A G E N D A

Architectural Review Board

August 27, 2019

Council Auditorium, City Hall

103 North Perry Street

ARCHITECTURAL REVIEW BOARD MEMBERS

Ms. Elizabeth Brown, Chairman

Ms. Katie Williams, Vice-Chairman

Ms. Khalia Bell

Mr. Cedric Campbell

Mr. John Foshee

Mr. Jon Hayden

Mr. Jeremy Kelly

Mr. David Payne

Mr. Barrett Penney

LAND USE DIVISION

I. **Approval of the Actions from the July 23, 2019 meeting**

II. **Full Review Items**

Item	Petitioner	Historic District	Location
1.	Bill Guyette	Capitol Heights	1612 Madison Avenue
2.	Sign Ops	Lower Commerce	79 Commerce Street
3.	Deanne Allegro	Old Cloverdale	2225 College Street
4.	Judy Frazer	Old Cloverdale	628 Thorn Place
5.	Vincent Sayegh	Old Cloverdale	2219 College Street
6.	Catie Murphy	Old Cloverdale	805 Felder Avenue
7.	Catherine Nielsen	Garden District	2040 South Hull Street
8.	Scott Williams	Individual	52 Adams Avenue

III. Other Business

The next meeting of the Architectural Review Board will be on September 24, 2019 at 5:30 p.m.

1. PRESENTED BY: Bill Guyette

SUBJECT: Request for approval of expanded parking area and privacy fence for the property located at 1612 Madison Avenue (Capitol Heights).

REMARKS: The petitioner is requesting permission to install brick pavers between the existing drive and the front walk (19'x13'), a strip of brick pavers to the right/west of the driveway (2.5'), and a 4'x15' brick paver path to the side door. The front walk would be lined with monkey grass to delineate the parking area from the walkway as was done at 4 S. Capitol Parkway (previously approved by the Board). The goal is to provide enough space to park and turn around without having to back onto Madison Avenue at the crest of the hill; no on street parking is available. The lot is too narrow to allow for rear access from the front.

The petitioner would also like to install a privacy fence panel between the front corner of the house and the east property line to enclose the rear yard.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

DEPARTMENT COMMENTS

- While the proposal would take up half of the front yard, the driveway isn't long enough to park two vehicles clear of the City sidewalk without having them bumper to bumper. The house is sited on the lot in such a way that extending the length of the driveway is not an option. We discussed the possibility of a screened motorcourt or a landscaped circular drive, but Mr. Guyette feels the yard is too small to successfully accommodate those alternatives.

COMMENTS _____

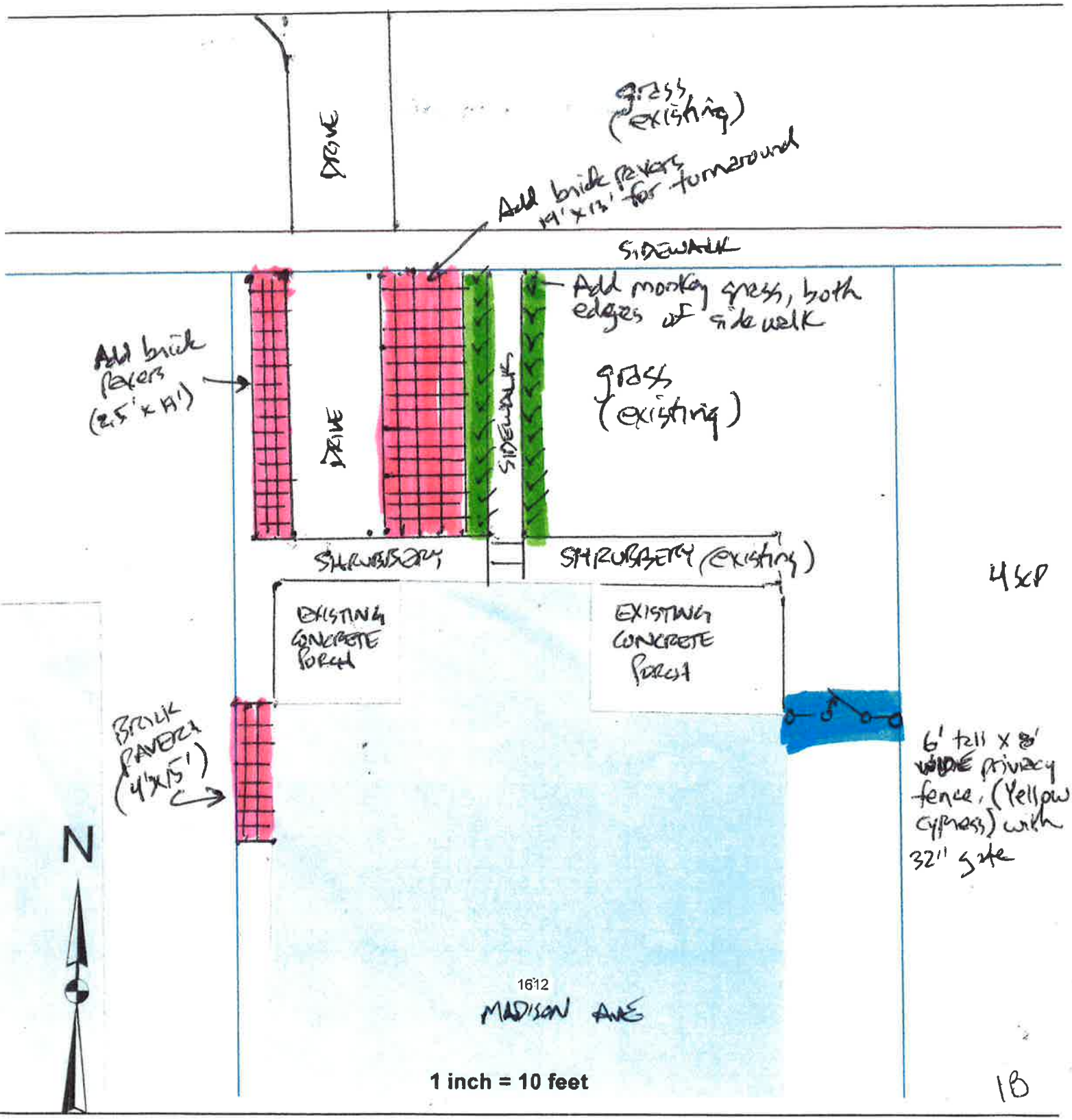
ACTION _____

1612 Madison Avenue

GUYETTE
1612 MADISON AVE.

509

— MADISON AVE. —



18

2. PRESENTED BY: Sign Ops

SUBJECT: Request for approval of a new sign for the property located at 79 Commerce Street (Lower Commerce).

REMARKS: The petitioner is requesting permission to install a new sign for a new business at 79 Commerce Street. The sign is 112"x27.5" (approx.. 20 SF) with channel lit letters as illustrated.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

DEPARTMENT COMMENTS

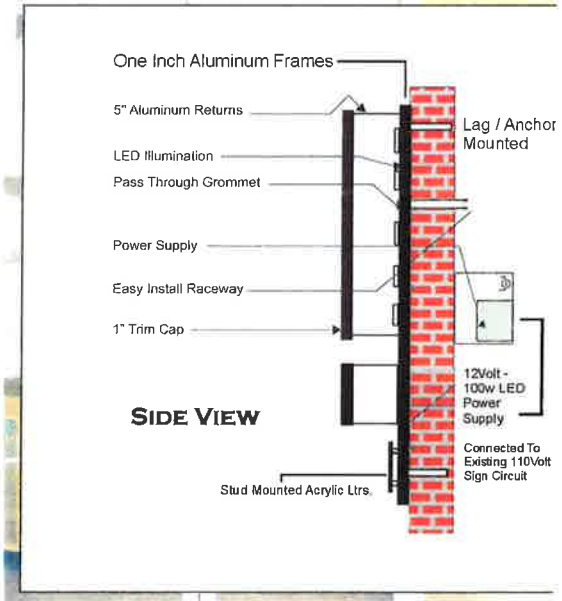
- Our design guidelines call for a maximum of 20 square feet of sign face.

COMMENTS _____

ACTION _____

79 Commerce Street

Taste Too! - Sign Spec Sht 2 - 79 Commerce Street Montgomery, AL. 36104

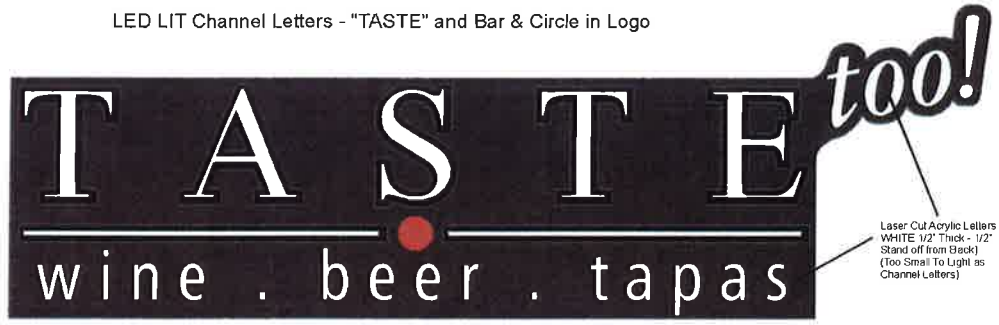


To Scale Overlay of Our Proposed New Sign and Existing Signage for Wet Willie's

112"

LED LIT Channel Letters - "TASTE" and Bar & Circle in Logo

27.5"



Duranodic Bronze Back Panel with Channel Letters and Cut Acrylic Letters Standing off the back.

