

Historic Preservation Commission

January 12, 2016, 5:30 p.m.
Council Auditorium, City Hall

HISTORIC PRESERVATION COMMISSION MEMBERS

Dr. Richard Bailey, Chair

Mr. Wilbur Hill, Vice-Chair

Mrs. Sangernetta Gilbert Bush

Mr. Walter Bush

Ms. Tiwania Brown

Ms. Carole King

Mr. Douglas McCants

Mr. Glenn Donald

PLANNING CONTROLS DIVISION

Thomas M. Tyson, Executive Secretary

I. Approval of Actions from the December 8, 2015 Meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	City of Montgomery and HPC/Restoration of Month	N/A	N/A
2.	Brian Selmeski	Old Cloverdale	1327/1329 Woodward Avenue

III. Other Business

- a. Election of Chair and Vice Chair**
- b. Powers and Duties**
- c. Ideas for an annual plan/activities for 2016**

The next scheduled meeting of the Historic Preservation Commission is February 9, 2016, at 5:30 p.m. in Council Auditorium, City Hall.

1. **PRESENTED BY:** The City of Montgomery and the HPC

SUBJECT: Request approval of a Restoration of the Month for February 2016.

REMARKS:

Recommendations for future "Restoration" consideration should be forwarded to Christy Anderson or Tommy Tyson in the City of Montgomery's Planning Controls Division.

COMMENTS _____

ACTION TAKEN _____

2. **PRESENTED BY:** Brian Selmeski

SUBJECT: Request approval of a Historic Plaque for 1327/1329 Woodward Avenue (Old Cloverdale).

REMARKS: One story symmetrical façade, brick veneer circa 1929 house. Three pairs of French doors open onto the front porch, porch roof supported by classical columns, 4:4 wood windows flank exterior fireplaces on the front projections, shingled roof.

The building was intended to be constructed as a triplex (2 units down/1 unit up) but the third apartment was never completed due to the stock market crash of 1929. In August of 1940, Julia Anderson Garland, a widow, purchased the building, and in June of 1950 she built a garage with maid's quarters. She lived in the maid's quarters after selling the home in 1988, until her death in 1992.

In 1988 Leonard Carlisle, Jr., and Fred Schmidt purchased the building and converted the duplex into a single family home. This includes moving the original brick to use as the facing material on the new gallery across the front porch and extensive landscaping. The driveway and lawn were updated later by Pat Luna and Margaret Flemming after they purchased the house in 1993.

The petitioner would like the sign to read "Old Cloverdale, 1929".

COMMENTS: A Historic Building sign is granted in cases where properties have had relatively few changes in materials or appearance since their construction.

ACTION TAKEN _____



III. Developing an Annual Work Plan for 2016 Powers and duties of the HPC

a. Sec. 15-34. - Powers and duties. (Montgomery City Code)

The commission shall have the following powers and duties and shall be authorized to:

- (1) Preserve and protect buildings, structures and sites of historic and architectural value in the historic districts designated pursuant to this ordinance and previously designated pursuant to Ordinance No. 10-91.
- (2) Prepare a survey of and maintain an inventory of all historic and architecturally significant property in the city.
- (3) Recommend to the mayor and city council specific buildings, structures, sites and districts for designation as historic properties or districts.
- (4) Restore and preserve any historic properties acquired by the city or the commission.
- (5) Promote acquisition of facade and conservation easements by the city or by the commission.
- (6) Develop and conduct educational programs on historic projects, properties and districts.
- (7) Make such investigations and studies of matters relating to historic preservation as the city or the commission deems necessary and appropriate for the purposes of this chapter.
- (8) Apply for funds to carry out the purposes and responsibilities of the commission from municipal, county, state, federal and private agencies and sources.
- (9) Purchase, sell, contract to purchase, contract to sell, own, encumber, lease, mortgage and insure real and personal property in carrying out the purposes and responsibilities of the commission.
- (10) Investigate, survey and process nominations of properties to the National Register of Historic Places.
- (11) Investigate, survey and process applications for certification of historic properties for tax credits for preservation expenditures.
- (12) Contract with other municipal, county, state, federal and private agencies and organizations to perform historic preservation related functions.
- (13) Approve design guidelines based on the secretary of the interior's standards for rehabilitation; and
- (14) Exercise such further powers as the commission may deem reasonably necessary and proper to carry out the purposes, responsibilities and powers of the commission.

