

# A G E N D A

## Architectural Review Board

September 28, 2021 – 5:30 p.m.

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. Barry G. Robinson

Ms. Hillary Morgan

Mr. Jake Johnson

LAND USE DIVISION  
Thomas M. Tyson, Jr.  
Executive Secretary

- I. **Approval of the Actions from the August 24, 2021 meeting**
- II. **Administrative Actions**
- III. **Full Review Items**

<b><u>Item</u></b>	<b><u>Petitioner</u></b>	<b><u>Historic District</u></b>	<b><u>Location</u></b>
1.	Otis Rabideau & Jennifer Facticeau-Rabideau	Garden District	24 Felder Avenue
2.	Hugh Cole Builder, Inc. for Kenneth Mullinax	Cloverdale	1942 Graham Street
3.	Courtney Pittman, Davis Architects for EJI	Individual	608 N. Court Street
4.	Mapco	Cottage Hill	204 N. Holt Street, 637 Clay Street, 638 Herron Street and a portion of parcel 11 01 12 3 011 001.000 between Herron and Clay Streets

**IV. Other Business**

**The next meeting of the Architectural Review Board will be on  
October 26, 2021 at 5:30 p.m.**

## II. Administrative Actions

8/11/2021	1859 Ridge Ave	Cloverdale	Tree removal, dying oak and 2 hackberries	RS determined they were compromised, admin approval
8/26/2021	1606 & 1602 Madison	Capitol Heights	Rear yard fence	Admin approval
9/9/2021	1132 Westmoreland	Cloverdale	installation of Hardie plank over asbestos shingle siding	Violation, 30 day letter
9/10/2021	2519 College Street	Cloverdale	Driveway replacement in same footprint only	Admin approval

**III. Full Review of Items**

**1. PRESENTED BY:** Otis Rabideau & Jennifer Facticeau-Rabideau

**SUBJECT:** Request for approval of retaining wall, walkways, and driveway alterations for the property located at 24 Felder Avenue (Garden District).

**REMARKS:** The petitioner is requesting permission to install a brick retaining wall at the city sidewalk, a 42” set of steps from the city sidewalk to the grade of the property (5 steps), a new front walkway to the front door 42” wide; walkways from the front porch area to the driveway and side entrance as illustrated on site plan. The petitioner is also requesting approval for driveway replacement 13’ x 150’ in an exposed aggregate concrete in a natural color.

**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**

**Zoning: R-65-m**

- Grade change is less than adjacent property photographed as an example, 5 steps may not be required.
- No objection

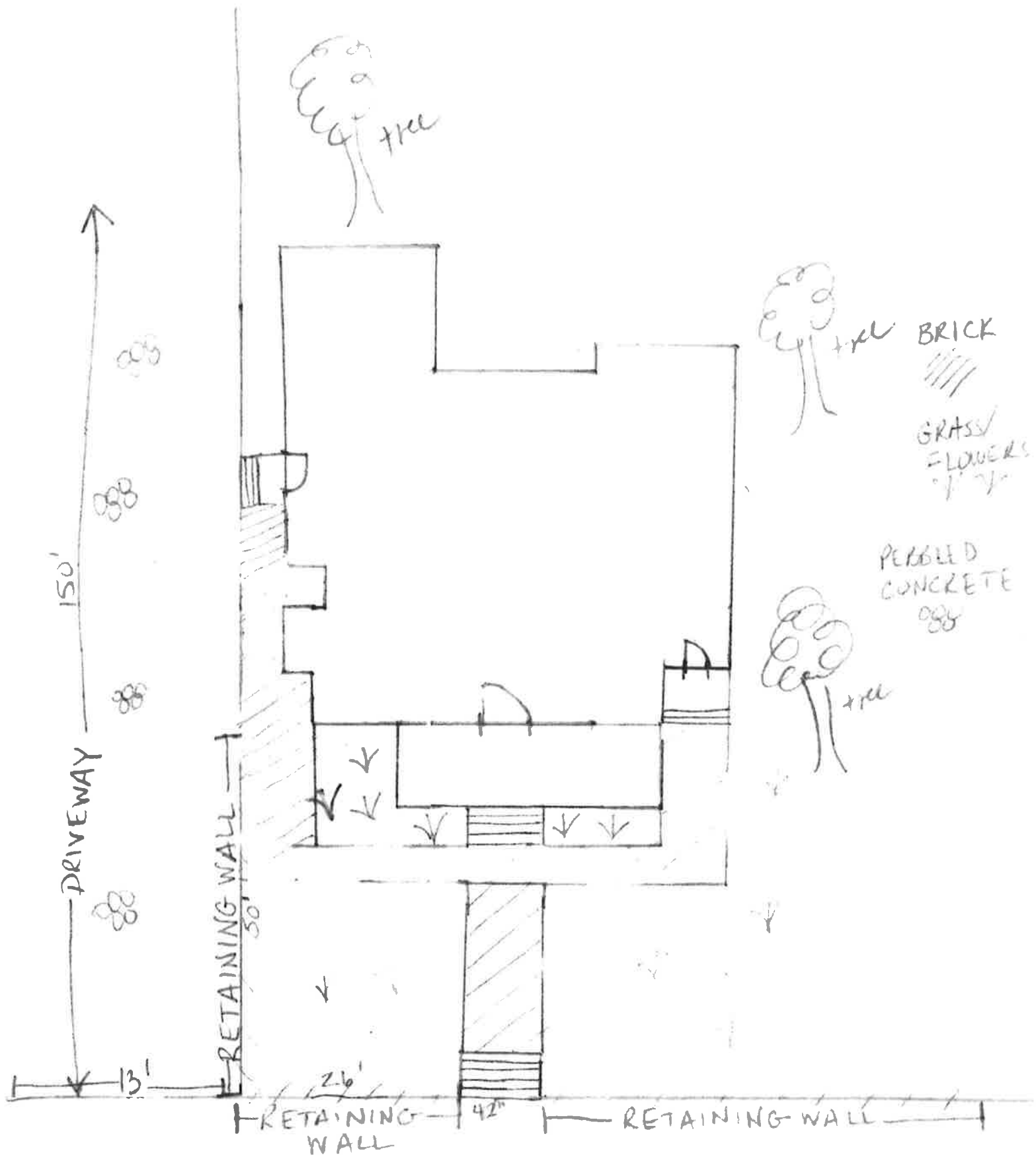
**COMMENTS** \_\_\_\_\_

**ACTION** \_\_\_\_\_



24 Felder Ave

1A



24 FELDER AVENUE

Proposed wall/paths driveway 18

Montgomery Architectural Review Board  
Application for Proposed Work

24 Felder Avenue  
Montgomery, Alabama 36104

Owners-Otis Rabideau and Jennifer Facticeau-Rabideau

I. Retaining Wall and Paths

- a. Retaining Wall to prevent erosion at the sidewalk and driveway.  
From the Western Front Corner of the Lot extending East to the corner of the driveway  
Wall Dimensions: 1 brick length wide (8 inches) x 3 feet high x 24 feet to the stoop/stairs, 42 inch width for stairs, then continuing 26 feet to the East corner of the lot, where it will turn South along/up the driveway x 50 feet with height diminishing to meet the current grade at the East Front corner of the home.
- b. Stairs from the sidewalk to grade  
Dimensions: 42 inches wide, 5 steps high
- c. Central Path from sidewalk/stairs to front porch, 42 inches wide x 30 feet
- d. Path from Portico on the West side of home, around the porch, meeting the central walkway, extending to the driveway, turning South and extending to the existing side entrance.  
Dimensions: 42 inches wide x 20 feet; 42 inches wide x 6 feet; 42 inches x 24 feet 42 inches x 30 feet

\*Wall and Path Material will be brick to match the existing front porch and stoop.

II. Driveway

- a. From Felder Avenue extending South to the rear of the home  
Dimensions: 13 feet wide x 150 feet long

\*Driveway Material will be Pebble Concrete in a natural color.

***See attached drawing please.***

***See attached pictures, please note the first picture is our neighbors retaining wall, which ours will resemble.***



24 Felder Ave

1D





Example to match

24 Felder Ave

1E



24 Felder Ave

1F

**2. PRESENTED BY:** Hugh Cole Builder, Inc. for Kenneth Mullinax

**SUBJECT:** Request for approval of a new outbuilding for the property located at 1942 Graham Street (Cloverdale).

**REMARKS:** The petitioner is requesting permission to build a storage building to replace one destroyed by a tree. The shed will be near the same location as the original structure, and meet required setbacks and separations. The storage building will be 12'5" x 23'1" with a gable front facing the street; the building will be clad with smooth Hardie plank cementitious siding (8"); Tamko "Weathered Wood" shingles, windows are Comfort View single hung vinyl windows with brick mold or Hardi trim; double front 2'6" 6-panel smooth fiber glass doors. Proposed building is a close approximation of the structure it is replacing. Siding to be painted Glidden "Smooth Stone" and all trim, windows and doors to be painted Glidden "Silver Birch". Paint chip will be available at 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**

**Zoning: R-75-d**

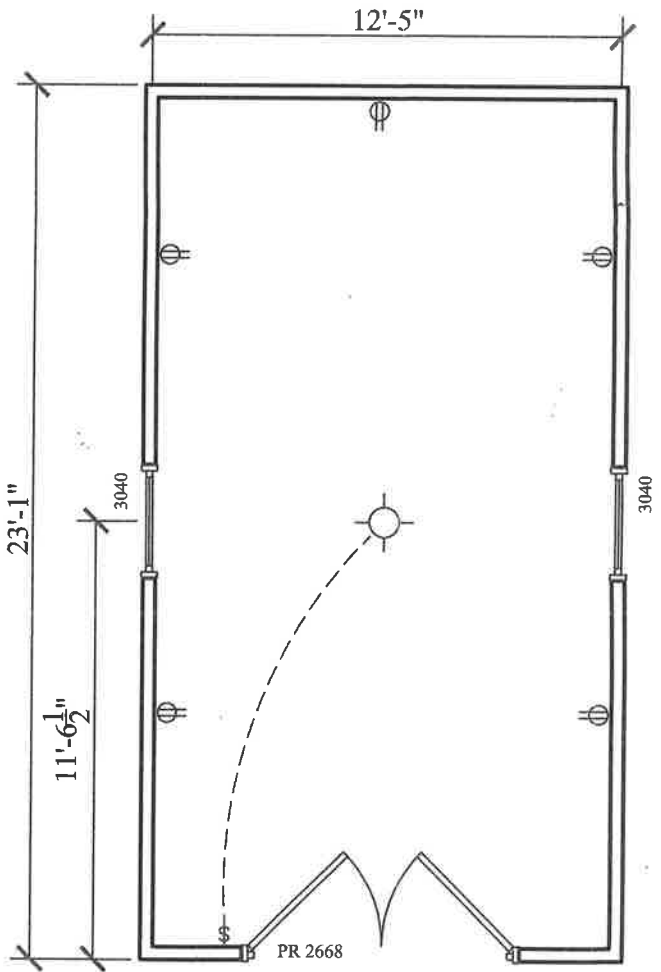
- The Board has allowed the use of composite and synthetic materials on new shed type outbuildings—all materials proposed are approvable under the expedited shed review process, this building is larger than what staff can approve.

