

# **Historic Preservation Commission**

September 12, 2017, 5:30 p.m.

**City Council Auditorium**

**City Hall, 103 North Perry Street**

## **HISTORIC PRESERVATION COMMISSION MEMBERS**

Dr. Richard Bailey, Chair

Ms. Carole King, Vice-Chair

Mrs. Sangernetta Gilbert Bush

Mr. Walter Bush

Mr. James Long

Mr. Wilbur Hill

Mr. Brian Mann

Mr. Douglas McCants

## **PLANNING CONTROLS DIVISION**

Thomas M. Tyson, Executive Secretary

*The next scheduled meeting of the Historic Preservation Commission is October 10, 2017, at 5:30 p.m. in Council Auditorium, City Hall.*

## Approval of Actions from the July 11, 2017 Meeting

### I. 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.          | Mary Catherine & Scott Phillips                 | Cloverdale Idlewild      | 3153 Audubon Road             |
| 3.          | Tiffany Beasley                                 | Old Cloverdale           | 2164, 2166 A&B College Street |

### II. Other Business

- a. Ms. Carolyn Olivari, Loveless Alumni Association
- b. Discussion of information provided by James Long
- c. Outbuildings presentation
- d. ARB guidelines for small storage buildings

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

**SUBJECT:** Request approval of a Restoration of the Month.

**REMARKS:** There is no submission for consideration at this time.

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:** Mary Catherine & Scott Phillips

**SUBJECT:** Request for approval of a historic plaque for the property located at 3153 Audubon Road (Cloverdale Idlewild).

**REMARKS:** One story, wood sided cottage, gable end with intersecting front gable on south front elevation; wood 6:6 windows, bracketed door hood; 6 panel cross and Bible door. Alterations noted by the owners are at the rear—they believe the house was originally 2 bedrooms and 1 bath, with a bed and bath added in the 70s. Current owners (with ARB approval) created a master suite at the rear by adding a master bath and closet.

The original mortgage document was issued October 9, 1936. The Thorntons were the first family to live in the house. The petitioner would like the sign to read either “The Thornton House, 1936” or “Cloverdale Idlewild, 1936”, leaving it to the HPC’s discretion.

**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** \_\_\_\_\_







**3. PRESENTED BY:** Tiffany Beasley

**SUBJECT:** Request for approval of a historic plaque for the property located at 2164, 2166 A&B College Street (Old Cloverdale).

**REMARKS:** Two story Neoclassical revival duplex with a symmetrical facade (Sanborn maps seem to indicate it was built as a duplex, as opposed to one seen months ago on Ridge Avenue that had the front entry altered when a house was divided), solid cross and Bible doors with 3 lite transoms, 6/6 wood windows, demi-lune ventilators in gables, wood drop siding with corner boards, 2 story portico supported by square columns with square capitals and a partial eave returns. A small one story addition was made to the rear to add another unit at some point, the materials match the original structure. Shutters are located on the front, outside windows. While they may not be original, shutters would have been a detail found in a Neoclassical design.

According to Water Works, water service was first provided February 15, 1937. It has generally been assumed that if water was running to the property, there was a building to run water to. The petitioner would like the sign to read "Old Cloverdale, 1937".

**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** \_\_\_\_\_











## **II. Other Business**

- e. Ms. Carolyn Olivari, Loveless Alumni Association**
- f. Discussion of information provided by James Long**
- g. Outbuildings presentation**
- h. ARB guidelines for small storage buildings**

For those of you who attended the July meeting, this information was handed out as “homework”.

The ARB and public have struggled with outbuildings. Some folks need secure small tool/mower storage and most of the prefab storage sheds available do not meet the design guidelines of “compatible with the house”. The biggest obstacles have been siding material, and over hanging eaves. To that end, the ARB has requested that the HPC develop a guideline proposal that might be applied in the historic districts, as developing design guidelines fans to the HPC. Below is a series of responses by other municipalities in regulating outbuildings. The ARB has asked that the following be considered, plus my two cents:

- An application would be required
- Staff may approve if certain conditions are met:
  - Building not to exceed 100-120 square feet
  - No other outbuilding on the property (multiple buildings pose other issues from a zoning standpoint)—must be verified
  - Meets Building Code requirements/zoning requirements (setback from property lines/separation from other structures)
  - No metal siding?
  - Visibility? If it's visible from the street would it need review or screening?

Some of the discussions below are very generous, in looking at form (a triangle on top of a box), as well as applying battens to T111 (vertical groove) siding. That one, to me, is interesting, because a significant percentage of prefabs sheds use a vertical groove siding.

