

# A G E N D A

## Architectural Review Board

December 15, 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 November 17, 2021 meetings
- II. Administrative Actions
- III. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Perrin Underwood	Cloverdale	1827 Ridge Avenue
2.	Janet Howard	Garden District	2085 South Hull Street
3.	Debora Chan	Garden District	1826 South Hull Street
4.	Shaurice Carr	Cloverdale	1919 Norman Bridge Road
5.	Sam Sewell	Garden District	1617 South Perry Street
6.	Orlando Durr	Cottage Hill	125 Hanrick Street
7.	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  
Tuesday, January 25, 2022 at 5:30 p.m.**

## II. Administrative Actions

11/16/2021	2225 College Street	Cloverdale	tree removal, expedited-- too close to house	approved
11/16/2021	2029 Madison Ave	Capitol Heights	Violation, door installation	30 day letter--owner says doors temporary for access, will submit replacement 11/21

**III. Full Review of Items**

**1. PRESENTED BY:** Perrin Underwood

**SUBJECT:** Request for approval of driveway improvements with additional parking and landscaping for the property located at 1827 Ridge Avenue (Cloverdale).

**REMARKS:** The petitioner is requesting permission to pave an existing gravel driveway with concrete or gravel on the left hand side of the property, and install a two space parking pad (18’x18’) of gravel/crushed run with landscaping as illustrated on the left hand side only. No information was provided regarding alterations to the proposed walkway between the parking area and the extant brick walkway. Currently on-site parking is limited to spaces at the rear for the units behind the primary building, and one parking space on the right hand driveway.

**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-60-M

- Loose paving material (gravel, etc.) will be much better for tree survival.