**COMMENTS** \_\_\_\_\_

**ACTION** \_\_\_\_\_



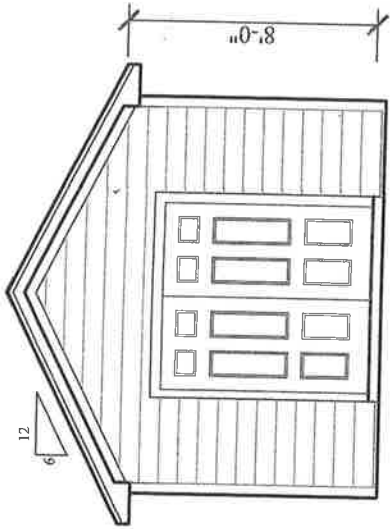
1942 Graham St



**FLOOR PLAN**

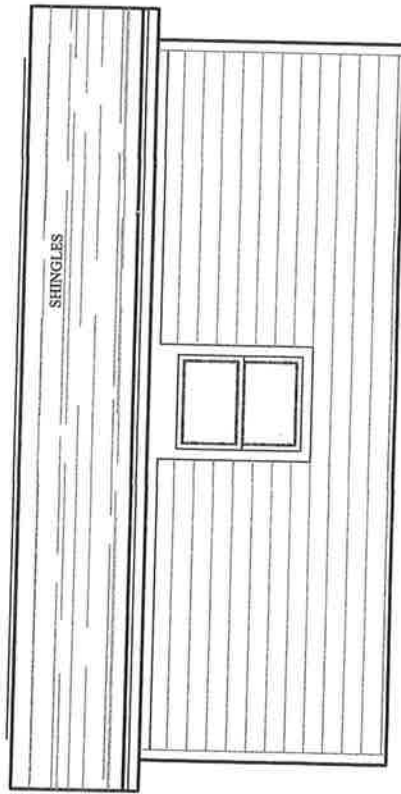
SCALE: 1/4" = 1'-0"

20



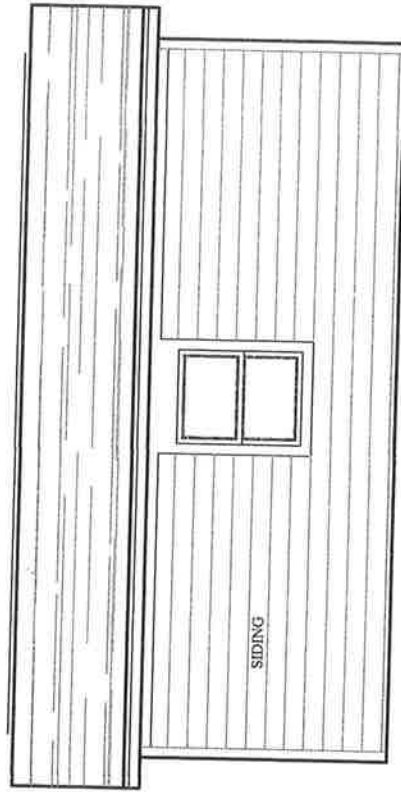
**FRONT**

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



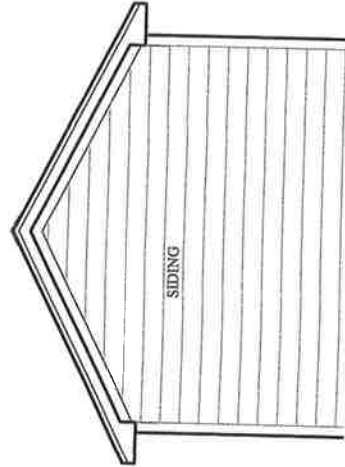
**LEFT**

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



**RIGHT**

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



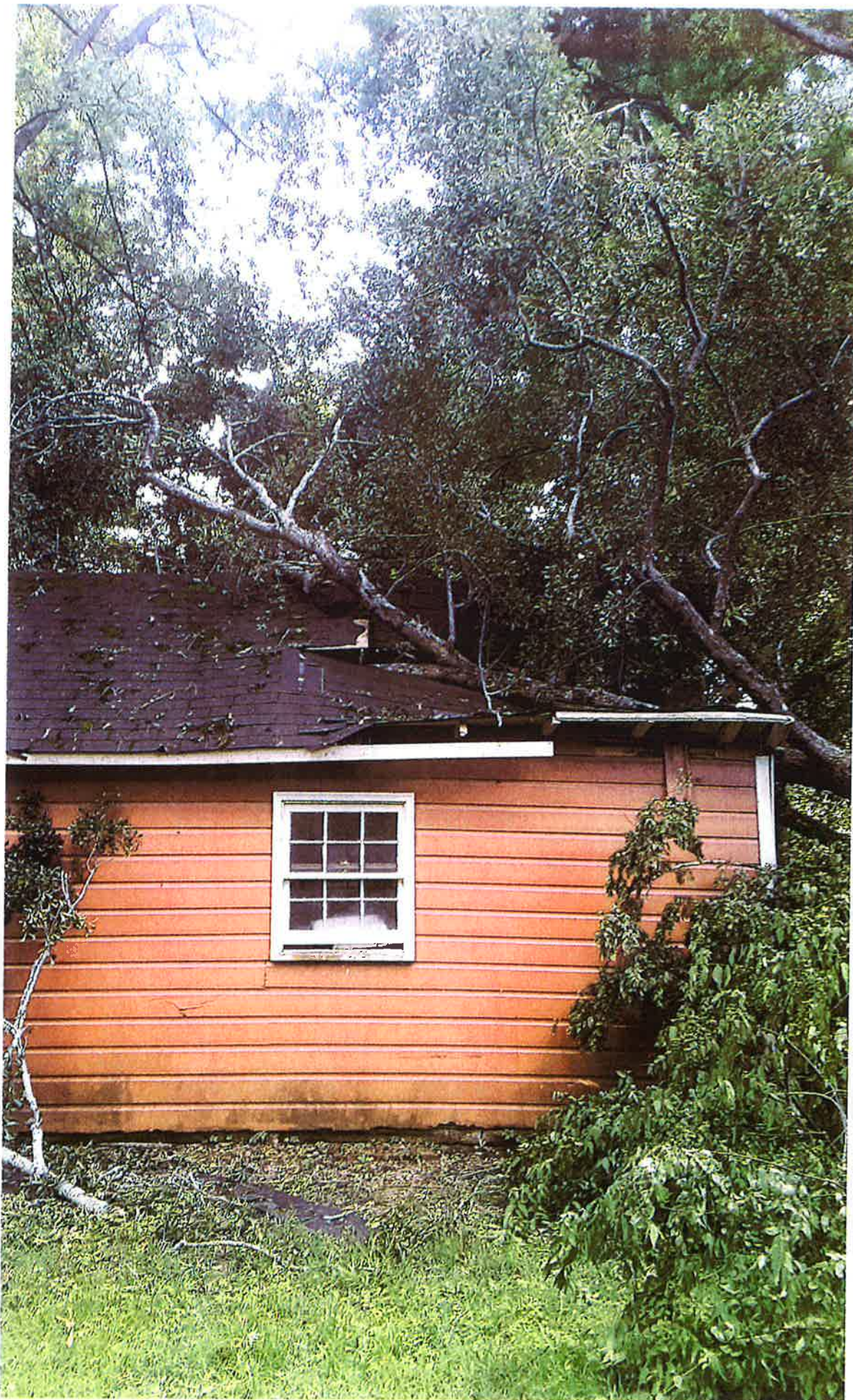


20



2E





2F



26

**3. PRESENTED BY:** Courtney Pittman, Davis Architects for EJI

**SUBJECT:** Request for approval of window and door replacement, alterations to previously altered openings, and additional parking for the property located at 608 N. Court Street (Individual).

**REMARKS:** The petitioner is requesting permission for alterations to the building as part of a renovation/restoration project. The existing windows are not original to the building and many of the window and door openings have been altered/infilled to accommodate the non-historic window. The final window selection will be presented at the meeting. This proposal would restore the historic window openings and re-introduce a 2:2 window to fit the openings as illustrated in the historic photo. Some openings will be altered to make the building ADA accessible with ramps installed at a new off-set entrance on the front, and another ramp at the rear as illustrated; some openings at the rear will be louvered for HVAC venting. Parking will be improved on the south side of the building along Pollard Street, screening walls to conceal dumpster and service yard to the rear.

**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**

**Zoning: M-1**

- This project should right a number of wrongs the building has experienced over the years, and put it back into active use. No objection.

