

Historic Preservation Commission

November 14, 2017, 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

Mrs. Sangernetta Gilbert Bush

Mr. Walter Bush

Mr. James Long

Dr. Dallas Hanbury

Mr. Brian Mann

Mr. Douglas McCants

PLANNING CONTROLS DIVISION

Thomas M. Tyson, Executive Secretary

The next scheduled meeting of the Historic Preservation Commission is December 12, 2017, at 5:30 p.m. in Council Auditorium, City Hall.

Approval of Actions from the October 10, 2017 Meeting

I. Welcome new member—Dr. Dallas Hanbury, Montgomery County Archivist

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.	Mark O'Connor	Cloverdale Idlewild	3275 Montezuma Road

III. Other Business

- a. Roundtable discussion of outbuilding guidelines**
- b. Honorary registry for historic properties (Long)**

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: Mark O'Connor

SUBJECT: Request for approval of a historic plaque for the property located at 3275 Montezuma Road (Cloverdale Idlewild).

REMARKS: One story end gable bungalow with gable front porch, 4 lite window in front gable, louvered vent in side gables; wood drop siding, vertical 4:1 wood windows. Rear extension with matching wood siding and 6:6 wood windows; shed roof over rear side door (12 lite wood). New craftsman style (ARB approved) front door with 3 light transom, porch rail and outbuilding also done with ARB approval.

According to the abstract, the house was constructed in 1927. County property tax records also give the date of construction as 1927. The petitioner would like the sign to read "Cloverdale Idlewild, 1927).

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 _____





Other Business

a. Roundtable discussion of outbuilding guidelines

- An application would be required
- Staff may approve if certain conditions are met:
 - Building not to exceed 100 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)
 - Has same basic form as main dwelling—triangle on top of a rectangle (no gambrel/barn roofs). Would shed roofs be allowed? They exist in some districts.
 - No metal panel siding (metal horizontal lap ok?)
 - Lap siding (wood or cementious); T111 panels need to have battens applied over the groove to be acceptable; board and batten; wood or cementious shake; brick (plastic prefabs?)
 - Foundation—assumption is a prefab is NOT going to be a permanent structure as the materials will not endure
 - Outbuildings have been approved by ARB on skids
 - May have more permanent foundation of piers or slab
 - Visibility? If it's visible from the street would it need review or screening? No screening and visible would go to the Board
 - Roof material: any material would encompass the plastic/pvc prefabs, metal, shingle
 - Windows—any material: sash, awning, picture, skylight
 - Doors—any material, need to swing not roll up

Small shed submission (<100 SF)

Outbuilding > 100 SF

Is there already an outbuilding on the property?



Same basic roof shape as house (gable or shed)?



Does siding meet guidelines?



Do windows & doors meet guidelines?



Is location screened from the street or is screening proposed?



Staff approvable



ARB Review

**b. Honorary registry for historic properties (Long)
from City Code, criteria for designation:**

The commission shall not recommend designation of a historic property unless it finds that the building, structure, or site:

- (1) Is identified with or represents a significant aspect of the cultural, political, economic, military or social history of the city, region, state or nation;
- (2) Has had a significant relationship with the life of a historic person or event, representing a major aspect of the history of the city, region, state or nation;
- (3) Is a part of the historic, architectural, archaeological or aesthetic heritage of the city, region, state, or nation;
- (4) Is an example of an architectural style, or combination of architectural styles, which is representative of or which is unique to the city.

RESOLUTION REQUESTING COUNCIL AUTHORIZATION
FOR MONTGOMERY HISTORIC PLACES REGISTRY

WHEREAS, one of the purposes of the City of Montgomery Historical 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, 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; and

WHEREAS, there is currently no comprehensive listing of historic places within the City of Montgomery, except for listings of property within historic districts in three of the nine city council districts; and

WHEREAS, the Montgomery Historical Preservation Commission recognizes the significance of the many historic places in Montgomery and desires to establish a mechanism for recognition and listing of those historic places in order to advance their historical preservation and the education of the public regarding those historic places; and

WHEREAS, the Montgomery Historical Preservation Commission desires to establish an honorary listing of places with historical significance within the City of Montgomery, similar to honorary registers administered by the Alabama Historical Commission and elsewhere, without having those places meet and maintain architectural building guidelines and restrictions; and

WHEREAS, the Montgomery Historical Preservation Commission desires an amendment to the City Code to establish the honorary Montgomery Registry of Historic Places to be administered by the Commission and adopting the attached Rules for the administration of the Registry approved by the Commission.

NOW THEREFORE BE IT RESOLVED BY THE HISTORICAL PRESERVATION COMMISSION OF THE CITY OF MONTGOMERY, ALABAMA, that the Historical Preservation Commission requests that the Montgomery City Council amend the City Code to establish the honorary Montgomery Registry of Historic Places to be administered by the Commission and adopt the attached Rules for the administration of the Registry approved by the Commission.