(Ord. No. 28-2004, pt. I, § 4, 4-6-2004; Ord. No. 11-2007, 2-6-2007)

b. Food for thought

This came from a listserv thread on design guidelines, but I think it's important to keep in the back of your mind as we move through this process. This is from Bill Schmickle, who wrote *The Politics of Historic Districts: a Primer for Grassroots Preservation* and *Preservation Politics: Keeping Historic Districts Vital*:

“There is also the matter that, in my experience, many supporters of a historic district are in it for reasons other than preservation, for interests not addressed by the SOI (Secretary of the Interior’s Standards). I recently did a workshop attended by more than a hundred HPC commissioners and planning staffers. I asked how many were involved in their districts mainly for preservation. My rough estimate is that about 15% raised their hands. The remainder said they had other controlling interests: property values, prosperity, sense-of-place, quality of life. Thus, a district aimed at revitalization while securing the

built environment may do better by having design guidelines that facilitate broad change rather than more tightly trying to gate-keep change.”

Design Guidelines

The HPC is charged with developing guidelines for the ARB to use in evaluating applications. Our current guidelines were done in 1985....

Neighborhood preservation plans

Related to guidelines and the above quote. Work with neighborhoods (= public input meetings) to develop both a working understanding of the character defining features of the neighborhood (sidewalks, trees, open porches, types of fencing, etc) as well as the neighborhood goals (e.g. investment in neglected properties outweighs rebuilding chimneys) that would be adopted by the neighborhood associations and the HPC for the ARB to use as a working document to help them evaluate projects. Plans would be re-evaluated every X number of years, etc.

Local resources

Compile a non-endorsement list of known contractors and suppliers that either do sensitive historic work (know to replace materials in kind) or supply materials that the ARB would accept as replacements. This has largely fallen to window sources, but lately we've had issues with people wanting storage buildings and most of the cheap pre-fab sheds do not meet the ARB guidelines (not compatible with the main dwelling, e.g. no overhanging eave, metal sheeting or vertical paneled siding).

Revamping the Historic Sign Program

As costs rise for the signs (when I got the sign for my house 13 years ago, it was \$10, now we have to charge \$40), it may be worth exploring other, more durable options as the cost is approaching a point where it exceeds the value. There are several options available:

- Cast aluminum signs, customized
- Cast resin signs, customized
- Color “printed” signs that look like the current signs that are UV resistant and scratch resistant (current signs fade fairly quickly)
- A standard seal—could be the logo of the fountain with the Historic Building of Montgomery on a round seal with no customization, but clearly brands it as HPC approved.

Most of these options will cost more, but will also yield a better product. A new sign would need a size, shape, design, color, material, etc. The color printed sign is a max size is 10”x16”. A sample of that will be provided at the meeting. The current sign is approximately 14”x17”.

Another component of this discussion should include whether or not the HPC, with a new sign program, wants to recognize remuddled houses as historic, or just up the bar. A house would not need to be pristine, but would need to retain its essential character.

Education

Old House workshops. I am attaching a recent flyer from Huntsville’s HPC, which is holding a workshop at a local brewery. Hands on, how to take care of your old house programming.



Huntsville Historic Preservation Commission's



Historic Wood Window Repair Demonstration

**Join us for a pregame demonstration and a drink
of hot apple cider with donuts!**

Led by: David Ely, HHPC Chairman

Event Location: Yellowhammer Brewery outdoor patio,
2406 Clinton Ave. Huntsville, AL 35805

Date: Saturday November 21, 2015

Time: 10:00 am to 11:30 am

This event is free and open to the public.

Preservation Month

May is National Historic Preservation Month. Do you want to have a program, highlight a property/property type? Organize some sort of social? (and this means the HPC organize and recruit volunteers, Christy can't do this by herself).

Annual Awards and Recognition (could be a Preservation Month activity)

- Preservation Project Awards. Excellence in preservation and restoration of historic buildings, interpretation of architectural features and compatible design in new construction, and adaptive reuse of historic structures. Individuals, businesses, and organization would be eligible. (examples I found ranged from repainting, landscape restoration, restoration/recreation of a character defining feature of a house e.g. doorways)
 - Residential
 - Commercial/adaptive reuse
 - Craftsmanship (recognition of people doing restoration work on a detailed level—creation of new house parts, window repair)
 - Neighborhood (from the National Trust criteria on the Honor Awards):
 - Showcase historic preservation as a strategy to renew the viability of diverse older neighborhoods
 - Revitalize the livability of older communities
 - Meet community needs through the rehabilitation of individual landmarks
 - Demonstrate that older buildings are excellent examples of “green” and sustainable construction
 - Landscape/garden restoration
- Preservation Service Award. Recognition of outstanding achievement in and support for furthering the aims of historic preservation in Montgomery, including: research, development, planning, advocacy, and community leadership. Individuals, businesses, and organizations would be eligible.
- Preservation Education Award. Outstanding achievement in public education furthering the aims of historic preservation in Montgomery. Individuals, businesses, and organizations would be eligible.

Board Training

For HPC and ARB—annual refresher. As the education arm of the historic boards, you could establish a training program that addresses local board needs and then we can find a slate of speakers/teachers who might be able to offer the training.