**COMMENTS** \_\_\_\_\_

**ACTION** \_\_\_\_\_



608 N Court St

3A



608 N Court St

3B

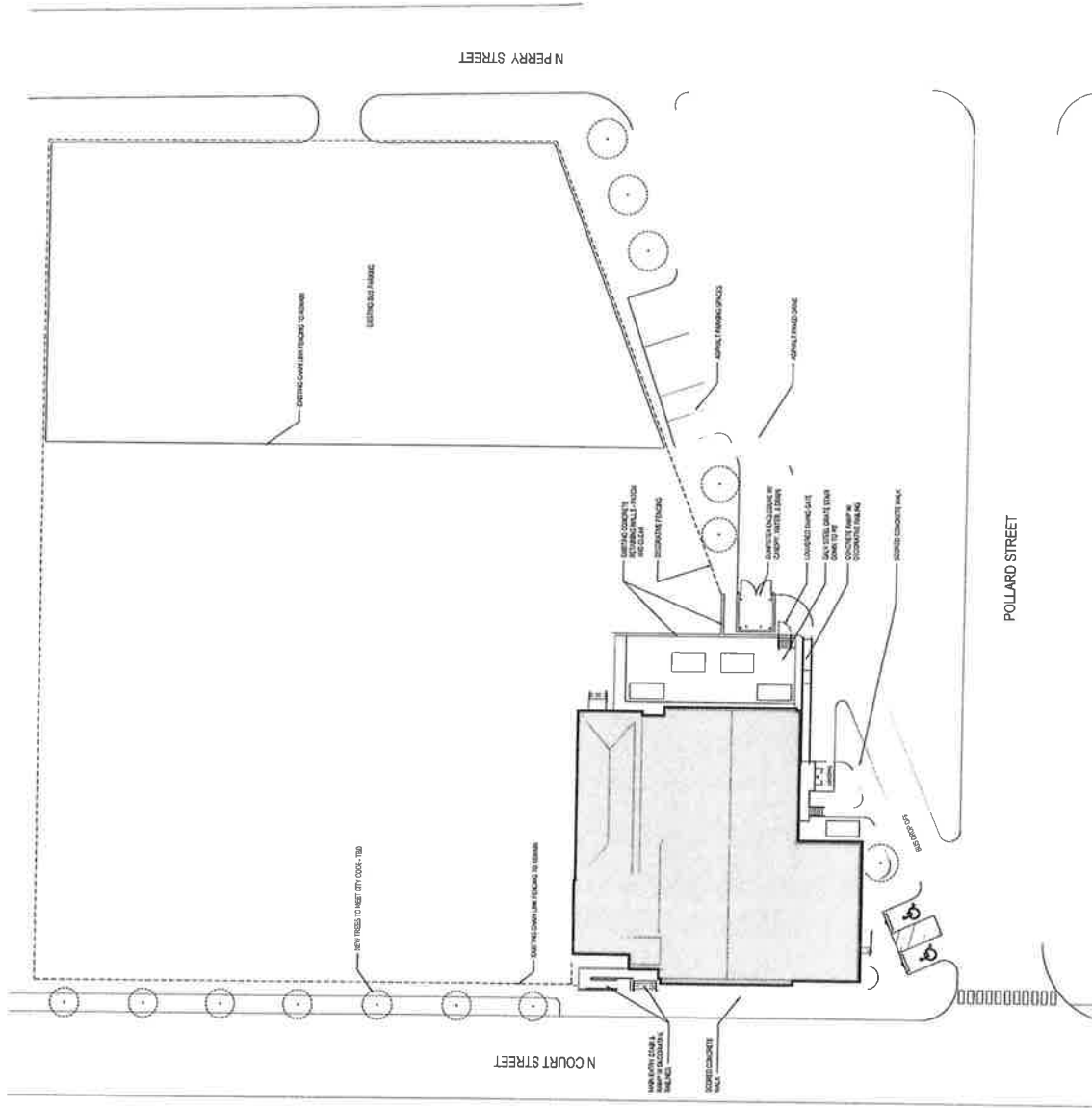


608 N Court St

3C

**EQUAL JUSTICE INITIATIVE**  
**WATER WORKS RENOVATION**

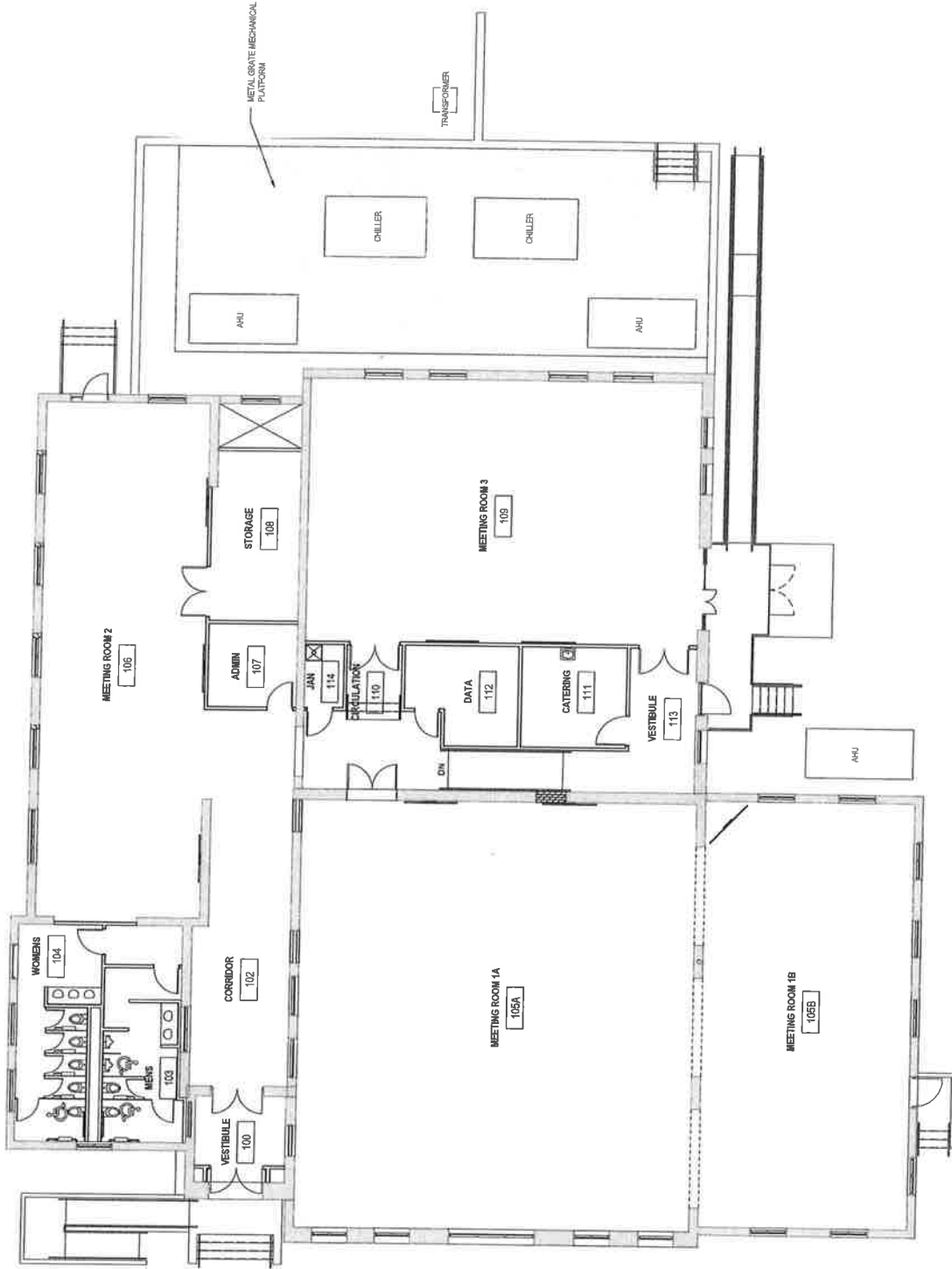
September 28, 2021



SITE PLAN

**DAVIS**





FLOOR PLAN

DAVIS

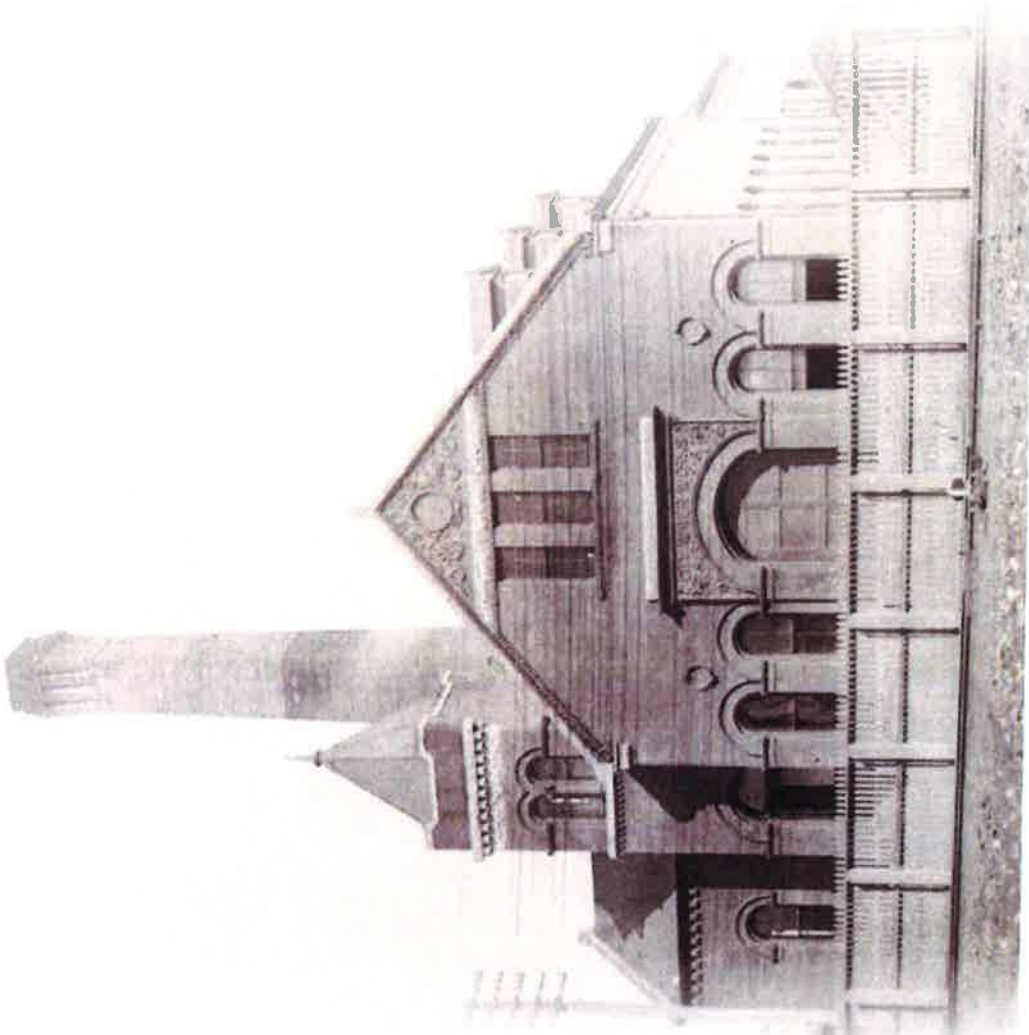


WEST ELEVATION

DAVIS

Water Works Renovation  
September 28, 2021  
Equal Justice Initiative

3G



HISTORICAL PHOTO

DAVIS

Water Works Renovation  
September 28, 2021  
Equal Justice Initia

3H

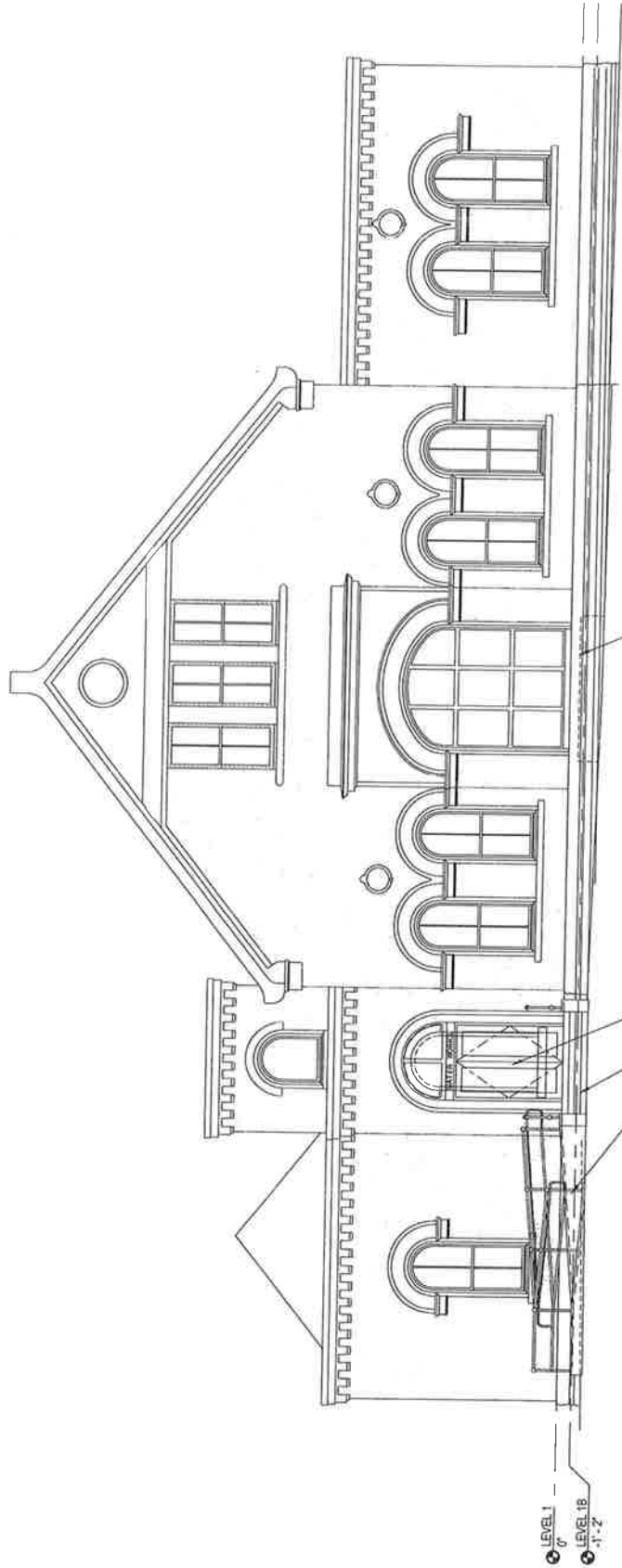


WEST ELEVATION

**DAVIS**

Water Works Renovation  
September 28, 2021  
Equal Justice Initiative

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WEST ELEVATION

DAVIS

Water Works Renovation  
 September 28, 2021  
 Equal Justice Initiative

35



SOUTH ELEVATION

DAVIS

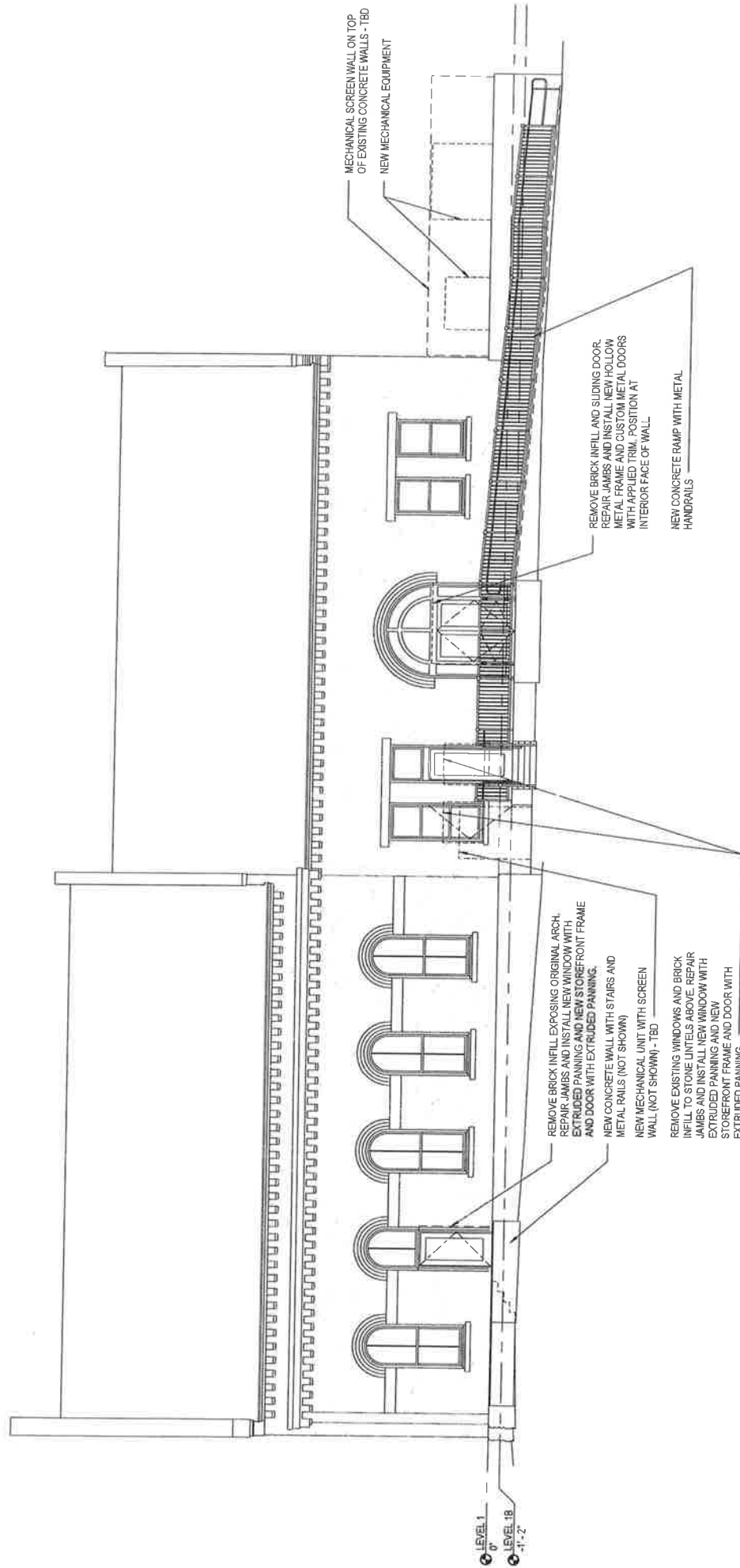