TASTE TOO! - 79 Commerce Street Montgomery, AL. 36104

Authorized Rep./ Approval Signature_____

Sign Ops.
Custom Signs & Vehicle Graphics

TASTE TOO Sign 2C

Kevin A. Sims, Sr.
334.207.4103

3. PRESENTED BY: Deanne Allegro

SUBJECT: Request for approval of window replacement for the property located at 2225 College Street (Old Cloverdale).

REMARKS: The petitioner is requesting permission to replace sash windows at the rear of the house with a fixed vinyl window that matches the other windows in the house. This house was constructed in 1978 and has vinyl windows throughout, the sash windows the owner wishes to replace are at the second story level but inaccessible from the interior as illustrated in the photos. The alterations will not be visible from the street.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

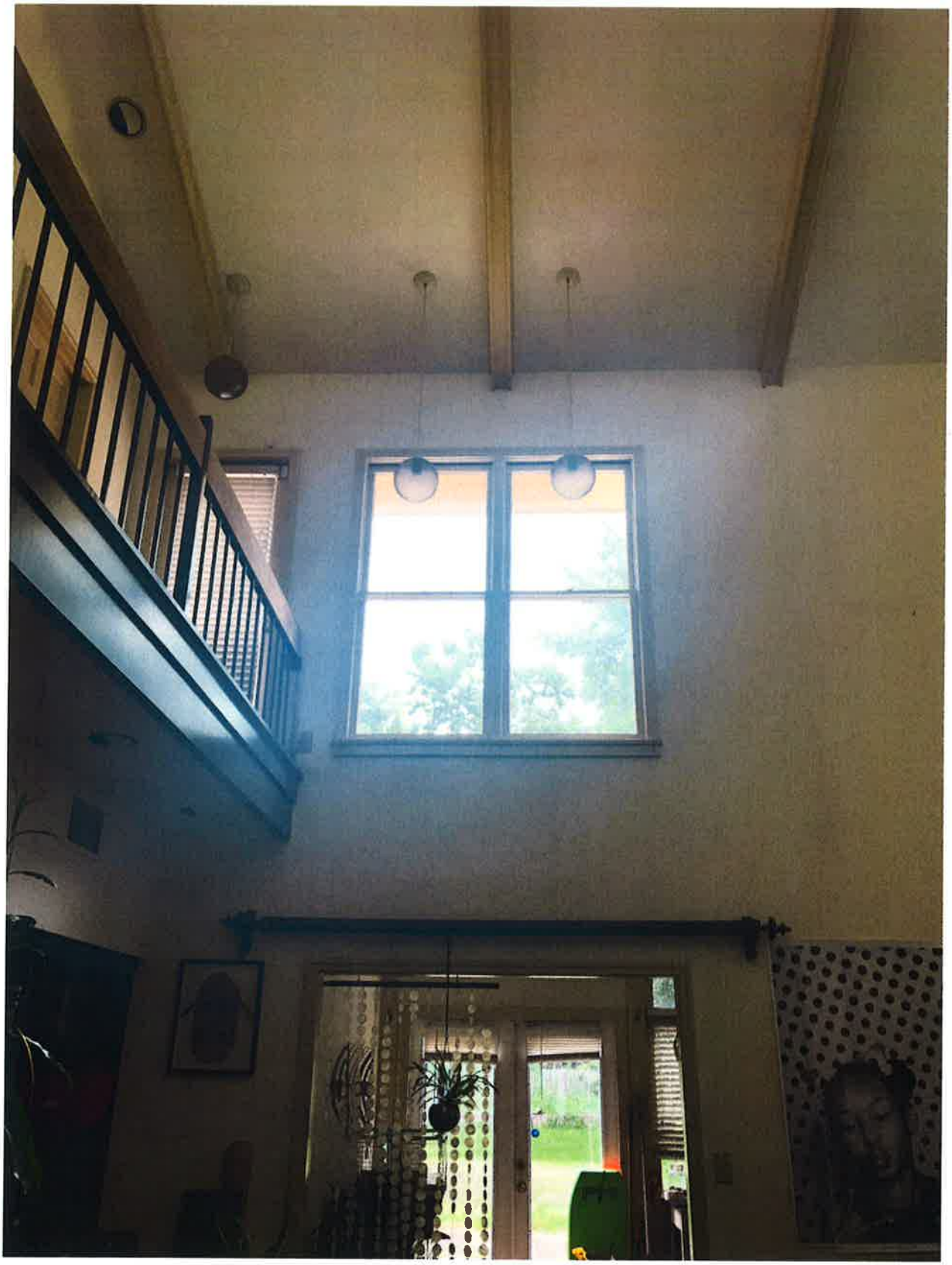
DEPARTMENT COMMENTS

- As the house is not historic and the materials are consistent with other windows in the house and will not impact the historic district from the ROW, no objection.

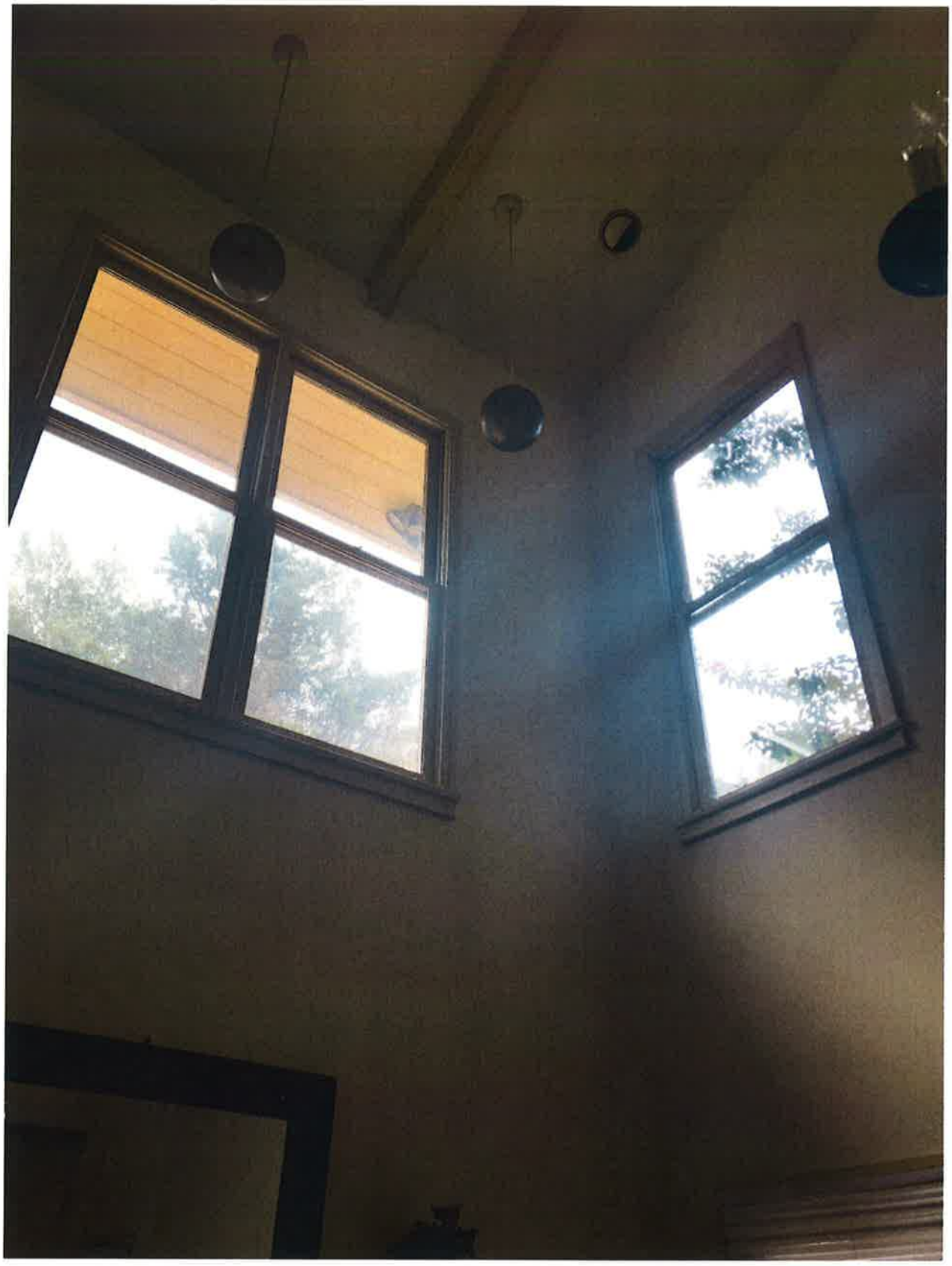
COMMENTS _____

ACTION _____

2225 College Street



2225 College Street



2225 College Street

2225 College Street

3E

4. PRESENTED BY: Judy Frazer

SUBJECT: Request for approval of a front yard fence and gate for the property located at 628 Thorn Place (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install a 4' tall, black vinyl coated welded wire fence behind an existing mature hedge in the front yard. The petitioner is also requesting permission to install a 7' tall metal gate with a reverse arch to a 5' high midpoint or slightly arched metal gate between the existing brick columns as illustrated.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

