

HISTORIC PRESRVATION COMMISSION

A G E N D A

October 08, 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

Ms. Camilla Debardeleben

Mr. James Long

Mr. Keelan Adams

Ms. Ella Martin

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. Approval of minutes from the August 13, 2024, meeting**
- IV. Approval of minutes from the September 10, 2024, meeting**
- V. Shaun will present the next historic neighborhood spotlight on Highland Avenue**
- VI. Discussion with Mr. Shane Dickerson, past President of the Opelika Historical Society on ways to advance the City of Montgomery's historic preservation program**
- VII. Appendix B (Resource Guide) of draft revised ARB design guidelines**
- VIII. Staff updates**

**The next scheduled meeting of the Historic Preservation Commission is
Tuesday, November 12, 2024, at 5:30 p.m.**

IV. Historic Neighborhood spotlight: Highland Avenue

GREAT SALE AT MONTGOMERY
ALABAMA,
ON WEDNESDAY, MAY 18th, 1887,
The Highland Park Improvement Company

WILL SELL AT PUBLIC OUTCRY, A LARGE NUMBER OF
BEAUTIFUL RESIDENCE LOTS
— AT —
+HIGHLAND PARK+

The New Suburb of Montgomery--The Garden Spot of Alabama--The Winter and Summer Resort of the South.
Contracts have been closed for lighting the streets and houses of this delightful Suburban City by Electricity, and also for a complete system of Water Works, supplying pure Artesian Water from a depth of 800 feet. Two lines of Electric Street Cars.
A number of Handsome Residences are being built and others contracted for.
A FIRST-CLASS WINTER HOTEL IS PROPOSED.

TERMS OF SALE--One-fifth cash, balance in one, two and three years, with 8 per cent. Interest on deferred payments. Plats mailed on application.

W. D. Brown & Co., State Printers, Montgomery, Ala.

Figure 1: Advertisement by the Highland Park Improvement Co. depicting residential lots for sale, 1887. Source: Alabama Department of Archives and History.

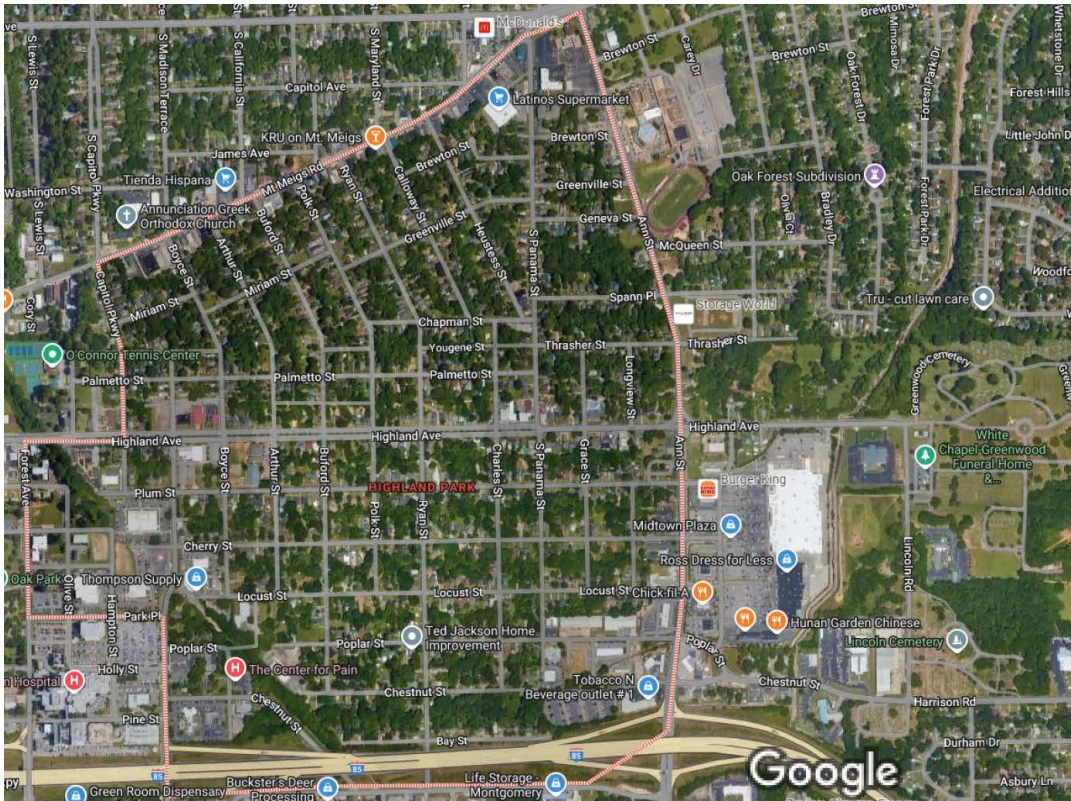


Figure 3: Map depicting Highland Park in 2024. Source: Google Maps.

