

Historic Preservation Commission

October 10, 2017, 5:30 p.m.

**Old Council Chambers, Room 142
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 November 14, 2017, at 5:30 p.m. in Council Auditorium, City Hall.

Approval of Actions from the September 12, 2017 Meeting

- I. Other Business**
 - a. Resolution of support for the Loveless Alumni Association**
 - b. Roundtable discussion of outbuilding guidelines**
 - c. Other suggestions for HPC under powers and duties**

a. Resolution of support for the Loveless Alumni Association

RESOLUTION SUPPORTING THE PRESERVATION EFFORTS FOR LOVELESS SCHOOL

WHEREAS, one of the purposes of the City of Montgomery Historic Preservation Commission is to promote the educational, cultural, economic and general welfare of the City of Montgomery, Alabama, through the preservation and protection of buildings, sites, structures, areas and districts of historical significance; and

WHEREAS, the Loveless School building, built in 1923 and enlarged in 1930, first housed seven grades of African American students. In 1948, Carver Senior High held its first classes at Loveless School. Loveless School housed the first junior and senior high schools for African Americans in the City of Montgomery. Loveless later reverted to a junior and then an elementary school. In 1998, Loveless School became the home of the nationally recognized Loveless Academic Magnet Program (LAMP). In 2017, LAMP moved into another building; and

WHEREAS, the Loveless Alumni Association has requested the support and partnership of the Montgomery Historic Preservation Commission in the efforts of the Loveless Alumni Association to preserve the Loveless School building and to further the educational mission of Loveless School by establishing and continuing youth education and adult career training programs at Loveless School; and

WHEREAS, the Montgomery Historic Preservation Commission recognizes the historical significance of Loveless School and desires to lend its support and partnership to the historical preservation and educational efforts of the Loveless Alumni Association, recognizing that buildings are better maintained when in use.

NOW THEREFORE BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF MONTGOMERY, ALABAMA, that the Historic Preservation Commission hereby supports and partners with the Loveless Alumni Association in its efforts to preserve the Loveless School building and to continue the educational mission of Loveless School by establishing and continuing educational programs for youth and adults at Loveless School.

Done this the 10th day of October, 2017.

RESOLUTION APPROVED:

Dr. Richard Bailey, Chairman
Montgomery Historic Preservation Commission

b. Roundtable discussion of outbuilding guidelines

Comments for discussion submitted by Carole King

Thoughts on Shed Specifications

Foundation options

- Conventional-brick piers
- Concrete blocks covered with plaster
- Concrete slab
- Over 10" high must have enclosure-lattice

Footprint—Not to exceed 120 square feet

- 10' x 10'
- 10' x 12'
- 3' x 4'

Exterior materials—Natural materials

- Horizontal siding, lap
- Vertical board and batten
- Wooden shake shingle
- Brick

Roof line

- Gable with 45 degree
- Shed, with entry on high side

Roof materials

- Asphalt or wood shingle
- Metal terne

Door

- Wooden with lights
- Narrow wooden strips
- Board and batten

Steps

- Wooden
- Poured concrete
- Brick

Windows-(Glass paned)

- Double hung sash
- Top-hinged
- Cottage, vertical pairs
- Skylight permitted if not visible from the street

The following is just a repeat of previous information on how other municipalities handle outbuildings:

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>

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

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



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

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

c. Other suggestions for HPC under powers and duties

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Montgomery, Alabama 36104

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jameslong@film.com

August 8, 2017

Montgomery Historical Preservation Commission Suggestions:

1. Objectives: Expand Commission's City and On-Line Imprint.
2. PROPOSAL-Establish Montgomery Registry of Historic Places. Similar to existing Alabama Registry of Landmarks and Heritage and the National Registry of Historic Places.
3. PROPOSAL: Create a Montgomery Registry of Historic Places Plaque-similar to National Registry of Historic Places plaque (see sample attached).
4. AUTHORITY: Montgomery City Code Section 15-34(2) states that the duties of the Commission include to "prepare a survey of and maintain an inventory of all historic and architecturally significant property in the city." These proposals would help establish such an inventory and expand the focus of the Commission's work into historic properties not just architecturally significant properties.
5. Adopt a Set of Rules and an Application process for the Montgomery Registry of Historic Places. The current rules and application being used by the Alabama Historic Commission could be adopted with only minor changes.
6. The Alabama Registry of Landmarks and Heritage operated by the Alabama Historical Commission lists 13 properties in the City of Montgomery. These properties could serve as the first properties to be approved for listing on the City Registry. The Commission should make a freedom of information request to the Alabama Historical Commission for copies of all applications, approvals, and other publicly available documents in their files on the properties on their registry within the City of Montgomery. After a staff review, this Commission could then approve those properties for listing on the City Registry.
7. A press release and press conference could be then held to talk about the establishment of the City Registry, the listing of these first properties on the City Registry, display the plaque to be placed on these properties by City leaders, tell how plaques can be obtained by occupants/community groups for those properties listed on the City

Registry and the cost, and describe the application process for others interested in getting on the City Registry. Many individuals and groups will pay for their plaques.

8. The Commission would need to request the City for programming assistance to create an on-line City Registry linked to the Commission's webpage and for help in paying for some plaques.
9. Letters would need to be sent to historical and community groups and others explaining the City Registry and how to apply.



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