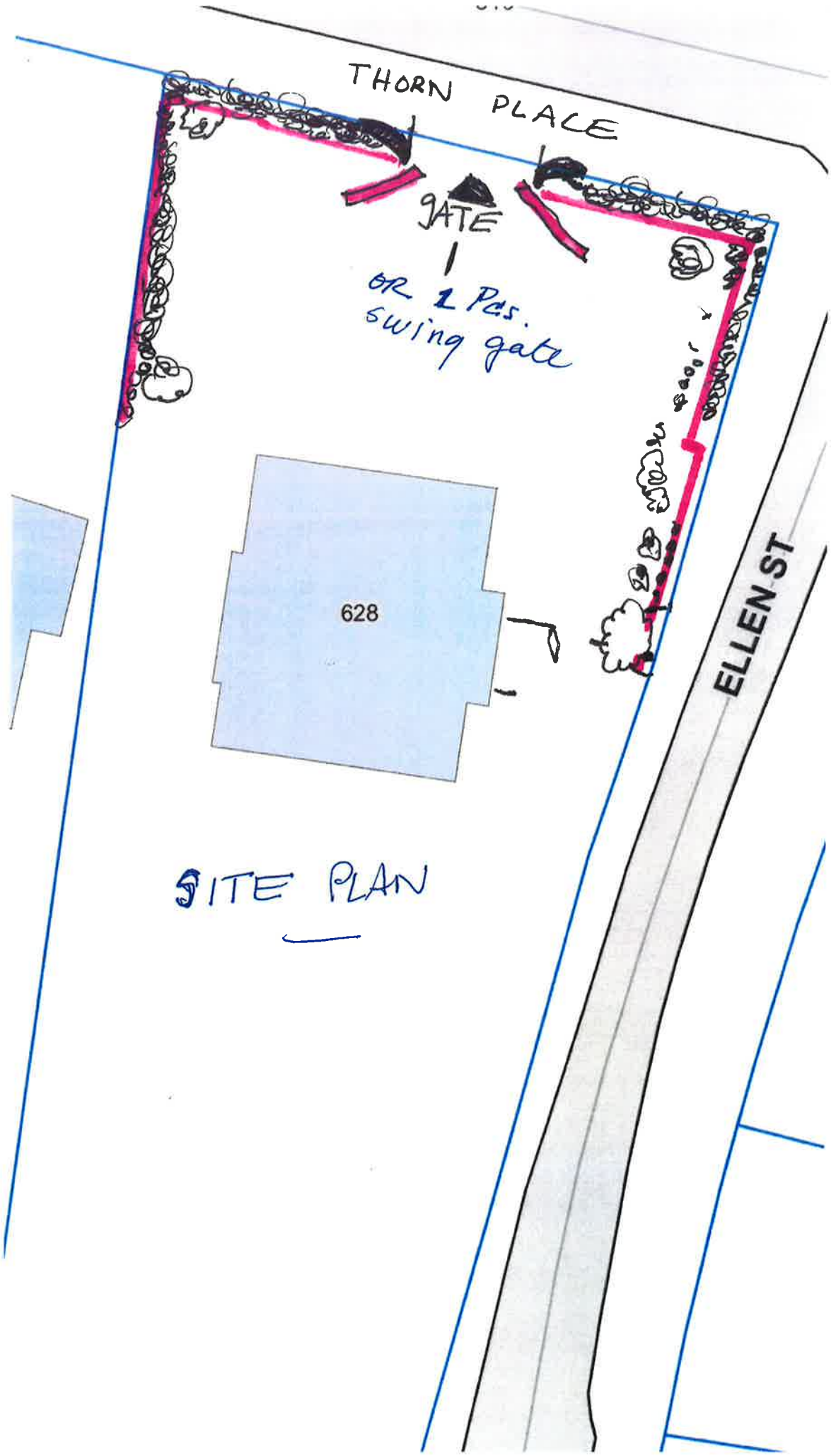
DEPARTMENT COMMENTS

- The black coated fence installed behind the hedge will be virtually invisible. The board has approved wire fences that were visible from the street with a vegetative screen. No objection.

COMMENTS _____

ACTION _____

628 Thorn Place



SITE PLAN

Pin it

Luscious loves: Beautiful houses and gardens - Part 2

FOR FRONT ENTRANCE
- High 7' on sides reverse arch to center
Approx. 5' ht. at center opening
- painted BLACK / BEIGE
House

buildings and landscape

4C

afari LTE 12:33 PM 50%

homedepot.com

Save

ne / Lumber & Composites / Fencing / Metal Fe

Save to Favorites

ghty Mule >

scayne [redacted]

eel [redacted] Driveway Fence Gate

★★★★☆ (0)

4D

628 NORTH EXTERIOR ENTRANCE

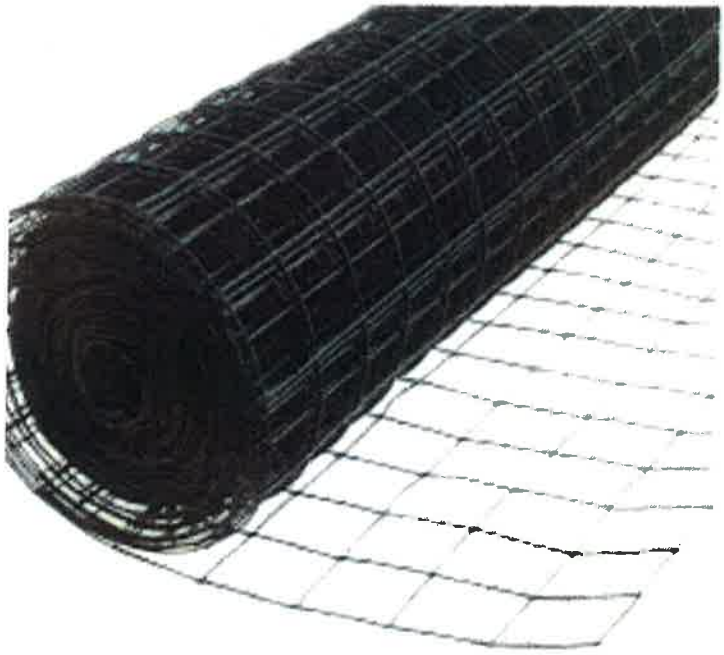
4E


INTERIOR ENTRANCE

RBY LOCATIONS

Fencing

'EMS



· $32 less

lt Vinyl-Coated

ded Wire Fence

$6(

Ke

74

4G

Front NORTH SIDE - interior view - FENCE Both's up to Hedge
— left to West

44

2

11

FRONT NORTH — — INTERIOR SIDE OF Hedge - fence Butts up to Hedge

— RIGHT — EAST —

3

FRONT - EAST SIDE - EXTERIOR VIEW

15

WEST - PROPERTY LINE - EXTERIOR

4K

FRONT - NORTH - EXTERIOR VIEW

5. PRESENTED BY: Vincent Sayegh

SUBJECT: Request for approval of a driveway replacement and front door accent color for the property located at 2219 College Street (Old Cloverdale).

REMARKS: The petitioner is requesting permission to paint the front door an accent color, HGSW1352 Adriatic Azure (sample to be provided at hearing), the house is being repainted white with white trim. The petitioner would also like the option of replacing the existing concrete driveway with gravel in the same footprint, contained with steel edging and leaving a concrete apron at the street.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

DEPARTMENT COMMENTS

- The board has approved accent colors for doors when they found the selected color to be appropriate and compatible with the overall paint scheme of the house.
- The board has approved the use of gravel in driveways in conjunction with a containment method to keep the gravel from creeping into the yard.

COMMENTS _____

ACTION _____

2219 College Street

2219 College Street

5B

6. PRESENTED BY: Catie Murphy

SUBJECT: Request for approval of demolition of an outbuilding and construction of new car port for the property located at 805 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to demolish a non-historic garage in the rear yard and replace it in the same location with a 3 bay car port as illustrated. The carport is 45'x24' with 3 open bays and storage bays opening to the carport interior. 6 panel steel doors are proposed (interior to the structure, not penetrating an exterior elevation). Exterior cladding cementitious lap siding, painted to match main dwelling; roof shingles to match on main roof, 5 v-crimp metal proposed on porch roof (east facing, interior of lot); 8" permacast columns where illustrated; cedar rafters on front pergola projection. The construction will require the removal of one large pine tree.

Full sized plans will be available at the meeting.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

DEPARTMENT COMMENTS

- No objection to the tree removal, it is in the footprint and there isn't much to it.
- The board has approved new outbuildings when they were compatible with the main dwelling and were scaled to be secondary to the main dwelling.
- The zoning allows 360 SF of lot coverage, a coverage variance from the Board of Adjustment will be required.