Water Works Renovation  
September 28, 2021  
Equal Justice Initiative

3K



SOUTH ELEVATION

DAVIS



MECHANICAL SCREEN WALL ON TOP OF EXISTING CONCRETE WALLS - TBD  
NEW MECHANICAL EQUIPMENT

REMOVE BRICK INFILL AND SLIDING DOOR. REPAIR JAMBES AND INSTALL NEW HOLLOW METAL FRAME AND CUSTOM METAL WITH APPLIED TRIM. POSITION AT INTERIOR FACE OF WALL.  
NEW CONCRETE RAMP WITH METAL HANDRAILS

REMOVE BRICK INFILL EXPOSING ORIGINAL ARCH. REPAIR JAMBES AND INSTALL NEW WINDOW WITH EXTRUDED PANNING AND NEW STOREFRONT FRAME AND DOOR WITH EXTRUDED PANNING.  
NEW CONCRETE WALL WITH STAIRS AND METAL RAILS (NOT SHOWN)  
NEW MECHANICAL UNIT WITH SCREEN WALL (NOT SHOWN) - TBD

REMOVE EXISTING WINDOWS AND BRICK INFILL TO STONE LINTELS ABOVE. REPAIR JAMBES AND INSTALL NEW WINDOW WITH EXTRUDED PANNING AND NEW STOREFRONT FRAME AND DOOR WITH EXTRUDED PANNING.

LEVEL 1  
0'  
LEVEL 1B  
-1'-2"

