HISTORIC PRESRVATION COMMISSION

A G E N D A

July 09, 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 June 11, 2024, meeting**

II. **Shaun will present the next historic neighborhood spotlight on Lower Commerce Street**

III. **Discussion with Probate Judge J.C. Love regarding the court's Real Estate Activity Alert and Contact Tool (R.E.A.C.T.) program and other miscellaneous topics related to the probate court**

IV. **Section 4 (Additions and New Construction) of draft revised design guidelines**

V. **Staff updates**

The next scheduled meeting of the Historic Preservation Commission is Tuesday, August 13, 2024, at 5:30 p.m.

II. Historic Neighborhood spotlight: Lower Commerce Street

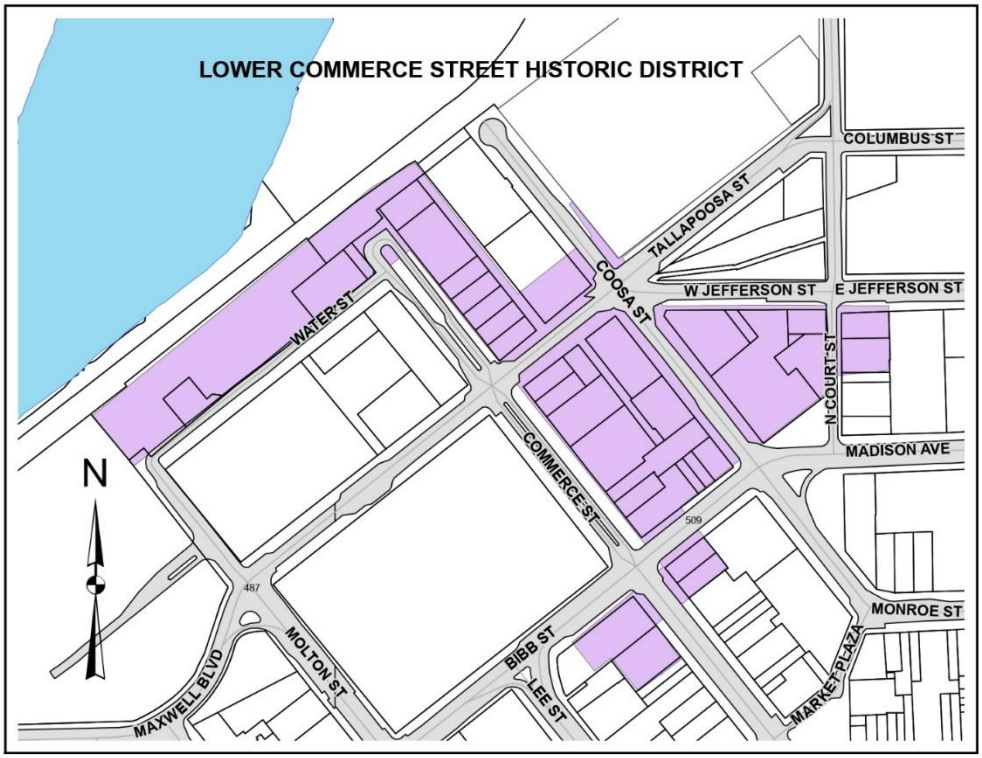

Figure 1: Lower Commerce Street Historic District boundary map.

Figure 2: Historic photograph (view to southwest, unknown date), of Union Station included in HAER report.

Figure 3: Historic photograph (view to northwest, unknown date) of Union Station.

Figure 4: Union Station, 2008.

Figure 5: Baggage Depot at Union Station, 2024.

Figure 6: 4-story Hobbie Building, constructed c. 1903-1906.

Figure 7: Map of enslavers' infrastructure in downtown Montgomery, c. 1830s-1860s. Source: p. 9 of "Slavery in America: the Montgomery Slave Trade," by the Equal Justice Initiative: https://eji.org/files/slavery-in-america-summary.pdf, 2013.

Figure 8: View northwest down Commerce Street from Court Sq., c. 1874. Source: Ibid.

Figure 9: From right to left—McIntyre Building at 200 Commerce St., built c. 1890; old Implement Store at 210 Commerce St., built 1894-95; and the Durr-Fillauer-Schloss & Kahn Building, built c. 1890-1900.

Figure 10: Old Western Union Building, constructed c. 1888-1890, at 84 Commerce St.

Figure 11: Old 10-story Greystone Hotel (Now the Hampton Inn), built 1928, at 100 Commerce St.

Figure 12: Whitfield-Massey Draughon Building (Now Equal Justice Initiative HQ), constructed in 1928.

Figure 13: EJI HQ in context with historic marker discussing the Montgomery Slave Trade; the Alley in background.

Figure 14: Old Bishop Parker Furniture Co. and Forbes-Wing Furniture Co. buildings.

Figure 15: Old Mercantile Business Products building.