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

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



1827 Ridge Avenue

**LANDSCAPE PLAN**

FOR

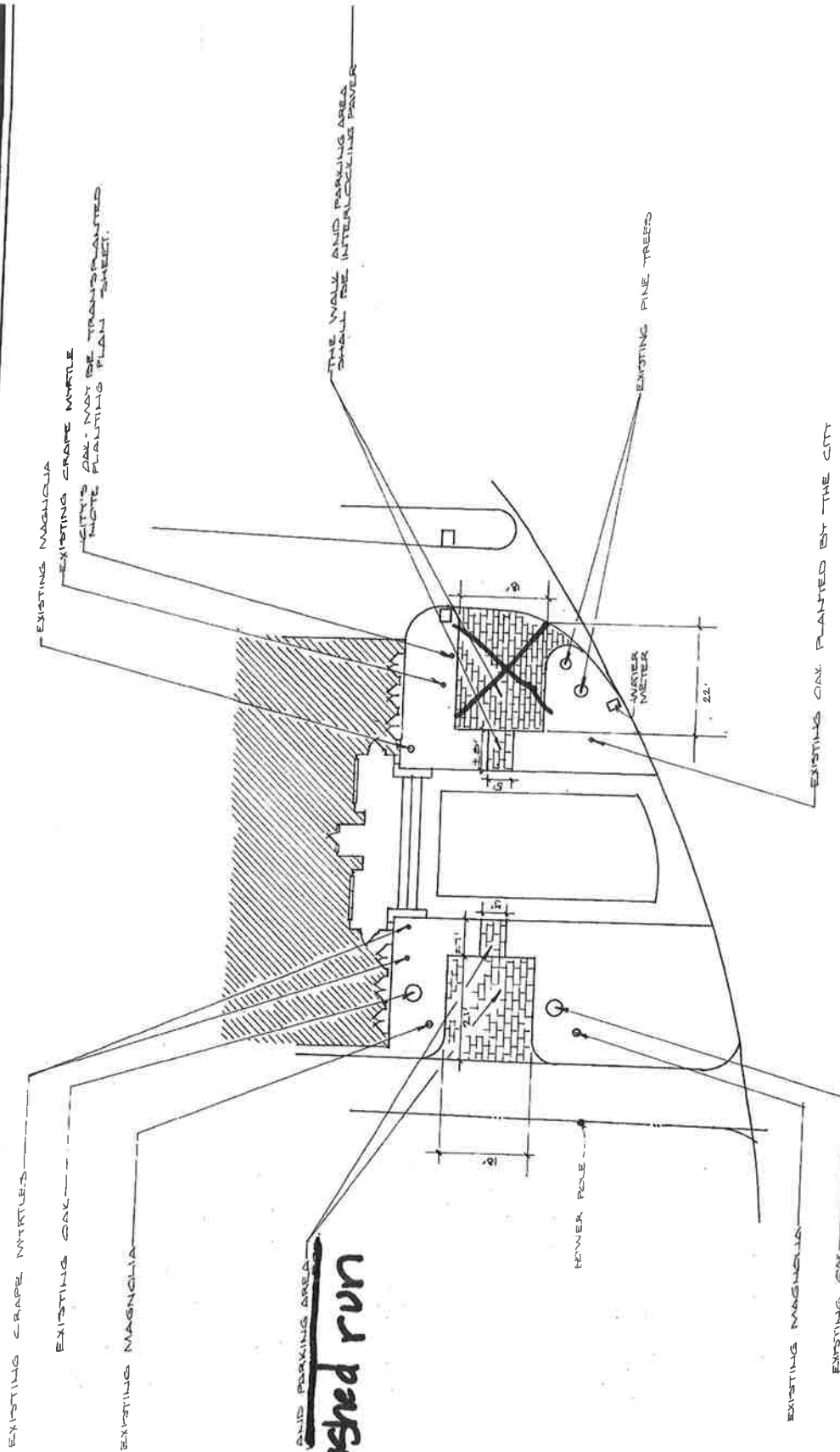
**THE CONDOMINIUMS ON RIDGE  
1827 RIDGE AVENUE  
MONTGOMERY, ALABAMA**

INDEX TO SHEETS

TITLE

PLANTING PLAN  
PLANTING DETAILS  
NOTES

PAGE NO.



THE CONDOMINIUM ON RIDGE	
LAYOUT	
SCALE	DATE
1" = 10' - 0"	5/25/2013
PROJECT	



1 EXISTING GRAPE MARBLE  
WHERE EXISTING BONWOODS ARE NOT  
DISTURBED THEY WILL REMAIN  
BOX TO BOX. SIMILAR - JAPANESE  
BOX TO WATER EXISTING WHERE  
NEEDED.

THE EXISTING OAK SHALL REMAIN  
27 ASPIDISTRA ELATION  
ASPIDISTRA PLANT IN A  
STAGGERED ROW

EXISTING MAGNOLIA

THE EXISTING OAK SHALL REMAIN

THE EXISTING INDICAZIAS  
SHALL REMAIN. ASPIDISTRA  
OAKS SHALL BE PLANTED  
IN THE SPACES BETWEEN THE  
EXISTING INDICAZIAS.

EXISTING MAGNOLIA

WHERE EXISTING BONWOODS ARE  
NOT DISTURBED THEY WILL REMAIN  
BOX TO BOX. SIMILAR - JAPANESE  
BOX TO WATER WHERE NEEDED.

THE EXISTING MAGNOLIA SHALL REMAIN  
WHERE EXISTING BONWOODS ARE NOT  
DISTURBED THEY WILL REMAIN  
BOX TO BOX. SIMILAR - JAPANESE  
BOX TO WATER EXISTING WHERE  
NEEDED.

27 ASPIDISTRA ELATION  
ASPIDISTRA PLANT IN A  
STAGGERED ROW

THE EXISTING SMALL GRAPE MARBLE  
MAY BE MOVED BACK

THIS IS A SMALL OAK THAT  
WAS PLANTED THAT  
DECEASED. IT WILL BE  
REPLACED WITH ANOTHER  
OAK AT THIS LOCATION IN THE  
FUTURE.

7 RHOENHART INDICA  
INDICA PLANT IN A  
STAGGERED ROW. GRAPE  
MARBLES

EXISTING PINE TREES

WHERE THE EXISTING BONWOODS ARE NOT  
DISTURBED THEY WILL REMAIN  
BOX TO BOX. SIMILAR - JAPANESE  
BOX TO WATER WHERE NEEDED.

THE EXISTING PALMETO SHALL REMAIN  
THE SMALL OAK THAT THE CITY PLANTED  
SHALL REMAIN

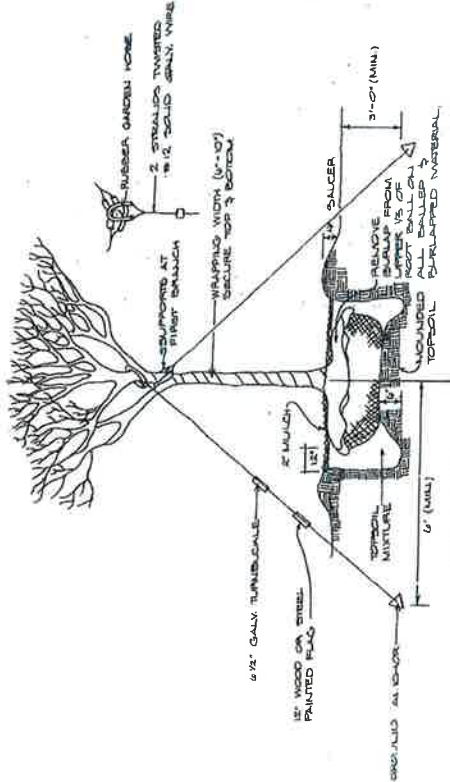
THE PLANTING BEDS WILL NEED TO  
BE SLOTTED AS SHOWN

ALL PLANT MATERIAL IN THIS PLANTING  
BED WILL REMAIN AS IS.

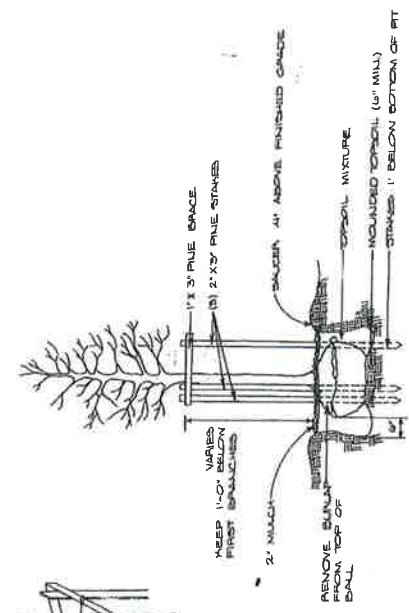
PLANTS BE LOCATING THE OAK PLANTED  
BY THE CITY TO THIS LOCATION.

