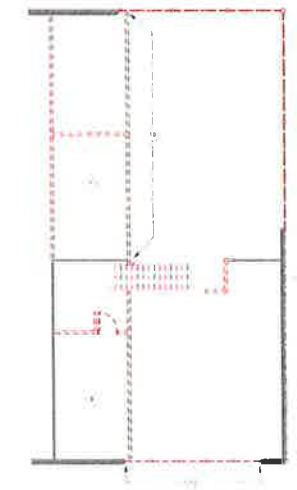
Project Name

121 GOLDTHWAITE RENOVATION
121 GOLDTHWAITE ST
MONTGOMERY, AL 36104

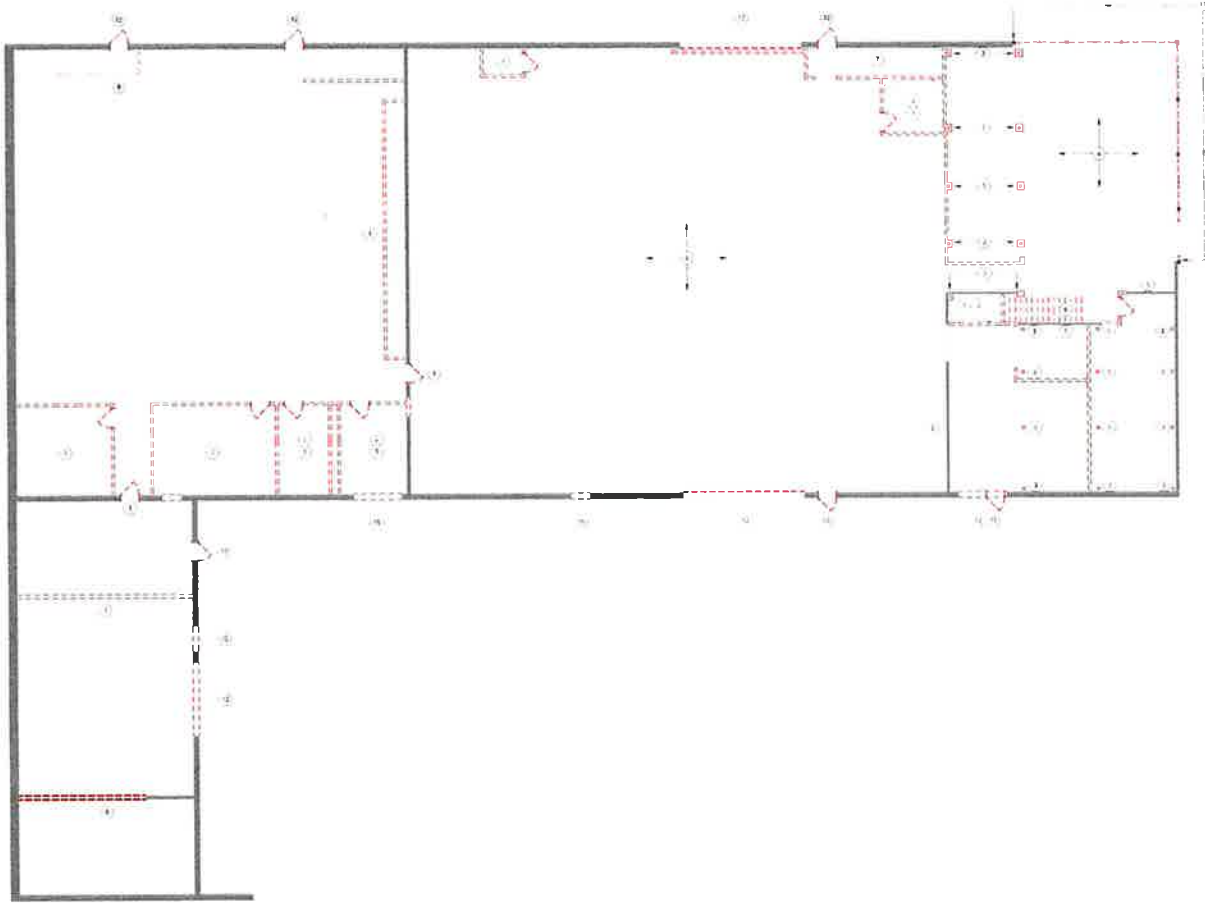
ISSUE FOR PERMIT & CONSTRUCTION

DEMOLITION PLAN

DS	The Architect shall be responsible for the accuracy of the information provided on this drawing.
JA	
Checked	ID-1.0
Scale	
235-001-21	Drawing Number
Project No	