Figure 16: Steiner Lobman/Teague Building, constructed 1891 in the Italian Renaissance style.

Figure 17: former Steiner-Lobman building, constructed c. 1897-1906 at 101 Tallapoosa St., now Tower Taproom.

Figure 18: North elevation of Former Winter-Loeb Grocery Co. at 105 Tallapoosa St., built in 1895.

Figure 19: East elevation of Former Winter-Loeb Grocery Co. at 105 Tallapoosa St., built in 1895.

Figure 20: Northwest corner of Former Schloss & Kahn building, constructed 1907, at 152 Coosa St.

Figure 21: 2-story John Murphy House, built in the Greek Revival style in 1851; formerly housed the Montgomery Water Works Board, now Trilogy Hotel Montgomery.

Figure 22: Historic Marker on the Murphy House lot.

III. Discussion with Probate Judge J.C. Love regarding the court's Real Estate Activity Alert and Contact Tool (R.E.A.C.T.) program and other miscellaneous topics related to the probate court.

IV. Section 4 (Additions and New Construction) of draft revised 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 5—Relocations and Demolition.

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.

- Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from the rear corners, where they are not visible from the street.
- Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.
- In rare occasions where it is appropriate to site a deck in a location visible to the public right of way (i.e. the side of a building or corner lot), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes, including painting, or staining, the decks rails and structural support elements in colors compatible with the colors of the building.
- Align decks generally with the height of the building's first floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirtboards, lattice, and dense evergreen foundation plantings.
- It is not appropriate to introduce a deck if doing so will require removal of a significant historic building element or site feature such as a porch or a mature tree.
- It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or site.
- It is not appropriate to construct a deck that significantly changes the proportion of building area to open space for a specific property.

Additions to historic buildings

Over the life of a building, its form may evolve as additional space is needed or new functions are accommodated. Many buildings in Montgomery's historic districts reflect their history through a series of previous alterations and additions that they exhibit. Consequently, such changes are significant to the history of the building and the district. New additions within the historic districts are appropriate if they do not destroy historic features, materials, and spatial relationships that are significant to the original building and site. Further, new additions should be differentiated from the original building and constructed so that they can be removed in the future without damage to the building.

Planning your project

New additions should never compromise the integrity of the original structure or site, either directly through destruction of historic features and materials or indirectly through their location, size, height, or scale. The impact of an addition on the original building can be significantly diminished by locating it on the least character defining elevation and by keeping it deferential in volume. It should never overpower the original building through height or size. The form, design, relationship of openings, scale, and selection of materials, details, colors, and features or proposed new additions should be reviewed in terms of compatibility with the original building.

Although designed to be compatible with the original building, an addition should be discernable from it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, materials, siding profile, vertical feature, or window type.

The impact of an addition on the building site must be considered as well. The addition should be designed and located so that significant site features, including mature trees, are not lost. The size of the addition should not overpower the site or dramatically alter its historic character.

Guidelines

- Construct new additions so that there is the least possible loss of historic fabric and so that the character defining features of the historic building are not destroyed, damaged, or obscured.

- 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

noticeably taller, shorter, wider, or narrower than adjacent buildings. For example, if the façades of most nearby buildings are substantially vertical in proportion (i.e., taller than they are wide), then maintaining a vertical orientation on the new building façade will result in a more compatible design.

A similar study of materials, building features, and details typical of existing buildings along the streetscape or block will provide a vocabulary to draw on in designing a compatible building. Beyond the obvious study of prominent building elements such as porches and storefronts, particular attention should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and windows, themselves. Details such as cornices, arches, lintels, porches, column styles and chimneys should be compatible with those on nearby buildings. The colors used on new buildings should also coordinate with those on historic buildings.

Compatibility at the building skin level is also critical. New materials should complement the materials used in the district – typically, wood siding, stone, brick, or stucco. The selection of appropriate exterior materials and finishes depends on an understanding of the compatibility of proposed materials and finishes in composition, scale, module, pattern, texture, color, and sheen. Roof shapes and materials for new buildings should harmonize with the shapes and scale of those in the historic district because this is such a noticeable building element. Section 3, Building Exterior (pp. 31-55), also provides pertinent information on traditional materials, features, and details found in the historic districts.

Landscaping of a new building should be compatible with nearby buildings in visual effect and types of plants. Paving materials that are like those in the historic district would be considered favorably.

Guidelines

- Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.
- Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
- Evaluate, 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 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.
- Conform to the design guidelines found in Section 2 (pp. 13-29) regarding site and setting in developing a proposed site plan.
- Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion, and roof shape.
- Design the proportion of the proposed new building's façade to be compatible with the façade proportion of surrounding historic buildings.
- Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the special character of the historic district.
- Select windows and doors for proposed new buildings that are compatible in material, subdivision, proportion, patter, and detail with the windows and doors of surrounding buildings that contribute to the special character of the historic district.
- Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character

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.

V. Staff Updates