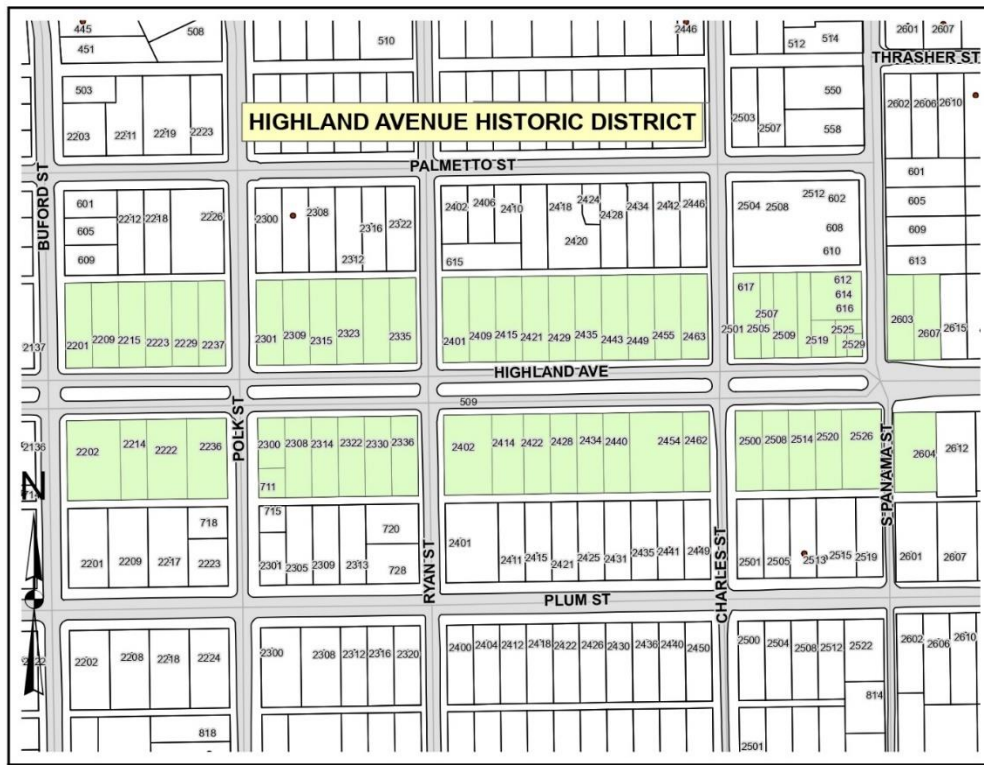


Figure 4: Highland Avenue Historic District boundary map.



A TYPICAL SOUTHERN FARM HOUSE NEAR HIGHLAND PARK.



SCENE ON UNION STREET.

*Figure 5: Historic photographs depicting a typical farmhouse near Highland Park and a pastoral scene on Union St, c. 1894.
Source: Alabama Department of Archives and History.*



Figure 6: The Pavilion at Highland Park, c. 1894. Source: Alabama Department of Archives and History.



Figure 7: Highland Park Sanatorium, c. 1910-1929. Source: Alabama Department of Archives and History.



Figure 8: Highland Avenue, east of the intersection with S. Panama St. Source: Alabama Department of Archives and History.



Figure 9: Repeat photograph depicting the deterioration of this one-story commercial node at intersection of Highland Ave. and S. Panama St.



Figure 10: Highland Avenue Baptist Church, 1954. Source: Alabama Department of Archives and History.



Figure 11: Highland Theatre, 1948. Source: Alabama Journal, via <https://www.abandonedalabama.com/highland-theatre/>.



Figure 12: Highland Theatre after conversion to Shelton's Lock and Key Service, 1958. Source: Alabama Department of Archives and History.



Figure 13: "Historic Highland Park, Est. 1887," 09/19/24.



Figure 14: Highland Avenue median and streetscape 1, 09/19/24.



Figure 15: Highland Avenue median and streetscape 2, 09/19/24.



Figure 16: 2201 and 2209 Highland Ave., 09/19/24.



Figure 17: 2202 Highland Ave., 09/19/24.



Figure 18: 2214 Highland Ave., 09/19/24.



Figure 19: 2223 Highland Ave., 09/19/24.



Figure 20: 2301 Highland Ave., 09/19/24.



Figure 21: 2322 Highland Ave., 09/19/24.



Figure 19: 2329 & 2335 Highland Ave., 09/19/24.



Figure 21: 2414 Highland Ave., 09/19/24.