(2) MEZZANINE DEMOLITION PLAN
1/8" = 1'-0"



(1) LEVEL 1 DEMOLITION PLAN
1/8" = 1'-0"



SYMBOLS

- EXISTING PARTITION DOOR TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
- EXISTING PARTITION DOOR TO REMAIN

GENERAL NOTES (UM 0 - UNLESS NOTED OTHERWISE)

- REMOVE ALL EXISTING PARTITIONS, DOORS, MILLWORK, FLOOR FINISHES AND EXISTING WALL FINISHES (WALL COVERINGS ARE NOTED).
- THE EXISTING CEILING ARE TO REMAIN UNLESS NOTED OTHERWISE. REFER TO REFLECTED CEILING PLANS FOR MORE INFORMATION.
- CONTRACTOR SHALL TAKE NECESSARY MEASURES TO ENSURE THAT NO ADJACENT FINISHED OR OCCUPIED SPACES BE IMPACTED FROM DUST OR DEBRIS DURING DEMOLITION. HOUSE LEVELS TO BE LEFT TO A MINIMUM. EQUIPMENT TO ALLOWABLE DEMOLITION TIMES AND TRASH REMOVAL WITH BUILDING OWNER.
- CONTRACTOR SHALL NOTIFY THE BUILDING OWNER PRIOR TO ANY INTERRUPTION OF UTILITY SERVICE INCLUDING, BUT NOT LIMITED TO, WATER AND ELECTRIC.
- CONTRACTOR SHALL COVER ALL SLOPE DEVICES BEFORE COMMENCING WORK IN AREA OF DEMOLITION. CONTRACTOR SHALL COORDINATE WITH THE BUILDING OWNER FOR DEACTIVATION AND ACTIVATION OF THE FIRE ALARM SYSTEM.
- CONTRACTOR SHALL SCHEDULE A DEMOLITION CONFERENCE WITH ARCHITECT AND OWNER PRIOR TO STARTING WORK TO REVIEW ALL SCOPE AREAS OF CONCERN AND TO ENSURE THE DESIGN INTENT IS CLEAR.

KEY NOTES

NOTE: NOT ALL KEY NOTES APPLY TO ALL SHEETS.

- INTERIOR ITEMS
- REMOVE INTERIOR WALL PARTITIONS AND ASSOCIATED DOORS AND FRAMES.
 - REMOVE EXISTING PLUMBING FEATURES SHOWN AND NOT SHOWN ON THIS PLAN. CAP EXISTING PLUMBING LINES.
 - REMOVE EXISTING COLUMNS ON FIRST LEVEL. SHORKE THE MEZZANINE LEVELS NECESSARY DURING THE REMOVAL OF COLUMNS.
 - REMOVE EXISTING CEILING GRID, TILE, LAY-IN INSULATION, DIFFUSERS AND ASSOCIATED MECHANICAL EQUIPMENT FROM THE CEILING.
 - REMOVE EXISTING BEARING WALLS TO REMAIN. CALCIFY WHERE REMOVED ACCORDING TO PARTITION PLAN. REMOVE EXISTING PANELS TOP OF THE WALLS, E.G. TO COORDINATE SHOWING OF THE MEZZANINE LEVEL. SUBMIT THIS PROCESS, SEE (2) PLAN FOR REFERENCE.
 - REMOVE EXISTING ROOFS, STAIRS AND RAILINGS.
 - REMOVE EXISTING UNWANTED ELECTRICAL EQUIPMENT.
 - REMOVE EXISTING HANGERS AND QUANTITIES ON NEW STEEL.
 - REMOVE INDICATED SECTION OF EXISTING LEAD BEARING LUMBER. EXACT SIZE OF DEPENDING TO BE DETERMINED BY STRUCTURAL ENGINEER. SEE TO COORDINATE SHOWING OF NEW WORKING.
 - EXISTING MEZZANINE LEVEL SHALL BE REMOVED. SEE (2) PLAN FOR REFERENCE.