Survey and Registration

Help staff identify buildings/areas that need to be surveyed and assist with the research and preparation of Alabama Register and National Register nominations.

Related to demolitions, salvage, and trades:

1. The state statute 11-53-b allows municipalities to demolish OR REPAIR structures that are unsafe. To date, Property Maintenance's budget has been for demolitions only. It might be worth working with them and the Council Reps to do repairs for those properties where only minor work or elements are failing (porches, repair roof leaks, etc.) Tracy Larkin did this for a house in Capitol Heights, but we had some issues on interpreting what needed to be done—

namely can we just stabilize the property (this was porch repair, leak repair, missing/rotten siding), or does it have to be brought up to code. The Building Dept. seemed to think it had to be brought up to code, so it was rewired, replumbed, etc., and as a result, very expensive and generally not feasible to repeat. I think it may be an education process, but we may be able to find a happy medium under that provision.

2. An adjunct to that is that statute allows for the salvage of materials on demolitions. We have been able to salvage from one demolition Property Maintenance has done, those items went to Rescued Relics at Old Alabama Town for resale. But I think this needs to be a standing procedure of allowing us to assess salvageable architectural elements prior to a demolition bid being sought—regardless of property location (designated or not). Most of the demo contractors are only interested in the pipe and wire that can be sold for scrap, so we wouldn't be interested in the same stuff. I have made the request for the property mentioned above, but do not know if that will go anywhere. I have tried to push for this, but haven't gotten very far internally, which is where a sub-committee may also be helpful in forging "good will" with the Inspections department (where Property Maintenance is housed).
3. An extension of salvaging materials, long term, may be to partner with an educational institution that teaches building trades to engage in deconstruction, as students can learn how houses were put together by carefully dismantling them.



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- Aluminum Plaques
- Recognition and Award Plaques
- Bas Relief Images
- Full Color Aluminum Photos
- Dedication Monuments
- Etchings
- Flat Relief Images and Graphics
- Great Places in America
- House Plaques
- ImageCast™ Plaques and Medallions
- Metal Photo Images
- Military and Governmental Seals
- Military Memorials
- National Register Plaques
- Historic Markers and Plaque Programs
- Pet Memorials
- Bronze Cemetery Markers
- Matching Veterans Marker
- Roadside Markers
- Perpetual Plaques
- Layout Samples
- Options
- Portraits
- Standard Borders
- Background Finishes
- Background Textures
- Mounting Options

PLAQUES > HISTORIC MARKERS AND PLAQUE PROGRAMS

Historic Markers and Plaque Programs



10 x 14 bronze art nouveau style (18758)



15 x 18 Bronze custom a style (15783)



11 x 8 bronze oval (15668)



15 x 18 Bronze Custom A Style (15040)



10 inch x 7 inch Bronze (10133)



12 inch x 12 inch bronze (11703)

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10 INCH X 7 INCH BRONZE (10133)

Description:

10 inch x 7 inch bronze; oval shape; single line border; dark oxide background (10133)



Example of a "Seal" sign

HISTORIC PRESERVATION COMMISSION
December 8, 2015

At the regularly scheduled meeting of the Historic Preservation Commission on December 8, 2015, at 5:30 p.m. in the Council Auditorium, City Hall, Montgomery, Alabama, the following members were present: Dr. Richard Bailey, Wilbur Hill, Sangernetta Gilbert Bush, Walter Bush, Carole King, and Doug McCants. Also present were Mrs. Christy Anderson, Planning Controls; Mr. Robert Smith, Director of Planning and Paula Richardson, Recording Secretary. Dr. Richard Bailey – chairman called the meeting to order.

The following actions were taken by the Historic Preservation Commission.

The first item of business was the approval of the minutes for the August 11, 2015 meeting. ACTION: After thorough study and consideration and based on the facts as presented, the minutes will stand approved as written.

Item No. 1

The first item on the agenda is the approval of 1215 Woodward Avenue as the Restoration of the Month for January 2016.

ACTION: After thorough study and consideration and based on the facts as presented, a motion was made by Mr. Hill, seconded by Mr. Bush to approve the request for restoration of the month for January 2016, by the following vote:

AYES	:	BAILEY, HILL, S. BUSH, W. BUSH, MCCANTS, KING	6
NAYS	:	NONE	0
RECUSED	:	NONE	0
ABSTAINED	:	NONE	0
ABSENT	:	BROWN, DONALD	2

Item No. 2

The second item on the agenda is approval of a Historic Sign request for 1327/1329 Woodward Avenue (Old Cloverdale).

This item was delayed by the petitioner prior to the public hearing. It will be placed on the next available agenda.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Thomas M. Tyson, Jr.
Executive Secretary