### **Original question**

**From:** 'Paula A. Mohr' via NAPC-L [<mailto:napc-l@googlegroups.com>]

**Sent:** Tuesday, May 2, 2017 6:08 PM

**To:** NAPC-L <[napc-l@googlegroups.com](mailto:napc-l@googlegroups.com)>

**Subject:** [NAPC-L] small sheds in historic districts

I'm posting for this for a city in Iowa I work with. Their question is about metal, plastic or prefabricated sheds in local historic districts. These are the sheds that can be purchased assembled or as a kit from Menards, Home Depot, etc.

Does your historic preservation commission review these? If so, what do you allow? What do you deny?

Any references to design guidelines would be appreciated.

Thanks!

**Little Rock, AR (who I've stolen ideas from on several occasions)**

Hi Paula –

We allow for such sheds, provided they are clearly subordinate to the main house in their size and placement, and represent the general form of traditional outbuildings in the District (ie. rectangles on the bottom, with triangles on top).

Roof shape is an important consideration for these applications – simple hip, gable and shed roofs are generally allowed. Quonset, A-frame, & gambrel forms are uncommon in our District, and would generally be considered inappropriate for outbuildings at most properties.

But if a proposed outbuilding (even an plastic or prefab one) is plainly consistent with our guidelines, and it's not going to be substantially visible from any public ROW, staff is authorized to sign off on them.

Hope this is useful!

**Boyd I. Maher**, Executive Director  
Capitol Zoning District Commission  
410 S. Battery St, Little Rock, AR 72201  
(501) 324-9644 [czdc.arkansas.gov](http://czdc.arkansas.gov)

**Knoxville**

Knoxville historic districts allow pre-fabricated sheds with T-111 vertical siding as long as battens are placed over the regularly spaced vertical reveals or seams to create the look of board-and-batten. Of course wood siding is allowed on a pre-fab, if there is such a thing. Metal is not considered appropriate. The windows are required to be double-hung in a vertical rectangular shape if visible from the street or an alley, but may be made out of any material. The door must have some type of trim on it and not be just a plain flat panel. If the shed sits 9 inches or more above the ground, it must have some type of underpinning or skirting such a lattice at the base. The roof may be a shed-type roof of any pitch, or a gabled roof with a pitch of not less than 6/12. If a shed of 100 sf or less meets all these requirements, it may be staff-approved. All other accessory structures must be reviewed by the HZC.

**Vallejo, CA**

In Vallejo Californian, no building permit or city planning review is required for sheds under 120 square feet. As a result, we do not have much oversight over these types of installations. Technically, they would not meet the Standards, however, most are in backyards and not visible, and are somewhat temporary in nature, so not a lot of time is spent with enforcement. The commission would review an accessory building over 120 square feet in size for consistency with the Secretary of the Interior's Standards and the Standards of the District.

**Bill Tuikka, AICP**

**Planning Division**

*City of Vallejo / Economic Development Department*

*555 Santa Clara Street, Vallejo, CA 94590*

707-648-5391 [bill.tuikka@cityofvallejo.net](mailto:bill.tuikka@cityofvallejo.net)



### **Nashville**

We do not require a COA for any outbuilding that is less than 100 square feet and does not have a permanent foundation. We are considering increasing the size to 200 square feet. This has been a policy for many years and so far has worked well for us.

Robin

Robin Zeigler

Metro Historic Zoning Commission

3000 Granny White Pike

Nashville, TN 37204

615-862-7970

[www.nashville.gov](http://www.nashville.gov)

### **Fredericksburg, VA**

I hate to see something go unremarked upon, so here are my two cents worth. Historic review occurs for items visible from a public right-of-way, acknowledging the realm within which such review is justified in our various codes. Sheds are usually located in side or rear yards, where they are often outside of public view and under those circumstances any variety of structure can be used. Many owners will deliberately site their accessory structures out of view to have that flexibility. When visible, and thus subject to review, most owners usually seek to build something with natural materials, or at least materials that look natural (Hardie, AZEK, etc.) The stringency of the review is usually influenced by visibility (obscured by a fence/vegetation or not). Pre-fabricated structures are not prohibited, but a plastic one would be a hard sell. Our guidelines (admittedly developed many years ago) do not include a section for accessory structures. Our new historic resources person is going to fix that....

**Erik F. Nelson**

Transportation Administrator

City of Fredericksburg

540 372-1080

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