Heard

1201 Peachtree Street, NE
Suite 1900
Atlanta, GA 30361

T: 404.261.9383
F: 404.240.9398
www.heardrickinc.com

NOTE: SOME DIMENSIONS AND NOTATION MAY HAVE BEEN REMOVED FOR CLARITY. REFER TO PERMIT DRAWINGS FOR FULL SCOPE

Project Name

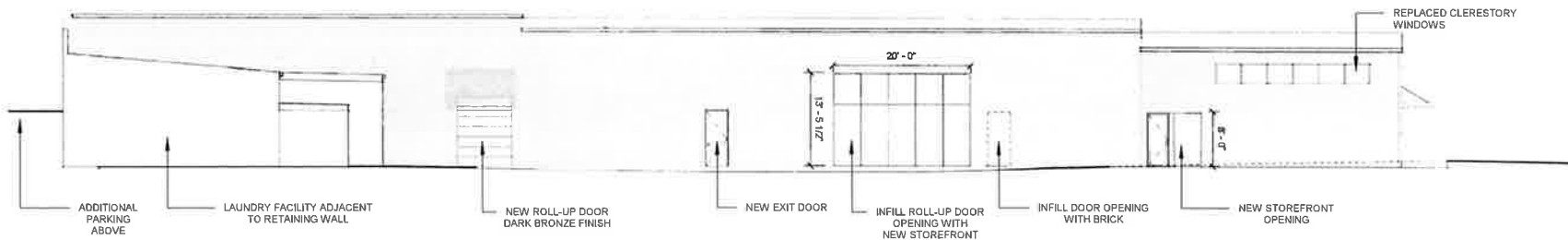
121 GOLDTHWAITE ST
MONTGOMERY, AL 36104

EXTERIOR ELEVATIONS

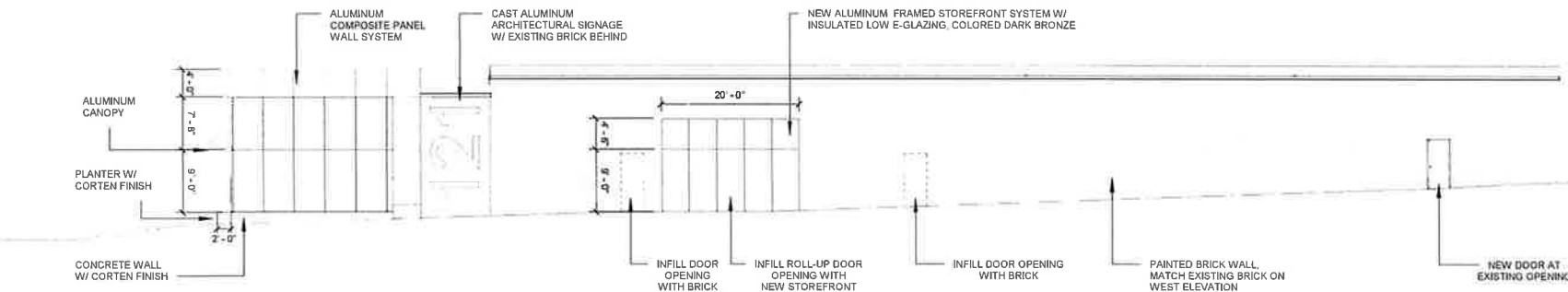
Author
Drawn By
Checked
Checked
1/16" = 1'-0"
Scale
05/30/24
Date
235-001-21
Project No.

A-3

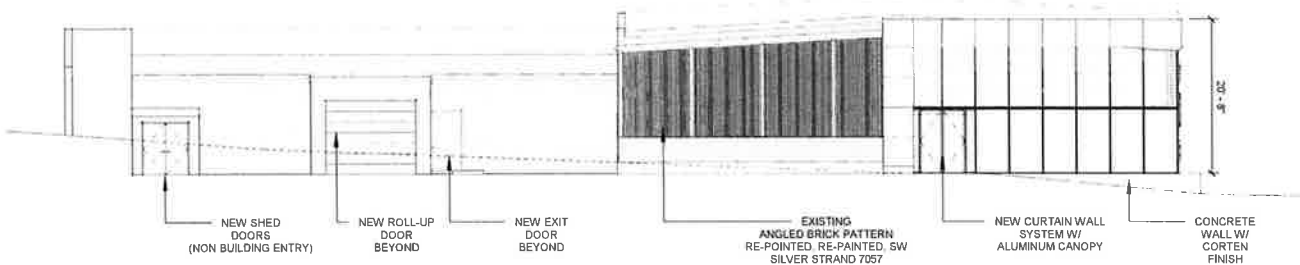
Drawing No.