COMMENTS _____

ACTION _____

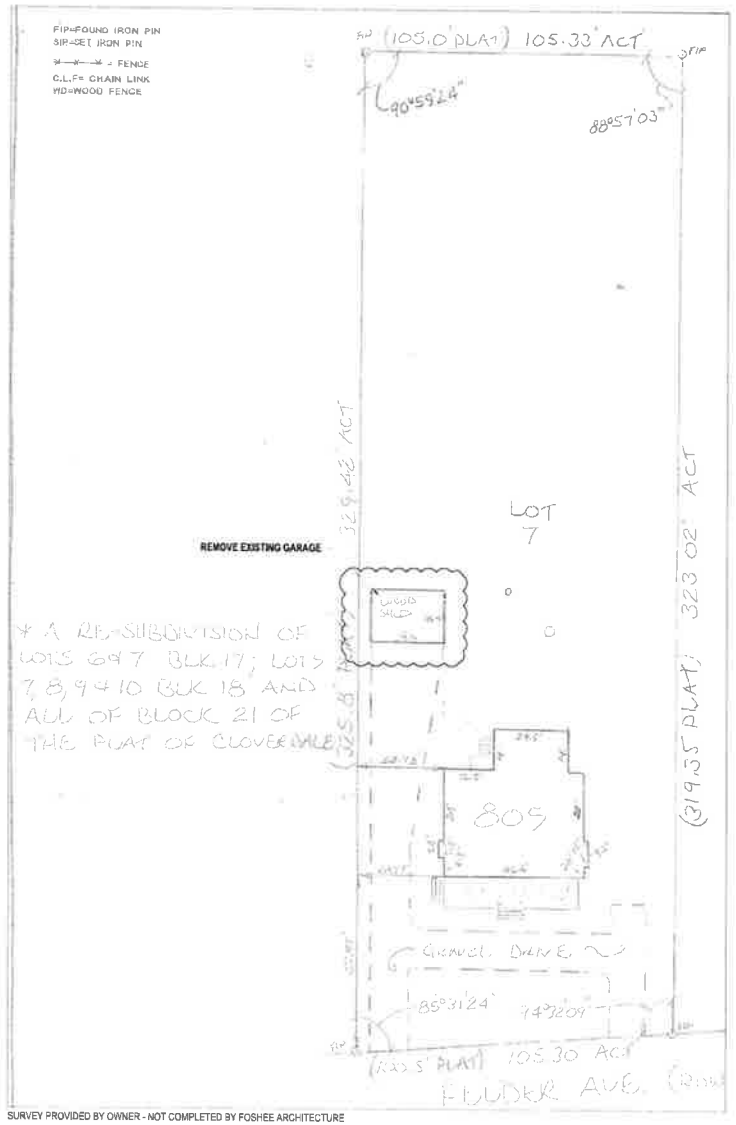
805 Felder Avenue

6A

805 Felder Avenue

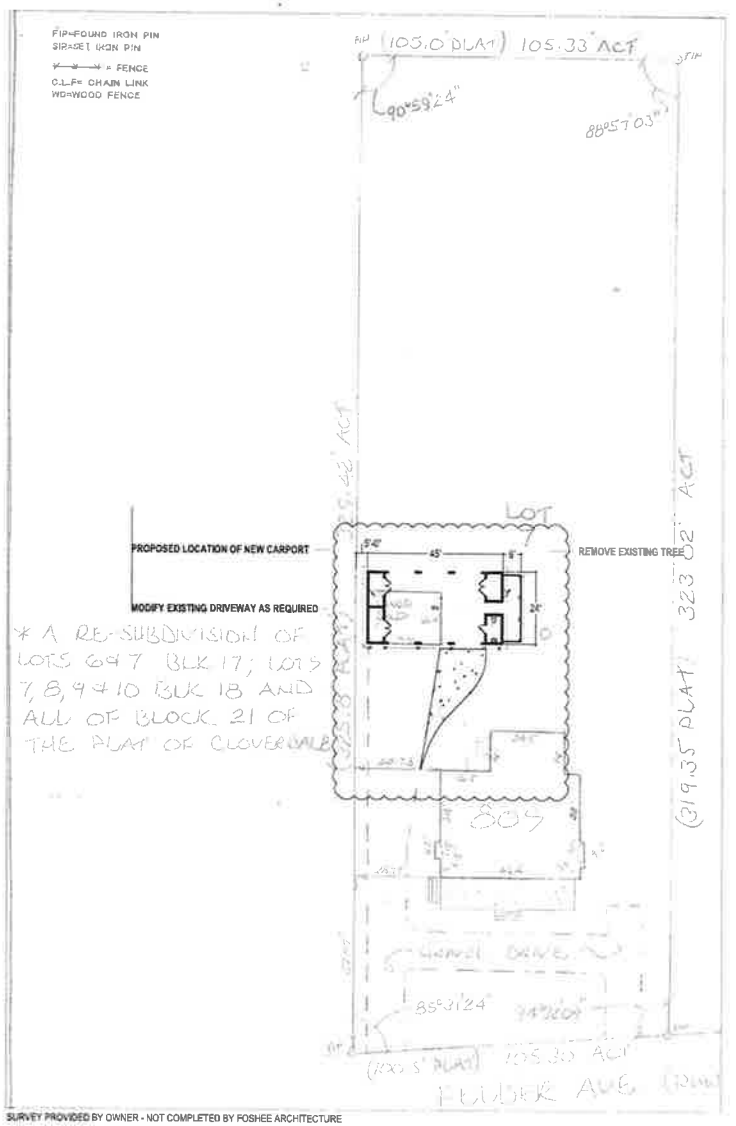
805 Felder Avenue

6C



SURVEY PROVIDED BY OWNER - NOT COMPLETED BY FOSHEE ARCHITECTURE

1 EXISTING SITE PLAN
SCALE: 1'-0" = 20'-0"



SURVEY PROVIDED BY OWNER - NOT COMPLETED BY FOSHEE ARCHITECTURE

2 PROPOSED SITE PLAN
SCALE: 1'-0" = 20'-0"

FOSHEE ARCHITECTURE
21 S. COURT STREET
MONTGOMERY, AL 36104
(334)273-8733

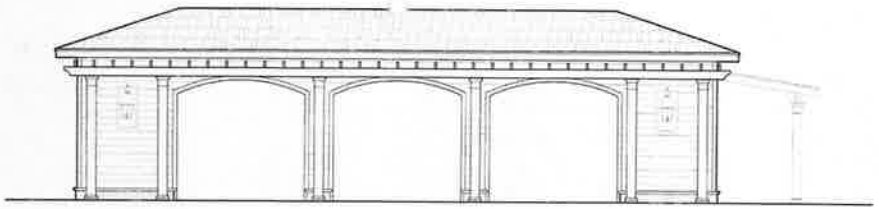
Project #: 19-37
Design By: JHF
Project Date: 7-30-19
Revisions:

MURPHY RESIDENCE
CARPORT ADDITION
MONTGOMERY, AL

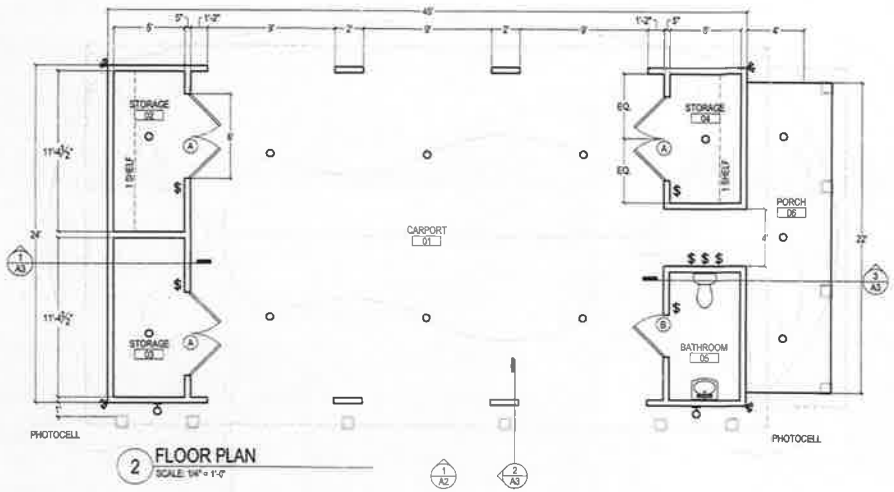
SCHEMATIC SITE PLAN

STATE OF ALABAMA
JOHN H. FOSHEE
1922
REGISTERED ARCHITECT

SITE
Sheet Number



1 ELEVATION
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR TYPE A
USE: OUTSIDE CLOSET DOOR
TYPE: 6-PANEL STEEL DOOR
SIZE: PAIR OF 1-3/8" X 3'-0" X 6'-8"
FINISH: PAINTED

REMARKS: CASSETTE CLOSET WITH DOUBLE CONVENTIONAL LOUVERED DOOR

PROVIDE PASSAGE LEVER WITH DOUBLE CONVENTIONAL LOUVERED DOOR

DOOR TYPE B
USE: OUTSIDE BATHROOM DOOR
TYPE: 6-PANEL STEEL DOOR
SIZE: 1-3/8" X 3'-0" X 6'-8"

FLOOR PLAN LEGEND & GENERAL NOTES

PRIOR TO CONSTRUCTION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING PROPER REVIEW AND APPROVAL OF THE DRAWINGS BY ANY AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO ANY BUILDING OFFICIALS.

THESE DRAWINGS ARE NOT TO BE CONSTRUED AS AUTHORIZATION NOT TO COMPLY WITH THE BUILDING CODE. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE BUILDING CODE.

STRUCTURAL SPECIFICATIONS AND DETAILS IN THESE DRAWINGS ARE DIAGRAMMATIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL STRUCTURAL DETAILING OR CONTRACT WITH A STRUCTURAL ENGINEER AND COORDINATE AS NEEDED WITH THE REQUIREMENTS AND SPECIFICATIONS OF MATERIAL SUPPLIERS IN ADDITION TO THE STANDARDS OF THE BUILDING CODE.

INSTALL ALL PRODUCTS, EQUIPMENT, FINISHES, ETC. PER MFG. INSTRUCTIONS. SHOULD A CONFLICT OCCUR BETWEEN MFG. INSTRUCTIONS AND THESE DRAWINGS OR BETWEEN MULTIPLE MANUFACTURERS' INSTRUCTIONS, NOTIFY ARCHITECT PRIOR TO PROCEEDING. DETAILS, MATERIALS OR SYSTEMS DIFFERENT FROM THOSE PRESENTED IN THE ARCHITECTURE DRAWINGS MAY BE USED ONLY UPON SUBMISSION AND APPROVAL BY THE ARCHITECT.