SOUTH ELEVATION

DAVIS

Water Works Renovation  
September 28, 2021  
Equal Justice Initiative

3M





EAST ELEVATION

DAVIS

Water Works Renovation  
September 28, 2021  
Equal Justice Initiative

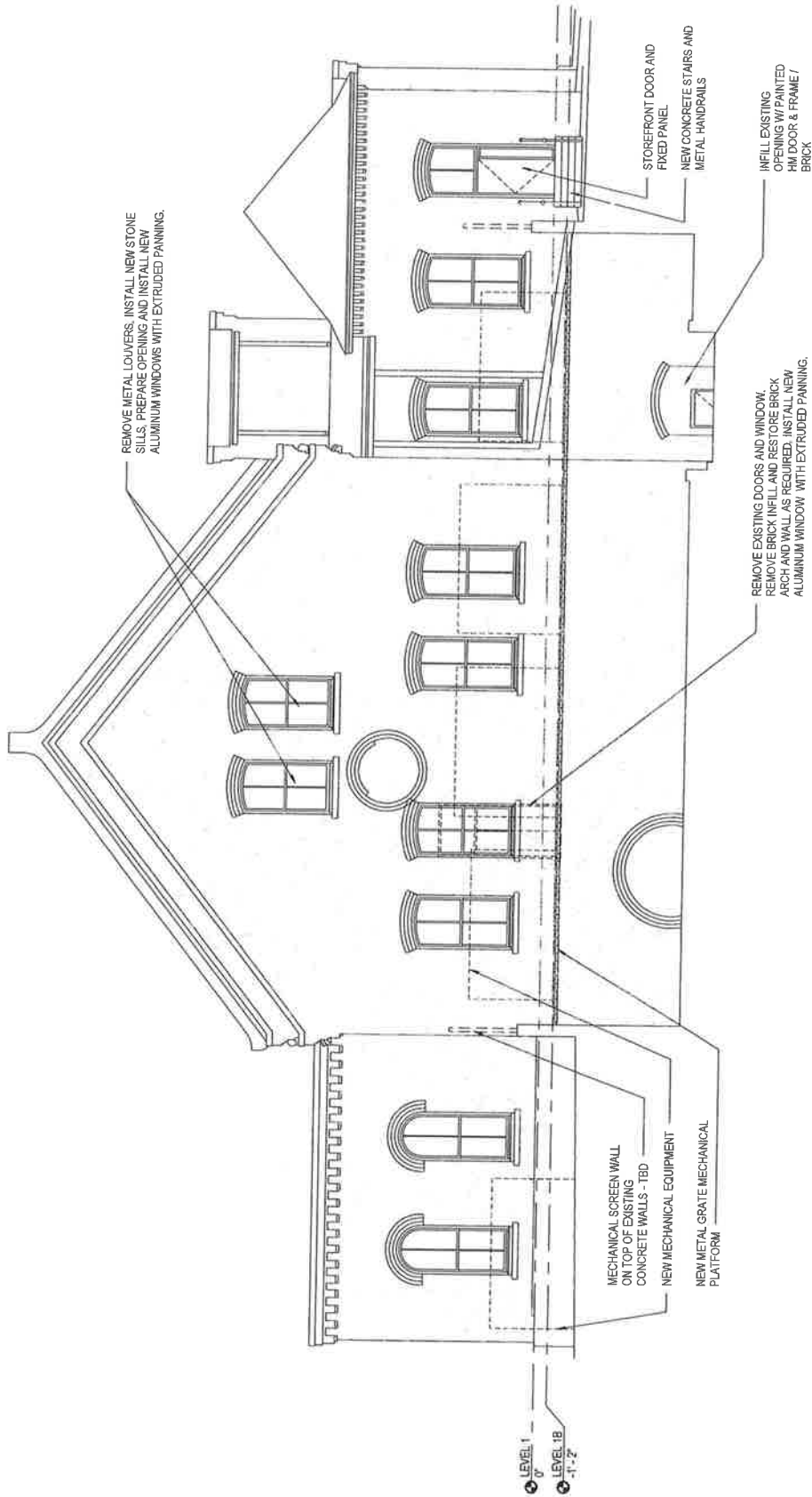
32



EAST ELEVATION

**DAVIS**

Water Works Renovation  
September 28, 2021  
Equal Justice Initiative



EAST ELEVATION

DAVIS



NORTH ELEVATION

**DAVIS**

Water Works Renovation  
September 28, 2021  
Equal Justice Initiative

30

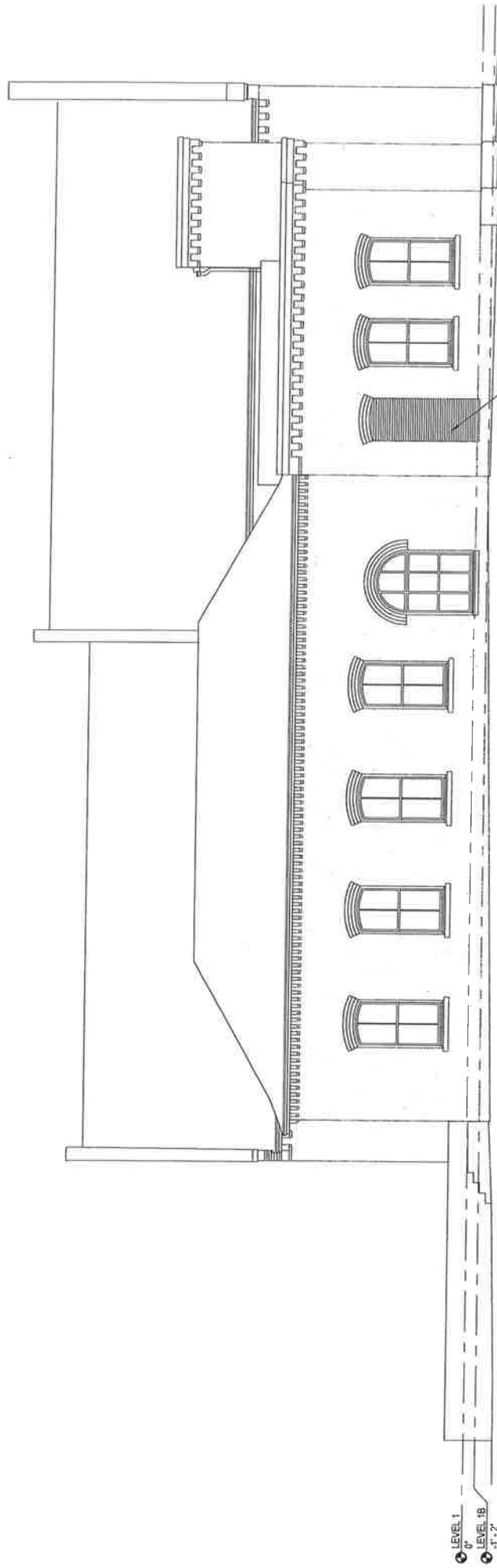


NORTH ELEVATION

DAVIS

Water Works Renovation  
September 28, 2021  
Equal Justice Initiative

3R



LEVEL 1  
0'  
LEVEL 1B  
-1'-2"

REMOVE EXISTING WINDOW AND DOOR.  
INFILL WITH BRICK AND MASONRY  
RECESSED 1" FROM FACE OF WALL

NORTH ELEVATION

DAVIS

Water Works Renovation  
September 28, 2021  
Equal Justice Initiative

**4. PRESENTED BY:** MAPCO Express, Inc

**SUBJECT:** Request for approval of demolition of two historic structures, tree removals, grading, and construction of a gas station for the properties located at 204 N. Holt Street, 637 Clay Street, 638 Herron Street and a portion of parcel 11 01 12 3 011 001.000 between Herron and Clay Streets (Cottage Hill).

**REMARKS:** The petitioner is requesting the following for the above mentioned properties (property to be platted into one if all necessary approvals are granted):

**Demolition:** The petitioner is requesting permission to demolish 2 historic structures, a c. 1945 commercial building fronting N. Holt Street, and c. 1940 house facing Clay Street. Please see attached assessment of the property, citing vacancy, some condition issues with the structures and retaining wall, and the house has been declared a nuisance by the city. The commercial property was occupied by Stern Brothers Furniture until they went out of business. The owner has marketed to other tenants with no success. The structures would have to be removed to accommodate the project as proposed.

**Tree removal and excavation:** The removal of 13 trees, 11 oaks 12", 18", 24"; and 2 hackberries, 18", 24" are proposed. The trees need to be removed in order to excavate the remaining parcel to accommodate the proposal. Replacements would be required, as would landscaping to conform with the City's landscaping requirements under T4-C. (see attached site plan with trees and landscaping plan.

**New Construction/replacement structure:**

**Site plan:** The proposed site plan features entrances on the three street frontages, a gas canopy toward Holt Street, with the convenience store located closer to the interior (east) lot line. The building has been placed asymmetrically on the lot to provide a secondary entrance from Herron Street, but it appears no sidewalk is provided at this location, or on the Clay Street side of the property. There is currently an existing City sidewalk on all frontages.

**Building:** The proposed replacement structures are a gas island canopy and convenience store. The canopy is a flat roofed structure. The convenience store is an asymmetrical roofed building, primarily comprised of glass and masonry panels (see attached materials list and elevation renderings). No details have been provided regarding lighting for the parking lot or canopy.

**Signage:** Signage is displayed on the building and canopy in the renderings, but details have not been provided. Internal illumination and message boards are not permitted. No free standing sign is proposed in the current submission.

**Other approvals:** Plan will have to be reviewed by the Consolidated Review Committee (CRC) for any item not explicitly addressed or under the purview of the ARB. Plans will also go through a Development Plan review (fire, engineering, traffic engineering).

**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**

**Zoning: T4-R (rezoning request for T4-C has been requested to accommodate this use)**



**Demolition:**

**15-127 (a)** 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.



**Demolition in a Historic District guidelines:** Statement of purpose of the demolition, with reference to the future land use of the site. It is the policy of the ARB to require the submission of plans for any building or other project which will be constructed on the site, before the issuance of a demolition permit. The applicant shall present evidence on the present condition of the building and the cost of rehabilitating it and maintaining it. *If the ARB determines the building to be of architectural or historic value it may delay demolition for 6 months while alternatives such as moving the building are explored.*

- The Board needs to determine if these buildings are significant vestiges of Cottage Hill's evolution as a neighborhood into the twentieth century.
- The demolition application states "New Construction must be compatible with the surrounding properties in scale, orientation, setback and materials."
- The application does not discuss the condition of property at acquisition (637 Herron, 2020; 204 N. Holt, 2001), and the only adaptive use proposed is the construction of a Mapco. That information is incomplete. The condition issues described for the house seem to be due to lack of maintenance. This property was acquired in 2020 by the current owner, which likely indicates an eye toward "redevelopment opportunity" as noted on the signs posted on 204 N Holt Street.
- No details provided for marketing to tenants. If building has condition/maintenance issues are they ones the owner would address? Or was it being marketed as is?
- Only photos of building exteriors have been provided, with a one page write up from the engineer on condition (see attached).
- Is it possible to excavate behind the building to address retaining wall issues? Could N. Holt Street building be incorporated into a bigger plan—as a street screen or with rear loaded parking that would make the building more useable? It does not appear this option has been explored.
- When the Board has approved demolitions of buildings that have been deemed significant, as built drawings and interior and exterior photographs have generally been required prior to final demolition approval.
- As the ARB is not in the business of creating vacant lots, any request for demolition should be delayed until a *suitable* replacement plan is submitted. Any approval for demolition should be contingent upon all other reviews and approvals being granted for the project as submitted (rezoning and development plan review). Any alterations to the approved submission as a result of those review processes would require re-review by the ARB.

**Tree removal and excavation:**

15-126 (a)(4) Landscaping includes without limitation grading, paving, construction of walkways, driveways, pools, and all other surface additions and improvements, but does not include the mere planting or removal of plant materials, other than the removal of trees larger than 12 inches in diameter at ground level, whose removal will nevertheless be permitted except where, all aspects of the removal having been considered, removal would, in the judgment of

the board, have a net material adverse impact on the character and appearance of the historic property or historic district.

- The extent of the excavation proposed will materially alter the landscape. This block historically had been developed as a residential block with the Cottage Hill School situated on the high point in the block.
- In order to review the landscape plan/tree replacement plan for smart code compliance, the project will need to meet site layout requirements. Smart code landscaping is directly affected by the building frontage and parking orientation. Until that is addressed, Urban Forestry cannot review this project any further than directing the submitter to the Smart Code requirements for the site, and from there to the Smart Code landscape requirements relating to the site requirements.
- Tree removal and replacement cannot be evaluated without a conforming site plan.



## **New Construction**

**15-127(a)** Before the board approves the plans for a proposed new building located within a historic district, the board shall find that such building neither in itself nor by reason of its location will materially impair the architectural or historic value of other buildings or sites in that historic district.

The demolition application states “New Construction must be compatible with the surrounding properties in scale, orientation, setback and materials.”

### **New Construction in a Historic District Guidelines:**

New buildings that are constructed in historic districts should try to harmonize with adjacent buildings and the neighborhood through the use of scale, materials, design elements, roof style, and landscaping. It is not necessary to attempt to duplicate a particular historic period or style.

The appropriateness of each proposed structure will be evaluated by whether it fails to substantially contradict the following elements:

**SCALE:** New buildings should be similar in proportion to existing buildings in the neighborhood. They should not be noticeably shorter, wider, or narrower than adjacent buildings. Design elements within the building, such as windows, doors, railings, sidings, and similar details, should be similar to the neighborhood buildings. Setbacks should be similar.

**MATERIALS:** New materials should complement the materials used in the district—wood siding, stone, brick, stucco.

**DETAILS:** Details such as cornices, arches, lintels, column styles, and chimneys should be compatible with those on nearby buildings. Duplication of existing styles is unnecessary. The colors used on new buildings should also coordinate with those on the historic buildings.

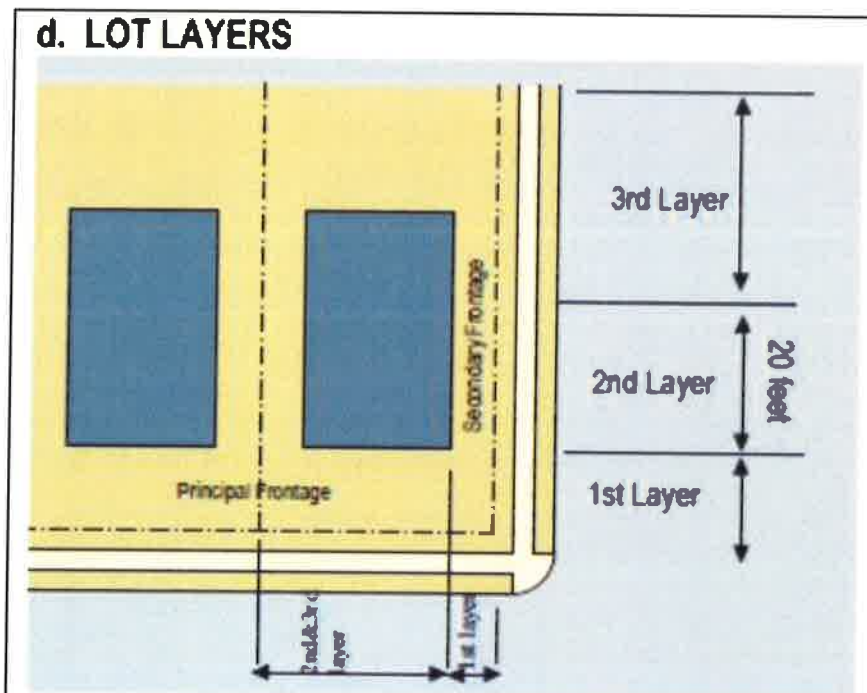
**ROOFS:** Roof shapes and materials for new buildings should harmonize with the shapes and scale of those in the historic district because it is such a noticeable building element.