Done this the ---- day of -----, 20--.

RESOLUTION APPROVED:

Dr. Richard Bailey, Chairman

Montgomery Historical Preservation Commission

DRAFT 2-10/30/17

MONTGOMERY REGISTRY OF HISTORIC PLACES RULES

Rule 1. Program Description.

The Montgomery Registry of Historic Places is an honorary listing of buildings, structures, sites, objects and districts (collectively referred to as “places” herein) of historical, architectural, and/or archaeological significance within the City of Montgomery, Alabama. The Montgomery Registry of Historic Places is maintained and administered by the Montgomery Historical Preservation Commission of the City of Montgomery, Alabama. No Montgomery Historical Preservation Commission restrictions regarding maintenance, construction, or demolition apply to such places solely due to their listing on this honorary registry. Nominations may be submitted by the owner, or by any individual or group, whether or not the owner, to the Montgomery Historical Preservation Commission. A staff review and Montgomery Historical Preservation Commission approval determines if the nominated property meets the established criteria. The nominated property is added to the Montgomery Registry of Historic Places if said criteria is considered by the Montgomery Historical Preservation Commission to be met. The Montgomery Registry of Historic Places is available to the public and shall be maintained in the manner as approved by the Montgomery Historical Preservation Commission and may include an electronic listing available to the public.

Rule 2. Registry Criteria.

The following criteria apply to approvals for listings on the Montgomery Registry of Historic Places and to guide owners, individuals and groups in preparing nominations to the Montgomery Registry of Historic Places.

(1) Places from Montgomery’s history, architecture, archaeology and culture are eligible for listing on the registry. These places should possess integrity of location and construction, should convey a feeling for the time and place of construction, and include properties that:

(a) are associated with events of state or local historical significance; or

(b) are associated with the lives of persons of significance in the state or locality;
or

(c) are representative of a type, style or period of architecture; or

(d) are associated with Montgomery, Alabama's history or prehistory.

(2) Usually, cemeteries, structures that have been moved from their original locations, reconstructed historic buildings and properties that are less than 40 years old are not eligible for inclusion in the Montgomery Registry Of Historic Places unless they are contributing elements of an historic area that meets the criteria for inclusion or if they fall within the following categories:

(a) a building that required being moved from its original location but which has been sensitively relocated to a site similar to the original; or

(b) a cemetery that derives its primary significance from the graves of persons of state importance, from the outstanding or unusual architecture of its monuments and markers, or from associations with historic events; or

(c) a reconstructed building when it closely matches the construction of the original significant building; or

(d) a property that is less than 40 years old but is of exceptional importance to the state.

(3) The Montgomery Historical Preservation Commission may approve places for listing on the Registry that are listed on other historic registries or lists or on historic district listings with or without those places going through the nomination and review process.

Rule 3. Registry Forms.

Nomination forms and directions for completing forms are available at no charge from the Montgomery Historical Preservation Commission. The nomination form requires information about name, location, ownership, physical description and significance of the nominated property.

Rule 4. Historic Marker or Plaque

Places listed on the Montgomery Registry of Historic Places are eligible for placement or installation of an honorary Montgomery Registry of Historic Places

marker or plaque. Only marker and plaque designs and content approved by the Montgomery Historic Preservation Commission may be placed or installed.

DRAFT

HISTORIC SIGN APPLICATION

Signs are available to owners of buildings that are locally designated historic structures that are 50 years older or older; any National Register listed building; and any contributing building within a National Register Historic District. Applications may be considered for buildings that do not meet the above criteria, but they must retain enough of their historic materials and appearance to qualify for a sign on their own.

The cost for a historic sign is \$40. Make checks payable to **City of Montgomery**.

Please provide the following information. If the date of construction is not available on a deed or abstract, contact the Montgomery Water Works (206-1600) and request the date water service was extended to the property; or use the Montgomery County Revenue Commission's Property Tax search (<http://revco.mc-ala.org/>) to find building information.

Name: _____

Address: _____

City, State, Zip: _____

Phone: (home) _____ (work/other): _____

Payment Received: Yes No

Receipt Number: _____

INSCRIPTION INFORMATION

The sign inscription is generally the name of the historic district OR the known name for the building, and the date of construction.

Property Address: _____

Historic District: _____

Date of Construction and source: _____

Is there a generally recognized name or reference for the house? This may be a long term resident, builder, notable figure, etc. _____

Would you prefer to use the known name on the inscription? Yes No If so, please write the name as you would like it to appear on the sign. _____

PROPERTY INFORMATION

What can you tell us about the history of the building? If the building has a name or reference, please explain what the relationship is to the house. _____

What can you tell us about changes to the building? This would include any additions; replacement of windows, doors, siding; porch enclosures, etc. _____

This application will be submitted to the Historic Preservation Commission for a public hearing on _____ at 5:30, in City Council Auditorium, City Hall, 103 N. Perry Street. You or a representative must be present for the HPC to consider your application.