

# HISTORIC PRESRVATION COMMISSION

## A G E N D A

**August 13, 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

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LAND USE DIVISION

Warren Adams

Executive Secretary



- I. Approval of minutes from the June 11, 2024, meeting**
- II. Approval of minutes from the July 09, 2024, meeting**
- III. Carole King will present the next historic neighborhood spotlight on Old Alabama Town**
- IV. Section 5 (Relocation and Demolition) of draft revised ARB design guidelines**
- V. Staff updates**

**The next scheduled meeting of the Historic Preservation Commission is  
Tuesday, September 10, 2024, at 5:30 p.m.**

### III. Historic Neighborhood spotlight: Old Alabama Town



Figure 1: North Hull Street Historic District (Old Alabama Town) boundary map.



**Early preservationists, Milo Howard & James Loeb**



*Before*



**Ordeman-Shaw House, circa 1850s**



*After*



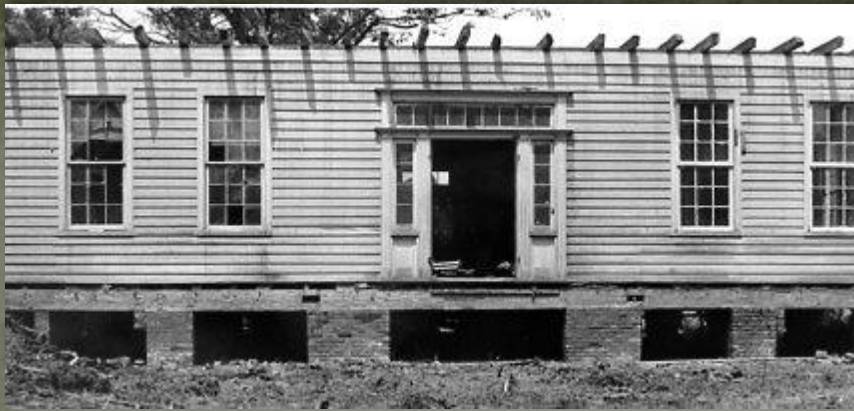
**Ordeman-Shaw House, restored 1971**





**Campbell Cottage, circa 1850**





Haigler House, circa 1840s







*Before*



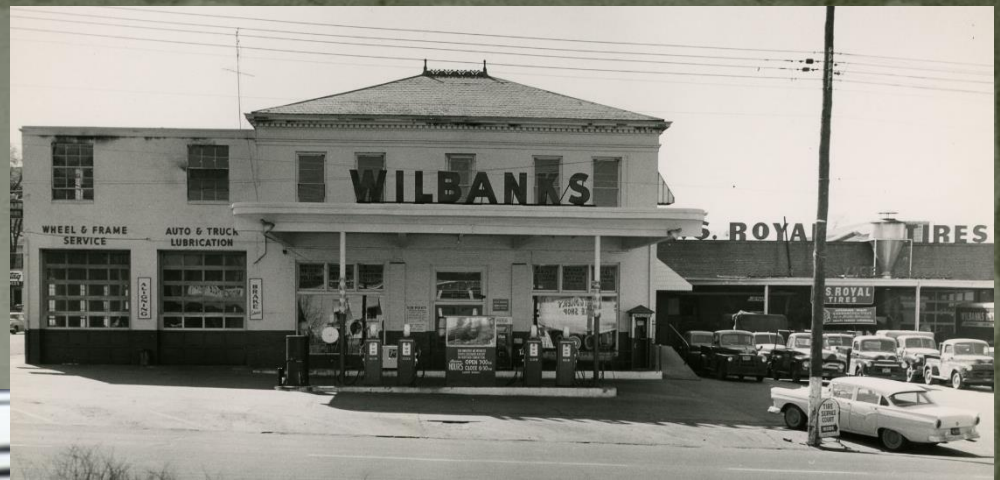
**Thompson Mansion, circa 1850s**



*After*



**Thompson Mansion, restored 1991**



**Noble House, circa 1850**





**Mary Ann Neeley rests during the moving of the Molton House.**





*Figure 2: Sign at the entrance to Old Alabama Town.*



*Figure 3: DeWolfe Cooper cottage, c. 1850s, at 309 N. Hull Street.*





*Figure 4: Tree-lined streetscape, looking south down N. Hull Street.*



*Figure 5: A segment of the "Living Block." Rural grocery store, c. 1892, in foreground; yellow 1880s shotgun house beyond.*





Figure 6: Rose House, c. 1840s, in the "Working Block."



Figure 7: Ware-Farley-Hood House, c. 1850s, in the "Working Block."





*Figure 8: Molton House, c. 1850s, at 436 N. McDonough Street. Residences fronts onto Kiwanis Park.*



*Figure 9: Rear of c. 1850s Molton House.*

- IV. Section 5 (Relocation and Demolition) 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 Appendix A—Architectural Terms.**

***Draft Design Guidelines for Montgomery's Historic Districts:***

**5. Relocation and 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.
- Minimize structural damage during the move.
- Relocate a structure within the historic district only if it is determined to be architecturally compatible with the adjacent buildings according to the guidelines for new construction.
- Relocate a structure on a site within a historic district according to new construction guidelines for siting, orientation, plantings, and other pertinent aspects of site and setting.
- Ensure that the relocation of a structure will not diminish or damage existing historic district buildings or the overall character of the district. Pay particular attention to the tree canopy along the route of the move.
- Provide the ARB with site plan information for proposed site features and plantings of the new setting, including information on accessory buildings, driveways, site lighting, and parking areas.
- If the structure is to be relocated within a historic district, then submit to the commission, before the move, a site plan for proposed site features and plantings of the original site after the relocation.
- Protect significant site features of the original site, the new site, and the route of the move during the relocation.

## **Demolition**

Demolition of significant buildings, structures, sites, objects, or trees within Montgomery Historic Districts is discouraged. Given the irreversible nature of demolition, full deliberation of all alternatives before taking any action is essential. The City has adopted a new downtown Master Plan that considers preservation and rehabilitation as critical for revitalization efforts. Cottage Hill and Lower Commerce Street are included in this planning area, and demolition requests in these areas may require additional review.

A property owner's failure to maintain a historic property properly can result in its eventual demolition due to the loss of structural integrity. This result is known as demolition by neglect. Such treatment of historic structures conflicts directly with the goals of the City in establishing the historic districts. Consequently, demolition by neglect may result in enforcement action through the Municipal Court.

## **Planning your project**

In considering a request for a certificate of appropriateness to demolish a structure within a historic district, the ARB will weigh the impact of the proposed demolition on the overall character of the historic district as well as adjacent historic buildings. In addition, the ARB will consider whether any specific use for the site has been proposed to mediate the loss of the historic structure. A site plan illustrating any proposed development or introduction of plantings following a demolition should be developed and submitted to the commission at the time the request for a certificate of appropriateness is made. Financial proof of the ability to complete the project as proposed is also required.

Before proceeding with an authorized demolition of a property, the owner may be responsible for recording a significant structure through documents such as photographs and measured drawings as specified and approved by the ARB. The documents shall be kept in the ARB files.

## **Guidelines**

- An application for demolition should include the following information:

- Date the property was acquired, and the price and condition at that time
- Number and types of adaptive uses considered by the owner
- Whether the property is or would be offered for sale
- 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.

## **V. Staff Updates**