**LANDSCAPING:** Landscaping of the new building should be compatible with nearby buildings in visual effect and types of plants. Paving materials that are similar to those in the historic district would be considered favorably.

- The Board takes into consideration zoning requirements that may not be fully addressed under the guidelines, particularly with regards to setbacks, landscaping and signage.
- This location falls under Smart Code downtown. Smart Code is a form based code, which reinforces historic preservation principles regarding pedestrian friendly, urban

form. When the opportunity arises with new construction/development, we need to seek good, pedestrian friendly urban form.

- The Downtown Plan called for a re-establishment of residential properties in this block.
- Does the demolition of historic buildings to build a standard layout gas station at a downtown and historic district gateway “materially impair” the district?
- The bulk of the conversations with Mapco have revolved around the site plan. This property is currently comprised of 4 parcels that front 3 different streets. If the demolition was approved, staff advised the most critical visual relationship to maintain would be anchoring the Herron/Holt corner, or having a building facing Herron Street with gas pumps to the rear of the lot. Because Clay Street is not a primary approach and the adjacent land is vacant or new construction, we determined



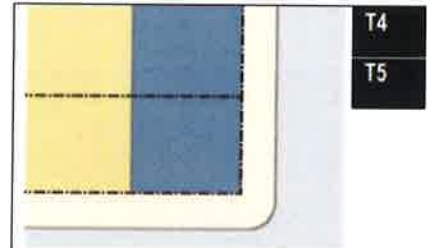
this was less of a visual concern, we have made our assessments with Herron Street as the principal frontage. Mapco was provided with examples of some “gas backwards” facilities (see attached), one of which is in Auburn, which would provide a pedestrian friendly storefront entrance on Herron Street while vehicular customers would be serviced from the rear of the building (Love and Pilot travel centers have figured this out for cars and semis, the premise is the same but for pedestrians and cars).

- Smart Code regulations consider fueling areas as parking: 5.5.4h “All parking areas except for driveways shall be located at the Third Lot layer as illustrated in Table 15D.” Currently the parking area encroaches on the first lot layer and extends through the third lot layer. This does not conform to the zoning regulations.

- The goal of these recommendations was to offer a way to meet the Zoning and Historic District regulations and minimize the visual impact of a 24/7 gas station on nearby residential properties. To date those recommendations have not been incorporated into the proposal.
- Smart Code 5.5.1c: Buildings shall be disposed in relation to the boundaries of their lots according to Table 9 and Tables 14G & H. The proposed building disposition does not conform to zoning regulations.

From Table 9 for T4-C

**c. Rear Yard:** A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous façade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For its commercial form, the rear yard can accommodate substantial parking.



**d. Court Yard:** A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.

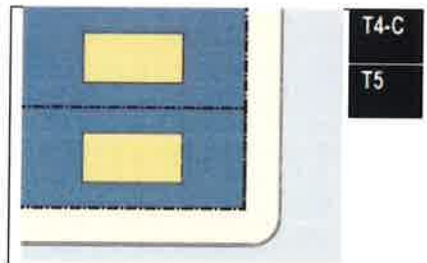


Table 14 F, G, H:  
Montgomery, Alabama

	T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4-R, O General Urban Zone	T4-C Corridor Zone	T5 Urban Center Zone
<b>F. BUILDING SETBACK</b> (see Tables 14A-14C)				*0 ft. allowed in T4-O		
Front	Exception	48 ft. min	24 ft. min	6 ft. min-24 ft. max*	0 ft. min – 24 ft. max	0 ft. min – 12 ft. max
Side	Exception	96 ft. min	12 ft. min	0 ft. min	0 ft. min – 12 ft. max	0 ft. min – 24 ft. max
Rear	Exception	96 ft. min	12 ft. min	3 ft. min**	3 ft. min**	3 ft. min
				** or 12 ft. from alley centerline		
<b>G. BUILDING DISPOSITION</b> (see Table 9)						
Edgeward	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Sideyard	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted
Rearyard	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted
Courtyard	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Permitted
<b>H. PRIVATE FRONTAGES</b> (see Table 7)						
Common Yard	N/A	Permitted	Permitted	Permitted	Prohibited	Prohibited
Porch & Fence	N/A	Prohibited	Permitted	Permitted	Prohibited	Prohibited
Terrace or L.C.	N/A	Prohibited	Prohibited	Permitted	Permitted	Permitted
Forecourt	N/A	Prohibited	Prohibited	Permitted	Permitted	Permitted
Stoop	N/A	Prohibited	Prohibited	Permitted	Permitted	Permitted
Shopfront / Awning	N/A	Prohibited	Prohibited	Permitted	Permitted	Permitted
Gallery	N/A	Prohibited	Prohibited	Permitted	Permitted	Permitted
Arcade	N/A	Prohibited	Prohibited	Prohibited	Permitted	Permitted

- Smart Code 5.5.1e: Facades shall be built parallel to the principal Frontage Line (*in this case Herron St*) or parallel to the tangent of a curved principal Frontage Line. Proposal does not conform to zoning regulations.

- Smart Code 5.5.1f: Setbacks for principal buildings shall be as shown in Table 14F (see above). Proposal does not conform to zoning regulations.
- It has been the contention of staff that the focus should be in the direction of the neighborhood and not the interstate to maintain an edge against encroachment of a vehicle intensive nature. The layout as proposed embraces the interstate.
- It is also a concern that with the availability of other vacant lots along Clay and Herron Streets, this could precipitate other incompatible development, a la the Ann Street corridor. Highland Park does not have historic protection along that edge, but commercial encroachment has eroded the edge of that neighborhood.
- Absent any other building setbacks to conform with on these frontages, following the Smart Code guidelines for principal frontages and building disposition, this proposal does not meet the standards set forth above. The primary façade of this structure faces N. Holt Street, with an end elevation facing Herron Street. This configuration also places the parking and pump islands within the first and second lot layers. Permeability at street level of the principal frontage needs to be 70% glazing (5.5.5e), which the end elevation does not appear to meet.
- As to the building design itself, a revised submission includes the use of a stone veneer system to emulate a masonry “brick” (see Exterior Finishes). The design is



modern, but is similar to another mid-century building (c. 1964) on the next block. It is noted that this “end” fronts the street, but it is on a narrow interior lot. Most of the commercial/industrial buildings between N. Holt and N. Goldthwaite are brick or concrete block.

- Is a masonry panel a sufficient facsimile to a concrete block or brick?

- Is the design too modern? Would a more traditional storefront building be better suited for this location, more closely emulating the building that demolition is being requested for?
- No details have been provided regarding lighting for the parking lot or canopy.
- To date, with staff consultation and regulation requirements provided, Mapco has declined to alter their submission to conform to historic district and zoning regulations.
- The Board has followed the City's Landscaping requirements to screen large expanses of pavement and tree replacements. In T4-C, a street screen is required, vegetative screening follows the Landscape Ordinance.

**A. STREETSCREEN**

Streetscreen maximum height, 8 ft. If solid material, must be articulated above 4.5 ft.

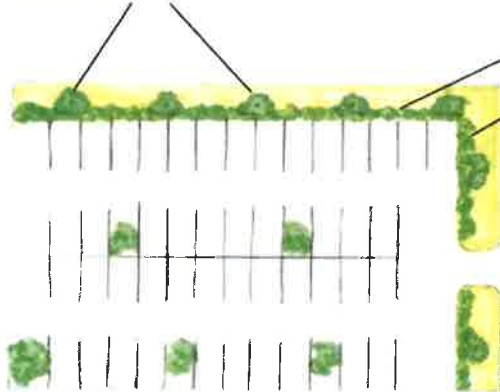
Streetscreen minimum height 3.5 ft. May be shrub, brick, wood, stucco or match adjacent building. Planted shrub must be a minimum 1.5 ft. high at installation, capable of a minimum 3.5 ft. at maturity.



**B. PARKING LOT LANDSCAPING**

Canopy trees along edge of parking area, 30 ft. on center.

Streetscreen along public frontages.



Interior landscape islands: in order to provide shade for area, trees shall be arranged so that each parking space is within 40 ft. of a canopy tree.

All landscape areas are to be irrigated.

- In order to review the landscape plan/tree replacement plan for smart code compliance, the project will need to meet site layout requirements. Smart code landscaping is directly affected by the building frontage and parking orientation. Until that is addressed, I cannot review this project any further than directing the submitter to the Smart code requirements for the site, and from there to the Smart code landscape requirements relating to the site requirements.

- Signage. Historic district guidelines recommend no more than 20 SF of sign face, exterior illumination. Smart Code regulations further restrict T4-C signage to a single (1) blade sign attached to the building with exterior illumination not to exceed 15 SF of sign face. T4-C also allows band signs of 3' in height by any length (5.5.8c & d), also with an exterior light source. Specific dimensions and light sources for the proposed signage need to be provided to determine compliance and would not be approvable at this time. Staff advised the sign contractor that a larger sign might be entertained if the design was interesting/retro in styling versus the typical gas station signs with price displays.
- No sign with prices has been proposed. Signs are not to have moving or flashing lights as part of their display area.

**COMMENTS** \_\_\_\_\_

**ACTION** \_\_\_\_\_





204 N. Holt Street, 637 Clay Street, 638 Herron Street and a portion of parcel 11 01 12 3 011 001.000 between Herron and Clay Streets

4A



204 N. Holt Street, 637 Clay Street, 638 Herron Street and a portion of parcel 11 01 12 3 011 001.000 between Herron and Clay Streets

4B



204 N. Holt Street, 637 Clay Street, 638 Herron Street and a portion of parcel 11 01 12 3 011 001.000 between Herron and Clay Streets

4C



204 N. Holt Street, 637 Clay Street, 638 Herron Street and a portion of parcel 11 01 12 3 011 001.000  
between Herron and Clay Streets

4 D

# Mapco Exterior Finishes

Note: Reference color building elevations for visual aid of where materials are located at the building.