REPRESENTATION OF OTHER DISCIPLINES WORK IN THE ARCHITECTURE DRAWINGS IS FOR GENERAL COORDINATION PURPOSES ONLY. SEE EACH DISCIPLINES RESPECTIVE DRAWINGS. DESIGN/ENGINEERING OF THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS CONSULTANTS AND/OR SUBCONTRACTORS.

- DOOR TAG — SEE SHEET A2
- NAME / NUMBER — ROOM NAME & NUMBER TAG
- DETAIL / SHEET — ELEVATION TAG (SEE SHEET AND DETAIL AS NOTED)
- DETAIL / SHEET — SECTION TAG (SEE SHEET AND DETAIL AS NOTED. SECTION MAY BE STEPPED AS NEEDED TO SHOW PARTICULAR DETAILS OF THE BLDG.)
- SIDE HINGED SWING DOOR (TYPICAL) - DOOR OPENING IS 4" FROM FACE OF STUD OF ADJ., PERPENDICULAR WALL UNLESS DIMENSIONED OTHERWISE OR SHOWN CENTERED.
- DIMENSION (TO FACE OF FRAMING AND CENTER OF WINDOW/DOOR UNLESS NOTED OTHERWISE)
- 16" DEEP WHITE COATED WIRE CLOSET SHELVING WITH INTEGRAL CLOTHES HANGING ROD. WHERE 1 SHELF (1SH) IS NOTED, IT IS TO BE AT 60" AFF. WHERE 2 SHELVES (2SH) ARE NOTED, THEY ARE TO BE 42" & 84" AFF. WHERE 3 SHELVES (3SH) ARE NOTED. THEY ARE TO BE AT 24", 48", AND 72" AFF.
- 6" LED CAN LIGHT - NEW CONSTRUCTION, RECESSED CEILING, WITH WHITE BAFFLES AND WHITE TRIM. 2,700K - DIMMABLE.
- EXTERIOR WALL SCONCE - TO BE SELECTED BY OWNER - LED BULB - 2,700K - PLACE ON A PHOTOCELL
- VANITY LIGHT FIXTURE - TO BE SELECTED BY OWNER - LED BULB - 2,700K
- EXTERIOR FLOOD LIGHTS - TO BE SELECTED BY OWNER - LED BULB - 2,700 K
- PEDESTAL SINK - SELECTED BY OWNER
- FLOOR MOUNTED PORCELAIN ELONGATED BOWL TOILET - SELECTED BY OWNER

2X WOOD FRAMED STUD WALL

WOOD FRAMED WALL NOTES:

1. NEW WALLS ARE TO BE 2X4 WOOD STUD FRAMED WITH 1/2" MOISTURE RESISTANT (M R) GYPSUM BOARD ON INTERIOR SIDE EXCEPT WHERE IDENTIFIED OTHERWISE.
2. WALL CAVITY TO BE FILLED WITH MIN. R-13 BATT INSULATION UNLESS NOTED/IDENTIFIED OTHERWISE.
3. PROVIDE 2X BLOCKING IN WALLS TO SUPPORT WALL MOUNTED ITEMS AND ASSOCIATED LIVE LOADS INCLUDING BUT NOT LIMITED TO WALL CABINETS AND CLOSET SHELVING. ITEMS ARE NOT TO BE SECURED IN GYPSUM BOARD ALONE.
4. GYPSUM BOARD IS TO BE FINISHED TO LEVEL 4.
5. SEAL ALL PENETRATIONS OF EXTERIOR WALL STRUCTURAL SHEATHING AND GYPSUM BOARD WITH SEALING PRODUCT CAN BE OF ANY MATERIAL FOR RESIDENTIAL USE & ACCEPTABLE TO AHJ INCLUDING CAULK AND SPRAY FOAM.
6. ANY WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE, MASONRY, OR EARTH IS TO BE PRESSURE TREATED.

FOSHEE
ARCHITECTURE
21 S. COURT STREET
MONTGOMERY, AL 36104
(334)273-6733

Project #
19-37

Design By
JHF

Project Date
7-8-19

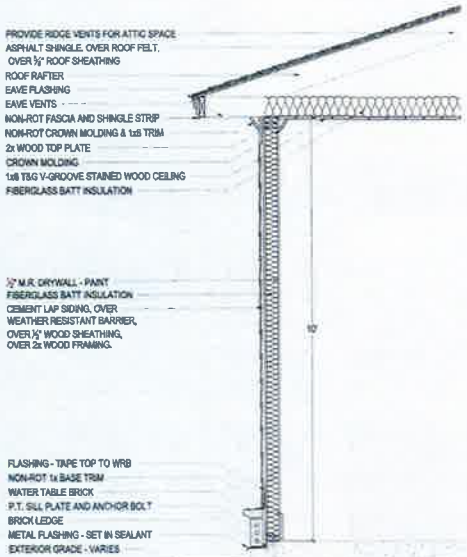
Revisions

MURPHY RESIDENCE
CARPORT ADDITION
MONTGOMERY, AL

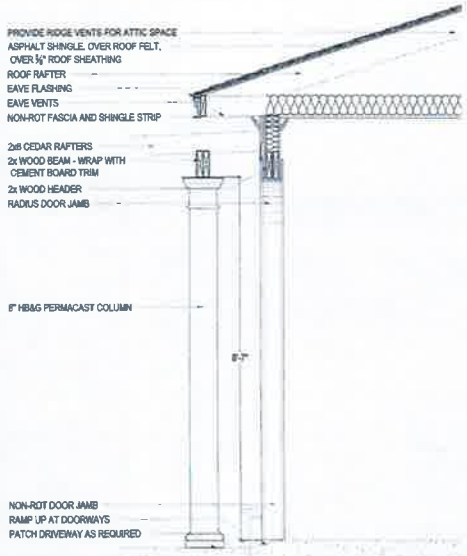
FLOOR PLAN AND ELEVATION

STATE OF ALABAMA
JOHN H. FOSHEE
REGISTERED ARCHITECT

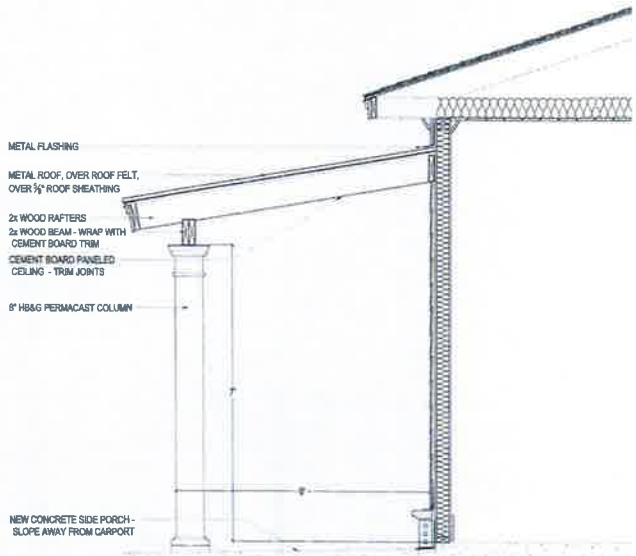
A2
Sheet Number



1 WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"

FOSHEE
ARCHITECTURE
21 S. COURT STREET
MONTGOMERY, AL 36104
(334)273-8733

Project #
19-37

Design by
JHF

Project Date
7-8-19

Revisions

MURPHY RESIDENCE
CARPORT ADDITION
MONTGOMERY, AL

WALL SECTIONS

STATE OF ALABAMA
JOHN H. FOSHEE
7002
REGISTERED ARCHITECT

A3
Sheet Number

6E

7. PRESENTED BY: Catherine Nielsen

SUBJECT: Request for approval of tree removal and replacement for the property located at 2040 South Hull Street (Garden District).

REMARKS: The petitioner is requesting permission to remove 3 trees from the rear yard, 1 pecan and 2 Chinese tallow, greater than 12" in diameter. A front yard replacement of a 2.5" caliper overcup oak in January 2020 is proposed.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