1 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



3 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

5/27/2024 2:14:08 PM





CAPITOL MOTOR COMPANY - 1954



EXISTING CONDITIONS



EXISTING INTERIOR

Heard

1201 Peachtree Street, NE
Suite 1900
Atlanta, GA 30361

T: 404.261.9383
F: 404.240.9398
www.hendrickinc.com

NOTE: SOME DIMENSIONS AND NOTATION MAY HAVE BEEN REMOVED FOR CLARITY. REFER TO PERMIT DRAWINGS FOR FULL SCOPE.

Project Name

121 GOLDTHWAITE ST
MONTGOMERY, AL 36104

Author
Drawn By
Checker
Checked

05/30/24
Date
235-001-21
Project No.

A-4

Drawing No.



Heard

1201 Peachtree Street, NE
Suite 1900
Atlanta, GA 30361

T: 404.261.9383
F: 404.240.9398
www.hendrickinc.com

NOTE: SOME DIMENSIONS AND NOTATION MAY HAVE BEEN REMOVED FOR CLARITY. REFER TO PERMIT DRAWINGS FOR FULL SCOPE.

Project Name

121 GOLDTHWAITE ST
MONTGOMERY, AL 36104

EXTERIOR STUDY

Author
Drawn By
Checker
Checked

Scale
05/30/2024
Date
235-001-21
Project No.

A-5

Drawing No.



Beacon SSG Glazing



Frosted Glazing



Dark Bronze Mullion



Aluminum Canopy



Corten Steel at Base

6/28/2024, 2:14:08 PM



IV. Section 4 (Additions and New Construction) of draft revised 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 5—Relocation and Demolition (the last section).

Draft Design Guidelines for Montgomery's Historic Districts:

4. Additions and New construction

Decks

The outdoor deck is a contemporary exterior feature frequently introduced in residential historic districts. Essentially an uncovered, private version of a back porch, the deck can be compared functionally with a more traditional patio or terrace. Decks are sometimes covered by pergolas, which offers some shade, particularly when planted with climbing vegetation. To maintain a building's historic character, deck additions are generally located unobtrusively on the rear elevation. Decks are usually built to align with the first-floor level of a residence and can consequently stand considerably above the ground. Like any addition to a historic building, a deck should be compatible with but differentiated from the building. Decks should be structurally independent so that they can be removed in the future without damage to the building. A deck should never be so large that it overpowers the building or the site.

Planning your project

In locating a deck, property owners should always consider the proposed location's impact on the historic structure, the site, and the district. Locations that are visible from the street or that would damage or diminish significant architectural elements or significant site features, such as mature trees, should not be considered.

Because decks are exposed to the elements, decay-resistant woods, such as cypress or redwood, or pressure treated lumber should be used. Decks may be painted or stained to protect them from water and sunlight and to make them more compatible with the colors of the historic structure. Some pressure-treated wood may require six to twelve months of weathering before primer and paint will bond well to it. Opaque stains are a good option for exposed decks since they do not peel; stains are not an applied film like paint, but rather are a protective treatment that is absorbed into the wood surface. Galvanized nails and fasteners should be used in deck construction to avoid rust stains. Decks, rails, and balustrades should meet the standards set forth in the building code.

To relate a deck visually to a historic building, the structural framing should be screened with traditional materials such as skirtboards, lattice, or dense evergreen plantings. Because a deck is a contemporary feature, detailing it to duplicate the architectural detailing of the historic building is usually unwise. Instead, simple balustrades and other elements that reflect the materials and the proportions of the building and the district are appropriate.

Guidelines

- Locate and construct decks so that the historic fabric of the structure and its character defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

- Design new additions so that the overall character of the site, site topography, character defining site features, trees, and significant district vistas and views are retained.
- Survey, in advance, and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees.
- Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.
- Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
- Design an addition to be compatible with the historic building in mass, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernable from the original. [illustration of solid/void relationship?]
- It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.
- It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

New Construction

New construction within a historic district can enhance the existing district character if the proposed design and its siting reflect an understanding of, and compatibility with, the distinctive character of the district setting and buildings. New buildings that are constructed in historic districts should try to harmonize with adjacent buildings and the neighborhood through the use of scale, materials, design elements, roof style, and landscaping. It is not necessary to attempt to duplicate a particular historic period or style.