## Building Finishes

### **BR-1 – STONE VENEER (EXTERIOR)**

- Primary material of the building that is located on all four exterior walls of the building.
- Indicated as stone but has a masonry 'brick' look when assembled
- Manufacturer/ model: Echelon – Aria Slim Stone
- Color – Graphite
- <https://www.echelonmasonry.com/assets/3450>

### **L-1 – LOUVER –**

- Sun shading devices at the upper storefront on the front and right side of the building. Adds another layer of 'texture' to building.
- Manufacturer/ Model: Kawneer - Versoleil
- Color – Bronze Finish
- [https://www.kawneer.com/kawneer/north\\_america/en/product.asp?prod\\_id=4314&desc=storefront-sytems-single-blade-sun-shades](https://www.kawneer.com/kawneer/north_america/en/product.asp?prod_id=4314&desc=storefront-sytems-single-blade-sun-shades)

### **L-2 – LOUVER –**

- Aluminum tubes with wood composite finish. Located between the front face of the storefront and the orange perimeter beam. Used to infill the orange canopy.
- Manufacturer/ Model - GEOLAM – Soleo 6010; 5" x 2" –
- Color finish: Teak
- <https://www.geolam.com/en/products/soleo-6010-128x53-mm>

### **MTL-1 – BREAK METAL (PARAPET FLASHING) –**

- Break metal flashing used as a cap to the exterior walls. Located at top of masonry wall and metal panel wall (parapet).
- Manufacturer/ Model: Pac-Clad
- Color: Slate Gray - <http://www.pac-clad.com/e-binder/pdf/general/Color%20Chart.pdf>
- <https://www.pac-clad.com/products/wall-panels/flushreveal-wall-panels/>

### **MTL-2 – ALUMINUM COMPOSITE PANEL (ACM)**

- Aluminum Composite Metal. Installed at the high roof of the building and around the amazon locker at the left side of the building.
- Manufacturer/ Model: Reynobond
- Color: Color match PMS 363 C "Mapco Green"
  - <https://www.pantone.com/color-finder/363-C>
- [https://www.alpolic-americas.com/?gclid=EAlaIQobChMIILuPyNLw6gIVt\\_3jBx2mzQtbEAAAYASAAEgleQvD\\_BwE](https://www.alpolic-americas.com/?gclid=EAlaIQobChMIILuPyNLw6gIVt_3jBx2mzQtbEAAAYASAAEgleQvD_BwE)

### **MTL-3 – ALUMINUM COMPOSITE PANEL (ACM)**

- Aluminum Composite Metal. Installed at high roof of the building, below the green ACM (MTL-2)
- Manufacturer/ Model: Reynobond
- Color: Silver Smith
  - <https://www.alpolic-americas.com/samples/?corporate-id=&colors=silversgreys&finishes=&pg=1>
- [https://www.alpolic-americas.com/?gclid=EAlaIqObChMILLuPyNLw6gIVt\\_3jBx2mzQtbEAAAYASAAEgleQvD\\_BwE](https://www.alpolic-americas.com/?gclid=EAlaIqObChMILLuPyNLw6gIVt_3jBx2mzQtbEAAAYASAAEgleQvD_BwE)

### **PT-5 – PAINT – “GRAY”**

- Paint used for hollow metal doors and frames, ladder, ladder security guard, dumpster gate, dumpster gate post and collar hinge)
- Manufacturer/ model: PPG
- Color: Downpour PPG1010-5
- <http://www.pac-clad.com/e-binder/pdf/general/Color%20Chart.pdf>

### **PT-6 – PAINT – “LIGHT GREEN”**

- Paint used at the bollards that are in front of the dumpster enclosure.
- Manufacturer/model: PPG
- Color match PMS 376 C “Mapco Light Green”
  - <https://www.pantone.com/color-finder/376-C>

### **PT-8 – PAINT – “ORANGE”**

- Paint used at the perimeter beam of the canopy at the front of the building.
- Manufacturer/model: PPG
- Color match PMS 138C “Mapco Orange”
  - <https://www.pantone.com/color-finder/138-C>

### **PT-9 – PAINT – “CLEAR ANODIZED ALUMINUM”**

- Paint used to paint the building canopy columns/ outrigger beams.
- Manufacturer/model: PPG
- Color match storefront “kawneer finish no. 14 clear ”
  - [https://www.kawneer.com/kawneer/north\\_america/catalog/pdf/Finishes/Anodize-finish-chart--F.pdf](https://www.kawneer.com/kawneer/north_america/catalog/pdf/Finishes/Anodize-finish-chart--F.pdf)

### **WS-1 – WOOD SOFFIT**

- Aluminum sheet with wood composite finish. Located on the underside (soffit) of the high roof.
- Manufacturer/ Model - GEOLAM – Vertigo 5011
- Color finish: Teak
- <https://geolaminc.com/product/vertigo-5011/>



**GONZALEZ – STRENGTH & ASSOCIATES, INC.**

CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

Christy Anderson  
Land Use Division  
City of Montgomery  
4<sup>th</sup> Floor  
25 Washington Avenue  
Montgomery, AL36104  
334-625-2041

RE: Demolition Application for MAPCO-Herron Street

Mrs. Anderson,

MAPCO Express Inc. is requesting approval for the demolition of structures located on the following subject properties:

1. Parcel ID 11 01 12 3 011 003.000, located at 204 N Holt Street.
2. Parcel ID 11 01 12 3 011 002.000, located at 637 Clay Street.

The existing structure located on subject property (1) above is described as:

Gray Building – The building is large, rectangular shaped, spans almost one full block and is a mix of materials including cmu, brick and siding. The perimeter of the building has multiple foundation cracks and a visible sign of leakage from the connection of the canopy to the building. The arched roof sloping south is uneven. The building has been vacant and unconditioned for many years and the owner has actively tried to find another tenant for years, with no success. Retaining walls adjacent to this building are failing, jeopardizing the use and structural components of the building. There is evidence of squatters along the front of this building.

The existing structure located on subject property (2) above is described as:

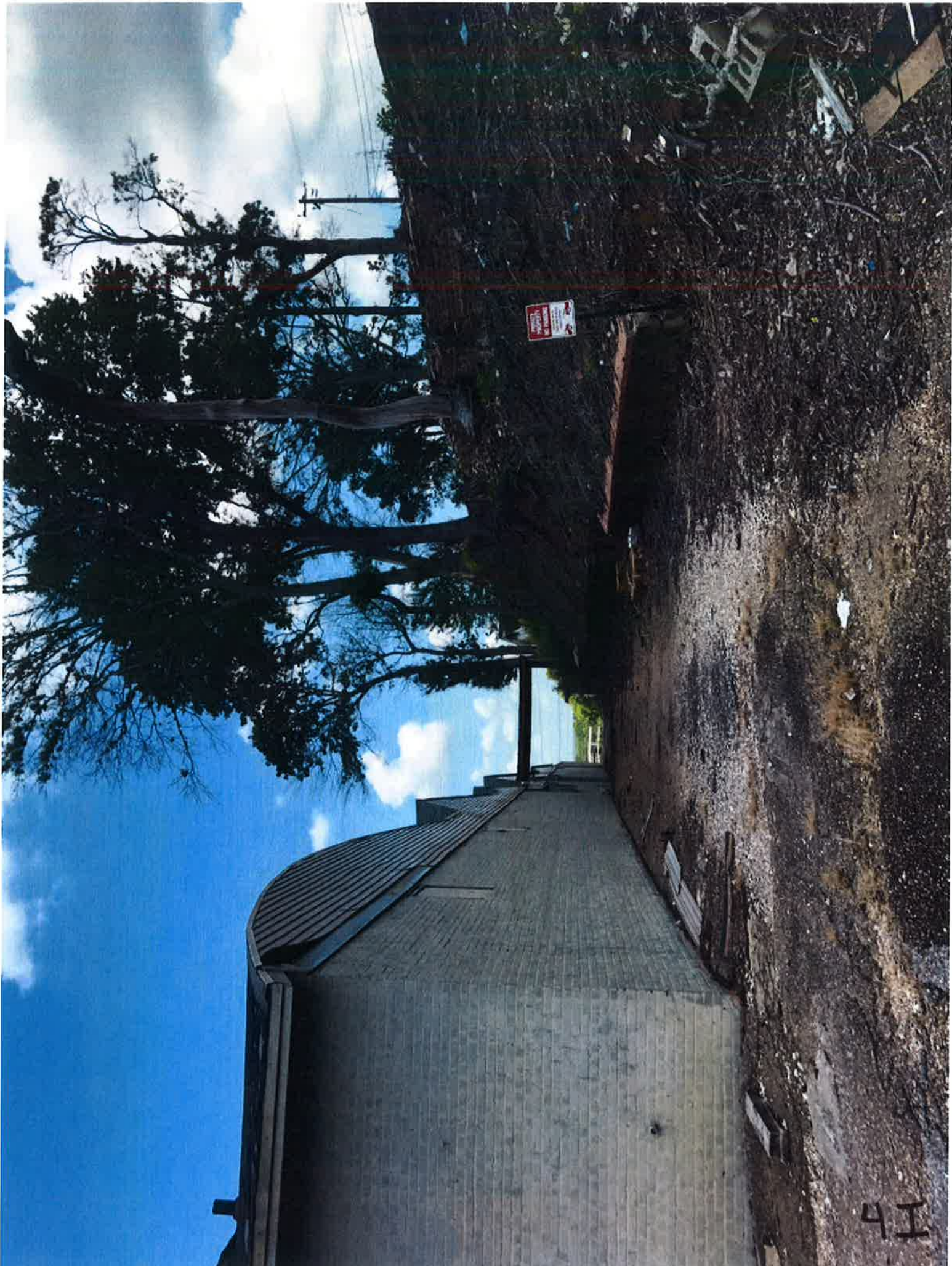
White Building – The building is small, square shaped and it is a mix of materials including cmu, brick and wood siding. At the rear/south of the house the roof is visibly collapsing inward, and the walls are inundated with graffiti. While the north of the building is boarded up with visible cracks in the exterior walls, a crumbling brick foundation and rusted metal columns holding up the roof on the front porch. Also, the entry stair has broken tiles at the landings and rotting fascia that surrounds the perimeter of the building. The City of Montgomery has deemed this a "Blighted and distressed property" and sent notification to the property owner that the building has been declared unsafe and deemed a public nuisance, asking the property owner to demolish the building. There is evidence of squatters in this building.

Photographs of the structures described above are attached.