DEPARTMENT COMMENTS

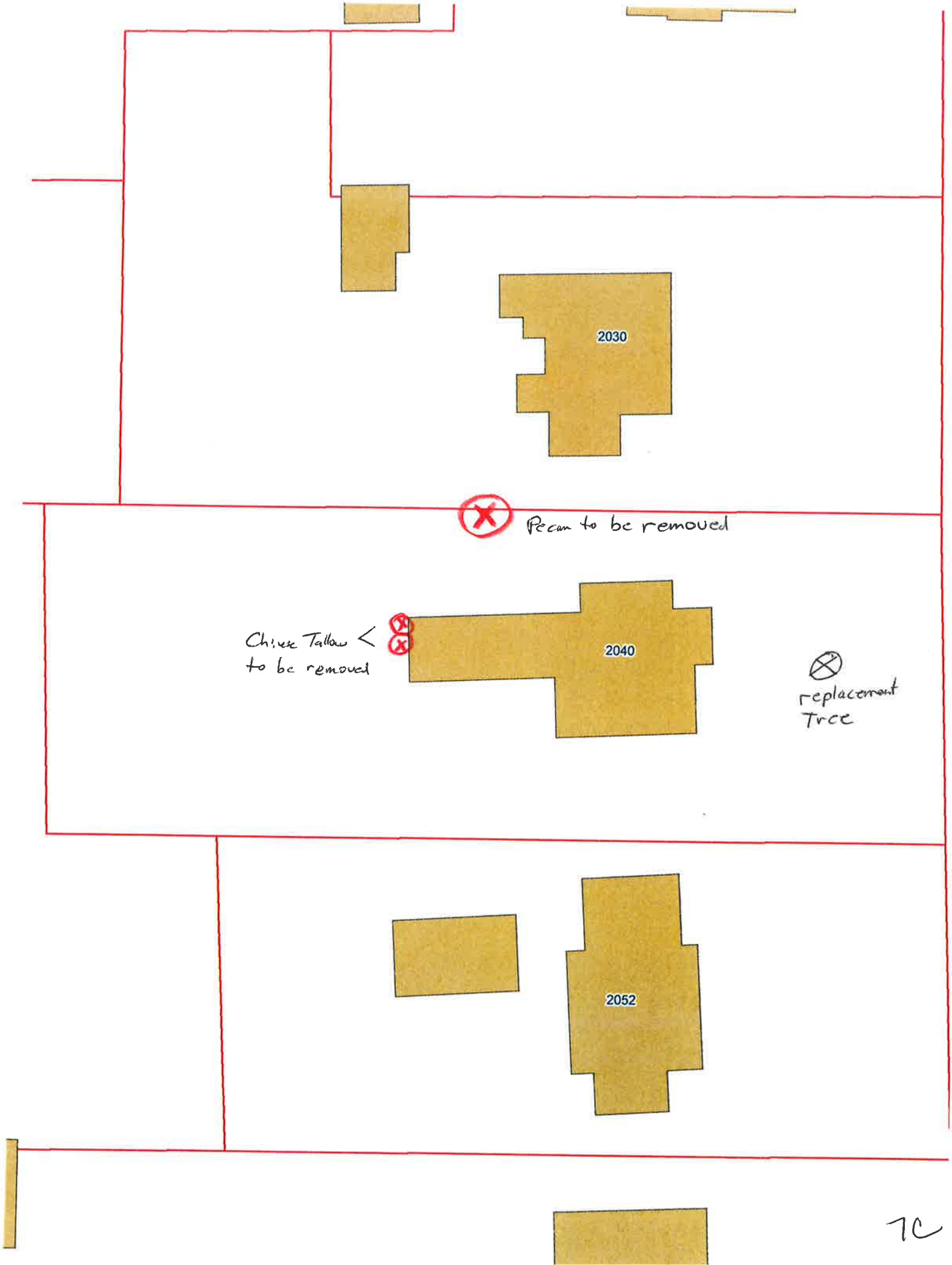
- The board has routinely approved the removal of Chinese tallow trees (invasive) and pecan trees when a suitable replacement has been proposed.

COMMENTS _____

ACTION _____

2040 South Hull Street

2040 South Hull Street


2030
Pecan to be removed
Chinese Tallow < to be removed
2040
replacement Tree
2052

7C

8. PRESENTED BY: Scott Williams

SUBJECT: Request for approval of demolition of a main structure and new construction for the property located at 52 Adams Avenue (Individual).

REMARKS: The petitioner is requesting permission to demolish the church complex (originally 1850s sanctuary and subsequent additions) and replace the buildings with a single story, 12000SF building to house First Baptist's Caring Center outreach mission. Salvage options are being explored, First Baptist will remove and retain the commemorative plaques from the sanctuary. The condition of the property has been identified in the application process as "fair but declining", a structural assessment is included in the packet. First Baptist has determined that the resources required to repair and maintain the structure would have greater use in the community by supporting their outreach missions. The property was purchased from First Presbyterian Church in the late 1990s when the Presbyterian congregation moved. The new structure will use materials and details that are found on First Baptist Church and additions as illustrated.

Additional documentation in the agenda packet includes:

- Drawings of the proposed replacement structure with site and landscape plan;
- Structural report by Terry Grant, PE
- Report from the First Baptist Church Facilities Analysis Team

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district." Further, "**Before the board approves the proposed demolition of an existing building within a historic district, the board must find that the removal of such building will not be detrimental to the historic or architectural character of that historic district or the board must find that, after balancing the interest of the city in preserving the integrity of the district against the interests of the property owner in the use and benefits of his property, approval of the plans for demolition is required by consideration of reasonable justice and equity.**"

Sec. 15-129 b "Before approving any plans for the demolition of a structure, the loss of which will impair the architectural integrity of the district, **the board may issue an order postponing the demolition for a period not to exceed six months in order to give the historic commission, the city council and other interested parties or groups an opportunity to properly compensate or compromise with the property owner.**"

DEPARTMENT COMMENTS

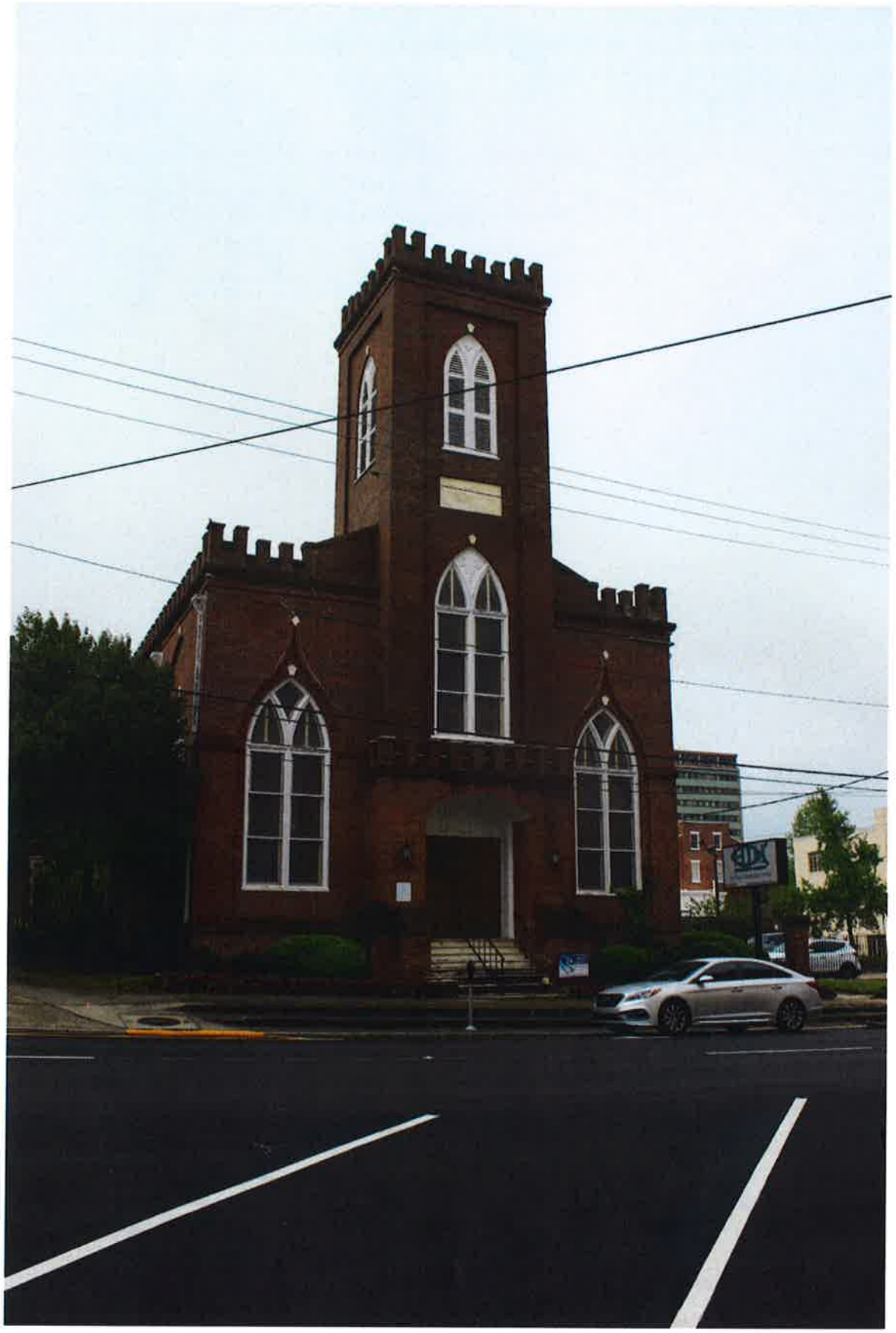
- This is a two part question, is the demolition warranted—either by condition or use? And is the replacement building a good, suitable replacement for the building to be demolished?
- As an individual designation, demolition inherently is detrimental to the district because it is the sole structure within that district. The National Register of Historic Places 7 qualities of historic integrity includes setting, feeling, and association. While this is an individual

landmark under local designation, the urban context of the National Register district in which it resides has been seriously eroded. It is one of three structures that remain on this city block, the other two face Court Street—the circa 1940 Moore Building and the antebellum (circa 1848) Lomax House.

- The board may consider the interest and use by the owner in its evaluation of the plans.
- The board has, in instances where a demolition request involves an architecturally significant structure, required measured drawings and photographs documenting the structure to be kept on record with Montgomery County Historical Society and an archive (the last set of drawings provided by Trinity Presbyterian Church were provided to the Montgomery County Archives).
- The board has also approved demolitions contingent upon salvaging materials. This has NOT been a requirement to save everything nor a requirement to make it available to a non-profit versus a commercial salvage operation, but that the owner afford the opportunity to entities who do architectural salvage to determine what they deem worth saving based on its potential reuse/marketability.
- In addition to delaying a decision for up to 6 months to allow for the exploration of other opportunities/potential outcomes, the Board is within its right to delay a decision if it is determined more work needs to be done on the replacement plan.