VI. Discussion with Mr. Shane Dickerson, past President of the Opelika Historical Society on ways to advance the City of Montgomery's historic preservation program

- VII. Appendix B (Resource Guide) 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 Appendix C—Historic Districts.**

Draft Design Guidelines for Montgomery's Historic Districts:

Appendix B: Resources

Disclaimer: This resource guide is not intended to be an exhaustive list of resources for owners of historic property nor an endorsement, but we hope it will get you started as you undertake projects with your historic building.

General

McAlester, Virginia Savage. *A Field Guide to American Architecture: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. 2nd ed. New York: Alfred A. Knopf, 2013.

Rifkind, Carole. *A Field Guide to American Architecture*. Plume, 1980.

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Macmillan, 1997.

Litchfield, Michael W. *Renovation*. 3rd Ed. Taunton Press, 2005.

Morton, W. Brown, Gary L. Hume, Kay D. Weeks, and H. Ward Jandle. *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington D.C.: U.S. Department of the Interior Heritage Preservation Services. 1997.

Department of the Interior. *The Preservation of Historic Architecture: The U.S. Government's Official Guidelines for Preserving Historic Homes*. 1st Ed. Washington D.C.: Lyons Press, 2004.

Fram, Mark and Ontario Heritage Foundation. *Well Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Boston: Bostin Mills Press, 2003.

Tyler, Norman. *Historic Preservation: An Introduction to Its History, Principles and Practice*. 2nd Ed. New York: W. W. Norton & Company, 1999.

Bucher, Ward (Ed.). *Dictionary of Building Preservation*. Wiley, 1996.

Corson, Jennifer. *The Resourceful Renovator: A Gallery of Ideas for Reusing Building Materials*. Key Porter Books, 2000.

Bowman, Camille Agricola. *Handbook for Owners of Alabama's Historic Houses: A Basic Guide to Resources*. Montgomery: Alabama Historical Commission, 2001.

Poore, Patricia (Ed.). *The Old House Journal Guide to Restoration*. Dutton Adult, 1992.

Schoettle, B. Clarkson, National Trust for Historic Preservation, and National Main Street Center. *Keeping Up Appearances: Storefront Guidelines*. Washington D.C.: National Trust for Historic Preservation, 1983.

This Old House (Ed.). "This Old House: Homeowner's Manual." This Old House, 2002.

The Alabama Historical Commission (AHC) is based in Montgomery at 468 S. Perry Street in the Greek Revival style Teague House. The AHC serves as Alabama's State Historic Preservation Office (SHPO) and can provide information related to historic preservation tax credits and easements as well as national register of historic places eligibility and nominations, among other things. They maintain the Alabama Register of Landmarks and Heritage as well as several state-owned historic sites that welcome visitors. <https://ahc.alabama.gov/>.

National Park Service

Technical Preservation Service Preservation Briefs

<https://www.nps.gov/orgs/1739/preservation-briefs.htm>

Historic Preservation Tax Incentives (income producing buildings only)

<https://www.nps.gov/subjects/taxincentives/eligibility-requirements.htm>

Secretary of the Interior's Standards (includes preservation, rehabilitation, restoration, and reconstruction)

<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>

Publications of the National Register of Historic Places

<https://www.nps.gov/subjects/nationalregister/publications.htm>

Magazines

This Old House

Old House Journal

Preservation

Arts & Crafts Homes and the Revival

Renovation Style

Historic House

Historic Gardens Reviews

Style 1900

American Bungalow

Victorian Homes

Craftsman Magazine

Old Home Renovation

Internet Resources

<http://thisoldhouse.com>
<http://www.preservationdirectory.com>
<http://www.historicproperties.com>
<http://www.oldhouseweb.com>

Windows

Recommended windows in Montgomery's historic districts are wood or wood clad in aluminum with true or simulated divided lights. Any replacement window should fit the existing opening. Some manufacturers offer sash replacement kits in addition to full window replacements.

Myers, John H. *Preservation Brief 9: the Repair of Historic Wooden Windows*. Washington, D.C.: National Park Service, 1981. <https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf>.

Masonry

Mack, Robert C. (FAIA), and Anne Grimmer. *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Washington, D.C.: National Park Service, 2000. <https://www.nps.gov/orgs/1739/upload/preservation-brief-01-cleaning-masonry.pdf>.

Mack, Robert C. (FAIA), and John P. Speweik. *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. Washington, D.C.: National Park Service, 1998. <https://www.nps.gov/orgs/1739/upload/preservation-brief-02-repointing.pdf>.

Gaudette, Paul, and Deborah Slaton. *Preservation Brief 15: Preservation of Historic Concrete*. Washington, D.C.: National Park Service, 2007. <https://www.nps.gov/orgs/1739/upload/preservation-brief-15-concrete.pdf>.

Grimmer, Anne. *Preservation Brief 22: The Preservation and Repair of Historic Stucco*. Washington, D.C.: National Park Service, 1990. <https://www.nps.gov/orgs/1739/upload/preservation-brief-22-stucco.pdf>.