C. Todd Smith, PE  
Gonzalez Strength and Associates, Inc.







PROPERTY OF  
THE STATE OF TEXAS  
COUNTY OF DALLAS

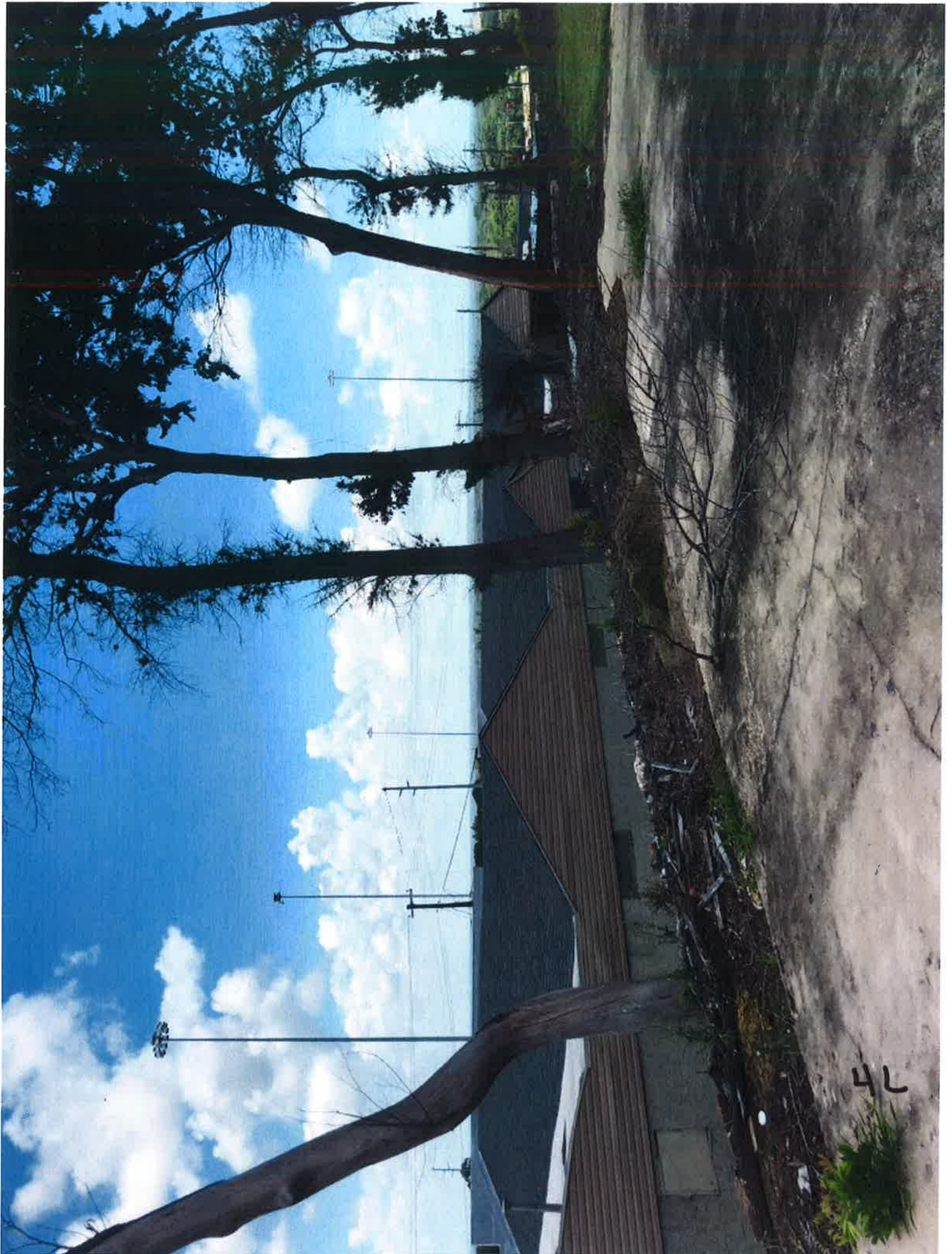
41



30  
SPEED LIMIT



4K



42









48





40

**RZ-2021-016 – MAPCO (proposed)**

The most important factors to consider is that this site is in the Cottage Hill Historic District and is in SmartCode zoning, both of which have stringent regulations relating to design and layout. Staff has met with the developer, and had multiple discussions regarding their proposed development, which does not comply with either historic or SmartCode regulations. Although these codes are known by the developer and were discussed with staff, to date they have declined to incorporate staff recommendations in the plan to comply with both SmartCode and Historic District regulations.

In the Transition Report submitted to Mayor Reed by Montgomery United, The Transition Committee for Mayor Steven L. Reed, the Economic Development Committee recommends:

*“The Reed Administration should transform the city’s priority gateways and corridors to create an inviting sense of arrival and presence that reinforces the economic and tourism strategies and creates a sense of pride for residents and commuters.”*

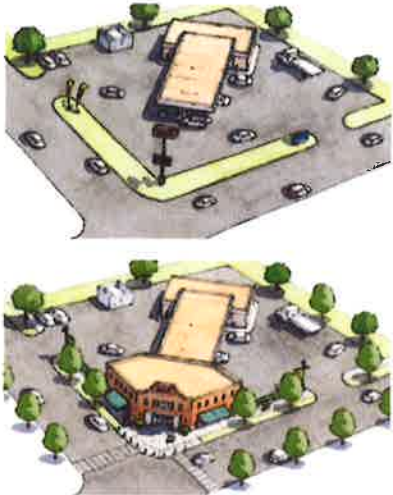
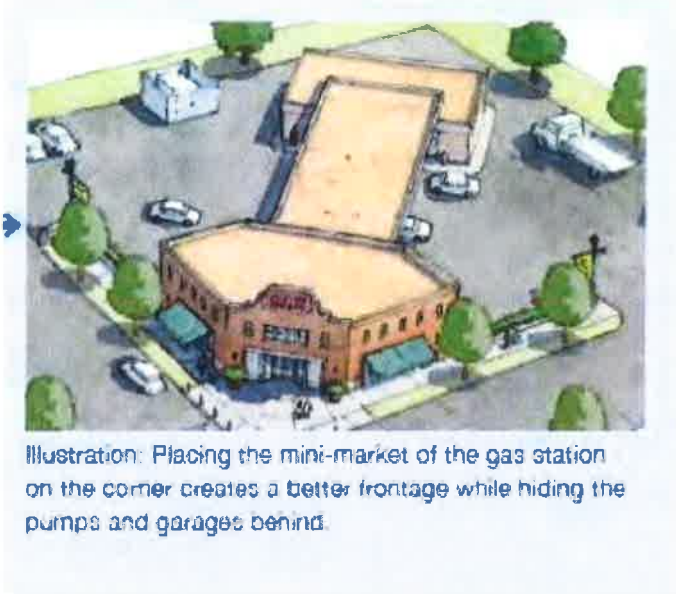
- The City should make short- and long-term investments in beautifying the gateways and major corridors of the city. The gateways leading to downtown should be tied to tourism products and the visitor experience.

The “Downtown Core” definition/description, per the 2040 Plan is: The Downtown Core identity and development should be protected as the heart of the city, region and as a state capital. Development includes both new and adaptive reused historic buildings that support a mix of employment, commercial, entertainment, civic and residential uses. Buildings frame attractive, pedestrian scale streets providing connectivity to shared open spaces and historical assets. Investment should build upon recent development within the Downtown Core creating a vibrant, dense epicenter for Montgomery and Alabama. Land use decisions should reflect and reinforce the following goals:

- Promote adaptive reuse of historic buildings to maintain the downtown character and reduce blight.
- Encourage context appropriate infill development, building upon initial investments made around the riverfront and along the Commerce/Dexter corridor.
- Highlight historic assets located throughout downtown that serve as local, regional, state, and federal landmarks.
- Improve pedestrian connections between recreational uses, entertainment venues, open spaces and the adjacent neighborhoods.
- Emphasize state government presence through target development opportunities and complementary uses.

The current zoning supports low intensity commercial use in an effort to recognize the residential/neighborhood character, whereas a higher intensity use like a gas station shifts the focus toward the interstate. The neighborhood was there before the interstate and rezoning to a more vehicular intensive use in a location where pedestrian safety is already a concern has the potential to erode that hard edge to the interstate with this type of commercial encroachment. Since SmartCode is a fairly recent adoption, the zoning in this location was intentional to support the prescriptions of the downtown plan.

Examples of Gas backwards designs, provided to Mapco



Texaco in Charleston, South Carolina, hides the pumps on the interior of the block.

Examples of Gas backwards designs, provided to Mapco

Google Maps 488 AL-14



Image capture: Feb 2019 © 2021 Google

Auburn/Opelika

Google Maps 488 AL-14



Image capture: Feb 2019 © 2021 Google

4T

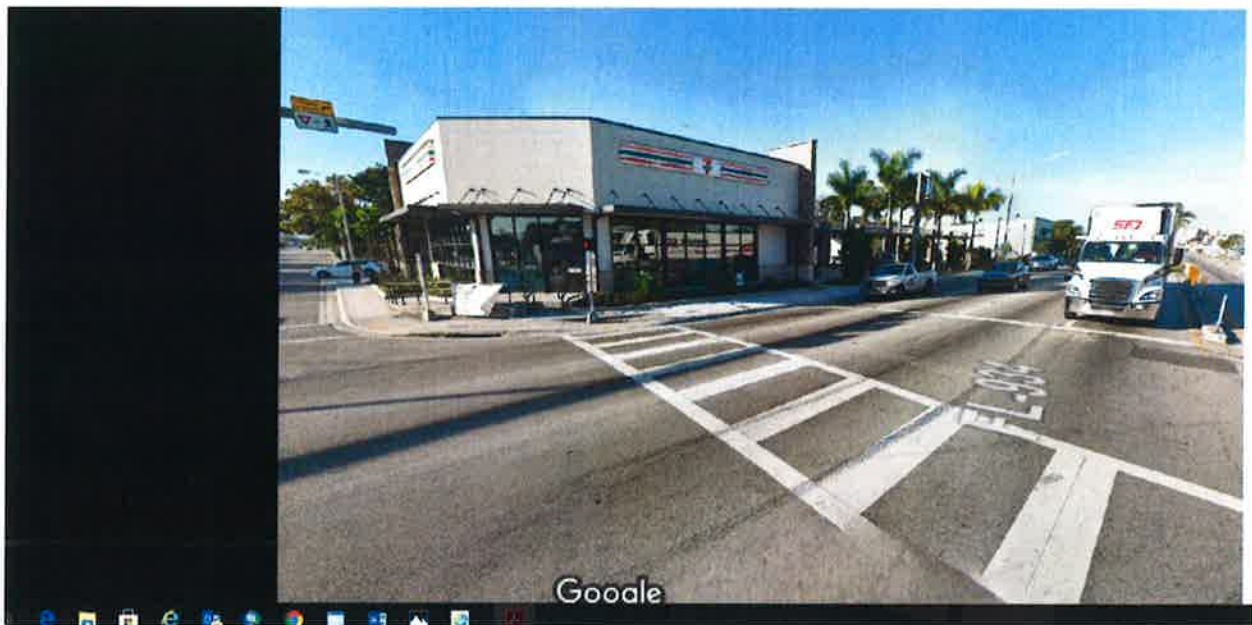
Examples of Gas backwards designs, provided to Mapco

Google Maps 501 Opelika Rd



Image capture: Jul 2019 © 2021 Google

Google Maps FL-934



Examples of Gas backwards designs, provided to Mapco

Miami, FL



Image capture: Jan 2021 © 2021 Google



## BETTER MODELS FOR GAS STATIONS AND CONVENIENCE STORES



Typical new service station



New service station, Albemarle County, Virginia, has a standing seam metal roof like other nearby buildings.

### More Good Examples



Chevron station in Waitsfield, Vermont, looks like a country store because it's in the country.



BP Station in Asheville, North Carolina, shows that gas station canopies can come in all sizes and shapes.



Texaco in Charleston, South Carolina, hides the pumps on the interior of the block.



Texaco, Hanover County, Virginia, reflects its rural setting.