COMMENTS _____

ACTION _____



52 Adams Avenue

52 Adams Avenue

52 Adams Avenue

8C

52 Adams Avenue

8D

GRANT ENGINEERING, LLC

Consulting Structural engineers

432 Herron Street
Montgomery, AL. 36104
(334) 265-4631
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Oct. 30, 2015

First Baptist Church
305 S. Perry St.
Montgomery, AL. 36104

Re: First Baptist Church - Huff Building – Montgomery, AL

The Huff building complex is located across Perry St. from the main Sanctuary building for First Baptist Church. The complex was constructed in three primary parts, referred to in this report as the original sanctuary, the 1885 addition and the 1959 addition. This complex is primarily used for various community ministries with offices, classrooms, fellowship hall, a small chapel and the larger, original chapel. This structural report is presented in two parts. The first part deals with our observations for the original sanctuary constructed around 1844. This sanctuary faces Adams Street. The second part deals with the other two additions, the 1885 addition that is located primarily to the south of the original sanctuary and the 1959 addition that is located on the east half (Perry St. side) of the complex. A section is also included regarding the retaining wall on the north side of the parking lot that is located immediately to the south of the building complex. All recommendations are based primarily on visual observations and engineering judgement only. Scientific testing, detailed analysis and demolition for better observation are outside the scope of this report. Much of the structure is concealed by finishes and some areas are fairly restricted to access by reasonable means for the scope of this report. No guarantee is made that all conditions of possible concern have been seen or addressed. Conditions may not remain the same as at the time of our observations. Any cost estimates presented should be considered as very rough. We recommend the facilities committee ask an experienced contractor to take our report and recommendations in order to provide better cost estimates for any structural repairs going forward.

Part I – Original Sanctuary

Summary of findings for the 1844 Sanctuary:

This section contains a quick summary of our main findings and recommendations for the original sanctuary. More detailed information is provided in the body of the report and on the attached drawings with notes.

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- In general the building is in reasonable condition based on visual observations including spot checks in the attic and crawl space.
- The live load capacity of the first floor framing appears to be adequate for code required live load of 60 psf in the fixed seating areas (pews). In the platform and foyer areas, where the code requires 100 psf live load the floor framing appears to be borderline. If to be put into full use we recommend some supplemental shoring in the crawl space in these areas. The framing of the balcony is not visible but no obvious signs of distress were observed. However, we recommend limited loading of the balcony as outlined in this report.
- The timber trusses in the attic are spaced about 9'-6" o.c. and span across the sanctuary, bearing on the exterior walls. The trusses appear to be in relatively good condition. We recommend strengthening of these trusses by adding plywood gusset plates on each side of each truss joint. This is due to the age and manner of construction of these joints. The bearing ends are not clearly visible. Some water leaks have occurred at the exterior parapet walls causing some concern for the condition of these truss bearing locations. We recommend additional examination of these truss ends in areas of water intrusion. This would need to be done by removing some deck from the top. Roof repair is critical to maintaining structural integrity of the building.
- The small mechanical basement area on the west side of the sanctuary appears to have been excavated after the original construction, exposing and undermining some footings. We recommend concrete underpin type walls be added in these areas to insure sound bearing of the footings.
- Some minor work is recommended to repair some cracks in the brick veneer at window heads on the north wall.

Observations of original 1844 sanctuary:

- The building has exterior masonry, load bearing walls that appear to have larger cast stone type blocks on the interior with exterior brick veneer. The exact makeup of the interior portion of the wall is not known. In general the exterior walls appeared to be in relatively good condition with a few minor areas that need some repointing of mortar joints.

- The rear portion of the sanctuary has a balcony with fixed seating. The front of this sloped balcony is supported by two steel pipe columns that extend through the wood framed first floor and bear on masonry piers in the crawl space. Two large brick columns are present close to the rear of the balcony. The actual framing of the balcony is covered. No significant signs of deflection were observed but we recommend caution with loading of this balcony. The balcony has fixed seating, requiring a live load capacity of 60 psf per code. A conservative approach, in our opinion would be to limit the number of people to approximately 1/3 of the maximum seating capacity. If full use of the balcony is required then further investigation after removing some finishes would be required or a load test should be performed.

- The first floor is framed one part of the west side with rough cut wood joist that measure 9.75"x3" and are spaced at 24" o.c. The span for these floor joists varies with spans up to approximately 13'-6". The probable maximum live load capacity for these joist appear adequate

for the code required live load of 60 psf in the fixed seating (pews) area. The code required live load capacity for a church sanctuary at the choir platform and open foyer areas is 100 psf; since these are areas where people can congregate very close together as they are standing and walking. The floor framing appears substantial but borderline in these open assembly areas. However, observations in the crawl space on the east side of the sanctuary revealed rough cut 2x12+/- joists spaced at 24 to 30 inches o.c. These are also questionable due to the large spacing for the 100 psf live load. Every joist and condition was not observed but we recommend, for full use of the sanctuary, that a row of shores and beam line be placed in the crawl space at midspan of the joists in the areas where pews do not occur. This would include the pulpit/choir area, the area in front of pulpit before pews begin and the foyer. Our cost estimate for this is around $4500.

- A small mechanical basement is present on the west side with the remaining area being a 2 to 3 foot tall crawl space. This basement appears to have been dug after original construction. The excavation has resulted in several footings being undermined, including the pier footing that supports one of the steel balcony columns. This is a structural concern and some concrete underpinning of these conditions is recommended. The lintel above the door to this basement is non-existent and a new lintel is needed to support the wall above and floor joists bearing over this door. Design of underpinning is outside the scope of this report but in general approximately 10 feet of 10 inch thick wall x about 4 feet tall would need to be placed at the areas of concern. We estimate this work to cost approximately $3500.00.

- The roof of this sanctuary is framed with heavy timber trusses spaced at approximately 9'-6" o.c. These trusses span approximately 42 feet between outside walls. 2.5"x 3.5" wood purlins at 24"+\- o.c. span between the trusses and support 1x 12 roof deck boards. Lightweight ceiling framing is present at the bottom chord of the trusses. This ceiling framing appears adequate to support the ceiling but nothing more. Extreme care should be used when walking on this framing. Therefore, no additional loads should be placed in the attic or suspended from this framing. The rear (north) end of the attic does appear to have a little heavier ceiling joists that span from the north wall to the first truss. It appears this first truss is also partially supported by the two large masonry columns. This is the area where the attic scuttle occurs and is framed for a little better access for walking. A large mechanical unit takes up the center portion of this area. It was reported that this was added in recent times. Based on reports by facilities committee members it does not appear that the framing was evaluated for capacity at the time this unit was added. The weight of this unit is unknown but we recommend that the weight of this unit be obtained and measurements be taken of these joist so they can be evaluated for the support of this unit. We did not see a condition that caused alarm but further evaluation is recommended.
- The timber roof trusses are connected with wood pegs, carefully fitted notches and several iron rods that are anchored at the top and bottom to hold the truss together. Over time timber shrinks and some of the joints do not fit as well. The trusses generally appear to be in good condition and no excessive deflection was observed. However, due to the age of the structure and the type of connections used we recommend that 3/4" plywood gussets be designed and placed on each side of each joint to strengthen these trusses. This should be a relatively straight forward thing to do. A rough sketch of the truss is provided with this report for use in preliminary cost estimates. Our estimate for this joint reinforcing is around $5800.00.

-One concern with the trusses has to do with the bearing ends over the exterior masonry walls. The trusses appear to get very shallow as they go over the wall and it is not possible to see from the attic the exact conditions of these bearing ends. Roof leaks are known to have occurred at the exterior parapet walls. This possible water infiltration near these bearing ends and some "waviness" of the ceiling at the outside walls causes some concern that some rot of the bearing ends could be present. Plywood gussets would not correct this problem and the above estimate would not cover repair of these ends. We recommend further examination take place of truss ends near locations where water leaks have occurred. This would need to be done from the top by removing a small area of deck over the truss ends. This could take place along with roof repair work or be done carefully previous to reroofing with obvious isolated roof patching required after examination. If deterioration is found, temporary shoring may be required and structural design for a repair would be needed. We emphasize that we did not observe serious signs of problems with these trusses but strengthening of joints would be wise and if the ends are compromised it could have serious consequences. Therefore, we recommend the additional investigation in the near future.

-The brick on the exterior and the mortar appears to be in good condition. The north exterior wall has two large windows with cracks in the brick at the arched head. We recommend injection of epoxy mortar into the crack with tooled surface mortar to maintain the integrity and appearance of the arch.

Part II – 1885 and 1959 Additions and Parking Lot Retaining Wall

The remainder of this report deals with the remainder of the building, which includes the 1885 portion behind the old sanctuary and the 1959 addition on the east side of the site. Also included in this section are our observations of the retaining wall on the north side of the parking lot that is located just south of the building.

Summary for part II:

- The west most 64 feet of the parking lot retaining wall is of questionable design and capacity. Strengthening is recommended in this report.
- Some issues are present with rusted steel lintels needing repair/replacement on the exterior. Also, some of the cast stone on the exterior at main courtyard and some other locations, primarily on the 1959 building need missing mortar (or caulk) to be replaced to prevent water intrusion into the wall. Otherwise the 1959 addition appears to be in good condition.
- Isolated areas requiring some repointing of brick mortar joints are noted. The need for this did not appear to be too extensive.
- The 1885 wood framed addition with exterior brick walls first floor has termite damage in approximately 25% of the floor ranging from minor to severe. Some shoring and repairs are recommended.
- The stairs to the basement need significant shoring or replacement.