The International Masonry Institute (IMI) is a partnership between members of the International Union of Bricklayers and Allied Craftworkers and the contractors who employ them that is dedicated to educating and empowering people to build responsibly. IMI offers technical support, free webinars, and resources on a range of masonry-related building solutions.

<https://imiweb.org/>

Treatment and Repair

Myers, John H. *Preservation Brief 9: The Repair of Historic Wooden Windows*. Washington, D.C.: National Park Service, 1981. <https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf>.

Park, Sharon C. (AIA). *Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows*. Washington, D.C.: National Park Service, 1984.
<https://www.nps.gov/orgs/1739/upload/preservation-brief-13-steel-windows.pdf>.

Vogel, Neal A., and Rolf Achilles. *Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass*. Washington, D.C.: National Park Service, Updated 2007. <https://www.nps.gov/orgs/1739/upload/preservation-brief-33-stained-leaded-glass.pdf>.

Randl, Chad. *Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement & New Design*. Washington, D.C.: National Park Service, 2004.
<https://www.nps.gov/orgs/1739/upload/preservation-brief-44-awnings.pdf>.

Doors

Jandl, H. Ward. *Preservation Brief 11: Rehabilitating Historic Storefronts*. Washington, D.C.: National Park Service, 1982. <https://www.nps.gov/orgs/1739/upload/preservation-brief-11-storefronts.pdf>.

Roofing

Sweetser, Sara M. *Preservation Brief 4: Roofing for Historic Buildings*. Washington, D.C.: National Park Service, 1978. <https://www.nps.gov/orgs/1739/upload/preservation-brief-04-roofing.pdf>

Park, Sharon C. (AIA). *Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs*. Washington, D.C.: National Park Service, 1989.
<https://www.nps.gov/orgs/1739/upload/preservation-brief-19-wood-shingle-roofs.pdf>.

Levine, Jeffrey S. *Preservation Brief 29: The Repair, Replacement, and Maintenance of Slate Roofs*. Washington, D.C.: National Park Service, 1992.
<https://www.nps.gov/orgs/1739/upload/preservation-brief-29-slate-roofs.pdf>.

Grimmer, Anne E. and Paul K. Williams. *Preservation Brief 30: The Preservation of Historic Clay Tile Roofs*. Washington, D.C.: National Park Service, 1992.
<https://www.nps.gov/orgs/1739/upload/preservation-brief-30-clay-tile-roofs.pdf>.

Bulletin of the Association for Preservation Technology. Vol. 2 (No's. 1-2), 1970. (Entirely on roofing).

Insall, Donald. *The Care of Old Buildings Today*. London: The Architectural Press, 1972.
(Excellent guide to some problems and solutions for historic roofs).

Labine, R.A. Clem. "Repairing Slate Roofs." *The Old House Journal* 3 (No. 12, Dec. 1975): 6-7.

Paint

Moss, Roger W., (Ed.). *Paint in America: The Colors of Historic Buildings*. John Wiley & Sons, 1994.

Schweitzer, Robert. *Bungalow Colors: Exteriors*. Gibbs Smith, 2002.

Rossiter, E. K., and F.A. Wright. *Authentic Color Schemes for Victorian Houses: Comstock's Modern House Painting, 1883*. Dover Publications, 2001.

Pomada, Elizabeth, and Michael Larson. *Daughters of Painted Ladies: America's Resplendent Victorians*. E.P. Dutton, 1987.

Pre-Approved palette colors

The pre-approved paint palette and paint chips are available in the Land Use office at 25 Washington Avenue, 4th Floor. The palette board can also be viewed at John Lee Paint on Coliseum Boulevard, all Montgomery Sherwin-Williams (Coliseum Boulevard, Malcolm Drive/Taylor Road, and Eastdale Mall Circle), PPG Paints on Hunter Lane, and New Look Decorating Center (Benjamin Moore) on Atlanta Highway. The manufacturer of the paint does not matter, but having a color that substantially matches the palette does.

Historic Landscaping/Gardening

Duchscherer, Paul, and Douglas Keister. *Outside the Bungalow: America's Arts and Crafts Garden*. New Jersey: Penguin, 1999.

Adams, Denise Wiles. *Restoring American Gardens: An Encyclopedia of Heirloom Ornamental Plants, 1640-1940*. Timber Press, 2004.

Weaver, Lawrence. *Houses and Gardens by E.L. Lutyens*.

Tankard, Judith B. *Gardens of the Arts and Crafts Movement: Reality and Imagination*. Harry N. Abrams, 2004.

Jekyll, Gertrude, and Lawrence Weaver. *Arts and Crafts Gardens: Gardens for Small Country Houses*. New York: Macmillan, 1983.

VIII. Staff Updates