Planning your project

The compatibility of new site development with the district setting depends on its compatibility with characteristic district-wide features as well as the retention of the site's specific topography and character defining features. The descriptions and guidelines included in Section 2, Site and Setting (pp. 13-29), are useful in determining the compatibility of proposed new site development within a historic district. The guidelines for various site features, including driveways, fences, lighting, garages, and plantings, apply to both existing site features and proposed new development. Because buildings within the historic districts generally display a clear consistency in setback, orientation, spacing, and distance between adjacent buildings, the compatibility of proposed new construction siting should be reviewed in those terms as well.

The success of new construction within a historic district does not depend on direct duplication of existing building forms, features, materials, and details. Rather, it relies on understanding what the distinctive architectural character of the district is. Infill buildings must be compatible with that character and the typical setback pattern. Contemporary design generated from such understanding can enrich the architectural continuity of a historic district.

In considering the overall compatibility of a proposed structure, its height, form, massing, proportion, size, scale, and roof shape should first be reviewed. A careful analysis of the buildings surrounding the site of new development can be valuable in determining how consistent and, consequently, how significant, each of these criteria are. The overall proportion of a building's façade is especially important to consider because it will have the most impact on the streetscape. New buildings should not be

of the historic district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen.

- Design new buildings so that they are compatible with but discernible from historic buildings in the district.

2. Relocation or demolition

Relocation

Moving historic buildings or structures is usually undertaken to save them from demolition or to fulfill the objectives of a revitalization plan. Often, these two objectives complement each other: an historically significant building threatened with demolition or surrounded by an environment not compatible with a potential adaptive use may be relocated into a more compatible environment. This action results in multiple benefits: saving the building, enhancing the environment, and increasing the real estate value of the building. However, relocation can also result in a loss of integrity of setting and environment, thus compromising the significance of the historic structure itself. Therefore, the decision to relocate an historic building or structure must be weighed carefully.

Planning your project

Because moving a building or large structure is complex, time consuming, and expensive, it should not be undertaken until every aspect of the project has been considered and evaluated. The property owner and the Architectural Review Board must fully consider the architectural and environmental aspects of the situation before addressing the practical problems of moving a structure. The following questions provide a framework for evaluating the architectural and environmental context for such a decision:

- Is the structure threatened with demolition?
- Is relocation the only alternative to demolition?
- Is the structure significant enough architecturally or historically to warrant moving it?
- Is the property structurally sound enough to survive a move and be adapted to its new site?
- If the structure is currently sited in a historic district, what is proposed for the site once the structure is removed?
- If the proposed site for a relocated structure is in a historic district, does the structure fit into the era of the district; is its style, architectural quality, size, and scale compatible with the district's?
- If the proposed site for a relocated structure is not in a historic district, what covenants, if any, will be established to preserve the distinctive character of the relocated structure?
- Will the move adversely affect the overall character of the historic district or of the remaining historic structures?
- Will the move damage significant district site features, such as a tree canopy, in transit or on the site?
- Is there an appropriate and practical new use for the structure on its new site?

Guidelines

- Before moving an historic structure, document its original setting and context. Use photographs, site plans, or other graphic or written statements to record the existing site conditions.
- Enlist contractors experienced in moving historic buildings to do the following:
 - Determine the structural condition of the property before the move.
 - Coordinate the move with the utility companies and appropriate city departments.
 - Protect the structure from vandalism or weather damage before, during, and after the move.

- Financial proof of the ability to complete the demolition and replacement project, which may include a performance bond, a letter of credit, a trust for completion of improvements or a letter of commitment from a financial institution.
- Before demolition, submit a site plan to the ARB illustrating proposed site development or plantings to follow demolition.
- Before demolition, work with the ARB to pursue all alternatives to demolition.
- Before demolition, record significant structures through photographs and/or measured drawings as specified by the ARB.
- Before demolition, work with the ARB and other interested parties to salvage usable architectural materials and features.
- During demolition, ensure the safety of any adjacent properties and historic resources. Also, during and after demolition, protect trees on the site from damage due to compaction of the soil by equipment or materials.
- After demolition, clear the site promptly and thoroughly.
- After demolition, plant or develop the site promptly as approved in the proposed site plan.