- Some brick work is needed on the west side at the parapet cap of the 1885 building.
- Other isolated areas needing some structural repairs in very isolated areas are mentioned in the report.

Part II Observations:

- The parking lot retaining wall has several conditions. The footing conditions are unknown and reinforcing is not known. Beginning at the east end and extending about 42 feet is a 12" brick wall, retaining about 4 feet of soil. This wall looks ok with some spot repointing of mortar recommended in some areas. The next 42 feet of wall appears to be cast in place concrete and appears to be adequate. This wall retains up to about 12'feet. The next 16 feet of wall is a buttressed brick wall retaining about 12 feet. Some spot repointing of mortar is recommended for this section but in general it appears to be adequate. The next 48 feet is concrete and appears adequate. The next 36 feet is about 3 feet from the building and retains about 9 feet. This wall is 8 inches thick at the top and steps to about 24 inches thick at the bottom. The strength of this wall is questionable. We recommended some strengthening by repointing and possibly adding some properly designed reinforced buttresses at 8 to 10 feet o.c. The last 64 feet of wall is a stepped, terraced retaining wall with some portions of the walls leaning due to the soil pressure. The strength of this wall is also questionable. We recommend strengthening by adding properly designed concrete buttresses at 8 to 10 foot o.c. that engage all three of the terraced retaining walls. These buttresses would likely be 12 inches thick and approximately 8 foot long, measured perpendicular to the main wall. Other means of strengthening these walls could also be considered such as adding strong backs and drilling in tie back anchors. Our estimate for repointing and buttressing this retaining wall is $20,000.

- The 1959 addition appears to have clay tile and masonry walls. Most of the structure is not visible. This addition has two levels with the lower level having a slab on grade. The second floor appears to be a cast in place concrete pan and joist system with clay tile providing a permanent form between the concrete joists. The second floor feels very solid. The lower floor level elevation varies and is several feet below the outside grade in some locations. There is a smaller chapel in the1959 addition. Some signs of water leaks were observed on the south wall of the fellowship hall and on the north and west walls of room 202. The attic access is difficult and very little was observed. No signs of significant problems were observed. Signs of a water leak in the corner of the second floor bathroom at the ramp were observed.

- There is a breezeway leading from the 59 addition to the original 1844 sanctuary. This is constructed of masonry columns, arches and a concrete roof. This appears to be in relatively good condition except for some roof leaks in the corners. We recommend roof repairs to stop water from getting into small cracks in the concrete that can rust the reinforcing. Some isolated mortar joint repointing may be needed at these water leak areas.

-The live load capacity of these concrete floors cannot be analyzed since the reinforcing is unknown. However, all indications are that the floors are sound and would have been designed for the current use of the space. We recommend these uses not be changed without further

engineering investigation; i.e. spaces currently used as office or classrooms should not be used for significant storage or assembly.

-There is a large courtyard between the old sanctuary and the 59 addition that is south of the breezeway. The north facing wall in this courtyard (possibly part of both the 85 and 59 addition) has a lintel over an 8 foot window that is sagging and deteriorated. Some cracks are present in the veneer around these windows. The precast lintel above the steel lintel appears to be structural but we recommend shoring and replacing of this steel lintel. We estimate $1200.00 for this. There are a number of locations on these courtyard walls that appear to be missing mortar in the cast stone joints, especially the head joints. These should be repaired to prevent water intrusion into the wall cavity. There are some similar conditions around the 59 addition. We estimate $2000.00 for repair of these joints.

- The 1885 portion of this building appears to have masonry bearing walls with wood framed floor and roof. Brick can be seen on the interior in some locations and the mortar appeared to be in relatively good condition. Much of the exterior brick appears to have been repointed at some time and looks to be fairly sound. Some repair of flashing and the brick parapet along the west side is recommended. Possibly a cost of $1500.00. Extent is not known but brick appears to be fairly weak at the top of the parapet and the parapet cap is loose at some areas.

- The exterior door on the north side that is adjacent to the original sanctuary has a very deteriorated and sagging steel lintel at the head. This is the "HIM" entrance.
The masonry above the door should be shored and the lintel replaced with a galvanized steel angle, sized as required. We estimate this cost to be $1200.00.

- The 1885 building has a partial basement and crawl space. The wood floor joist appear to be substantial. They are approximately 11.75" x 2.25" in the areas we did spot checks and are spaced at 16" o.c. in most locations. There are some significant areas of termite damage. This damage ranges from minor to severe. This visible damage includes joists and main beams. No signs of any repairs were observed in the basement except for a few areas where newer OSB or plywood floor deck could be seen. This damage is most extensive along the east wall next to the small courtyard, along the south wall and in an area of about 14'x20' below the first floor area between rooms 133 and 135. This 14'x20'+/- area requires significant reconstruction. Our estimate for this is around $5000.00. The other areas require some scabbing of a few joists with new ones and placement of shoring at midspan under of the joists located primarily below rooms 129 and 131. We estimate the cost of this shoring to be $2000. These areas of most extensive damage had moist soil in the crawl space. Regular termite inspections and treatment are important.

-The two sets stairs into the basement of this building are not safe and need to be replaced or significantly repaired.

-The 1885 addition does need some repair as noted and appears to be the portion of the complex with the most structural issues. Even with the recommended repairs the floor areas should only be used for office and classroom space, where the expected and code required live loads would

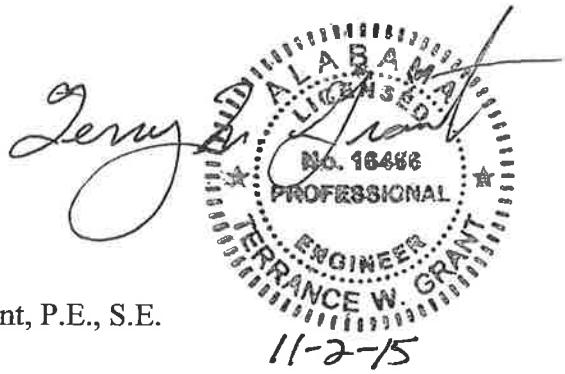
be less. 40 to 50 psf live load rating on the floors for the 85 addition is our recommendation. This is compatible with office and classrooms.

-A few other small areas of water or termite damage needing some localized repairs were observed and are noted on the accompanying drawings.

Photos with notes are provided with this report for reference. Also a reference drawing, provided by others, accompanies this report. Our notes have been added to this drawing to provide further indication for locations of our observations and recommendations.

Please contact us with any questions.

Sincerely:



Terry W. Grant, P.E., S.E.

11-2-15

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To: The Facilities Analysis Team

From: Facilities and Grounds Maintenance Committee

Burke Sylvest, chairman – appraiser retired
Mark Fain – property manager
Lee Bozeman – electrical contractor
Brad Flowers – engineer
Julie McGraw - architect
Innes McIntyre – contractor
Rory McKean – architect
Rush Stallings – contractor
John Stanley – real estate
Streeter Wiatt - contractor

Re: Committee opinion on the Facilities Study for the Dr. Dale Huff Community Ministries Buildings

Purpose of Facilities Study Report

To have a team of specialty consultants analyze the three structures on the west side of Perry Street that are currently known as the Dale Huff Community Ministries Buildings so that an informed analysis could be made concerning current and future use of the facilities and the site.

General summary of Report dated November 5, 2015

Seven areas were evaluated in the original report: structural, roofing, environmental, electrical, mechanical, plumbing and egress and safety. The group of buildings were evaluated as three separate buildings based on the date of original construction.
FPC Sanctuary – "1844 Building"
Annex addition behind the sanctuary – "1880 Building"
Community Ministries building – "1959 Building"
The report was not to render an opinion on the feasibility of keeping or demolishing each building. The report flagged areas of concern that would require either immediate, mid-range, or long range repair and also gave estimates on what these repairs might cost.

A supplemental structural investigation was done by Terry Grant and Scott Williams based on a site visit dated 6/29/16.

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Considerations

The original and supplemental Facilities Study Report – the Facilities and Grounds Maintenance Committee was highly involved in the preparation and the compilation of the Report.

A number of members of the Facilities & Grounds Maintenance Committee have been personally involved in the on-going maintenance of these buildings.

The high cost of ongoing maintenance of these buildings.

The many code violations and ADA violations which will need to be addressed if any renovations are performed on these facilities.

The functional obsolescence of all of the buildings.

The structural condition of the 1880 Building is in question due to extensive termite damage.

The known and unknown results which will occur to the 1844 Building and the 1959 Building once the adjacent 1880 building is demolished.

To save any part of the footprint of the buildings will greatly hinder the flexibility of the design and the usefulness of the site.

Recommendation

The Facilities & Grounds Maintenance Committee unanimously recommends that, for the highest and best use of the site currently occupied by the Dr. Dale Huff Community Ministries Buildings, all of the buildings on the site be demolished as part of a comprehensive plan to better use the site. We strongly recommend against incorporating any of the existing structures into a new design plan.

If it is decided that any features of the original structures are to be saved and incorporated into the new project, we offer no objection to this.

We fully recognize the fact that ongoing ministries currently located in the existing facilities will need to be temporarily relocated during construction so as to not interrupt the Lord's work. This fact in no way alters our recommendation to abandon and demolish all of the existing buildings.

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Concluding Thoughts:

Our facilities are a tool, not a treasure.

One of the purposes of FBC Montgomery is to reach our community with the gospel of Jesus Christ. He wants us to be good stewards of the resources he has given us to carry out his will. We believe that our recommendation is in line with being good stewards of God's resources.

Please feel free to contact any of the F & G Maintenance Committee for further detail information about our recommendation.