THE CONDOMINIUMS ON RIDGE	
LANDSCAPE PLAN	
DATE	6/21/2013
SCALE	1"=10'-0"
DESIGNER	SK

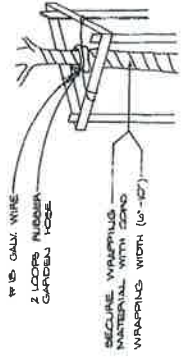




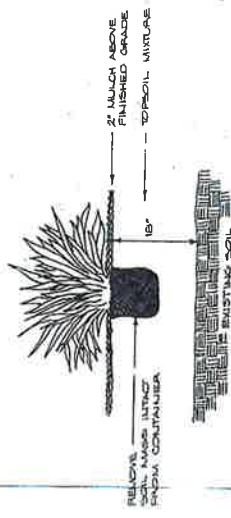
**2 1/2" - 6" CALIPER TREE PLANTING DETAIL**



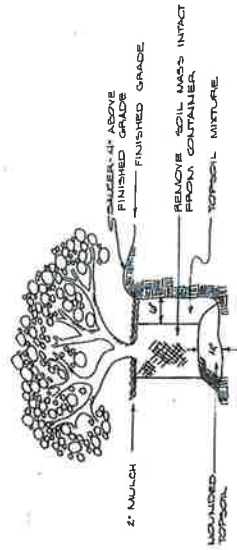
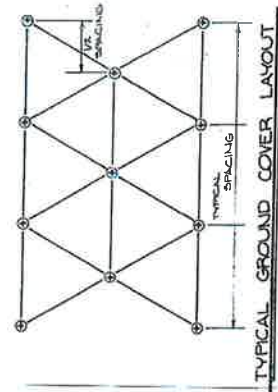
**1" - 2 1/2" CALIPER TREE PLANTING DETAIL**



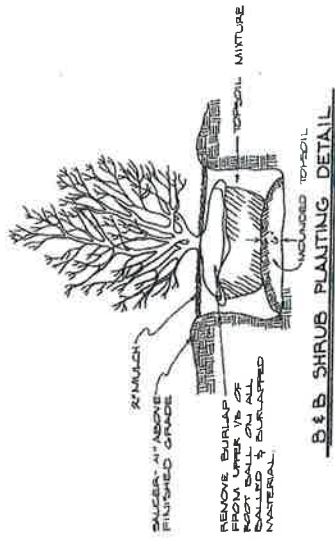
**NOTE:** TREES SHALL BEAR SAME RELATION  
TO FINISHED GRADE AS BORN IN TO  
PREVIOUS EXISTING GRADE.



**GROUND COVER PLANTING DETAIL**



**CONTAINERIZED SHRUB PLANTING DETAIL**



**B & B SHRUB PLANTING DETAIL**

**NOTE:** SHRUBS SHALL BEAR SAME RELATION  
TO FINISHED GRADE AS BORN IN TO  
PREVIOUS EXISTING GRADE.

<b>THE CONDOMINIUMS ON RIDGE</b>	
<b>PLANTING DETAILS</b>	
DATE: 5/18/2015	HEET: 0
SCALE: NOT TO SCALE	

1E

**2. PRESENTED BY:** Janet Howard

**SUBJECT:** Request for approval of an outbuilding for the property located at 2085 South Hull Street (Garden District).

**REMARKS:** The petitioner is requesting permission to install a 10'x16' Tuffshed in the rear, northeast corner of the rear yard. Paint color to match existing house; proposed roofing is gray to match existing shed. There is existing 10'x12' in the southeast corner of 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**

**Zoning:** R-75-s

- The Board has previously approved the Tuffshed.
- The two buildings combined do not exceed the allowed coverage of 675 SF for rear yard structures.

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

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







1 inch = 29 feet



2085 South Hull Street

2C

**3. PRESENTED BY:** Debora Chan

**SUBJECT:** Request for approval of a garage addition, tree removal, and front walkway for the property located at 1826 South Hull Street (Garden District).

**REMARKS:** The petitioner is requesting permission to modify an existing garage with a 24'x24' addition. The hipped roof will be shingled to match the house, exterior walls will be clad in white brick or brick painted white to match the existing garage. The construction will require the removal of a cedar tree. The petitioner plans to replace the tree with 3-5 flowering trees in the front yard and 3-4 fruit trees in the back yard, in consultation with the Urban Forester. Species under consideration include crape myrtle, dogwood, redbud, Meyer lemon, persimmon, kumquat, loquat, Satsuma, Hamlin or Ambersweet orange.

The petitioner is also requesting permission to install a new, 4' brick walkway in a chevron pattern between the front door and driveway as illustrated. The bricks will match as closely as possible the bricks at the front steps and landing.

**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-S**

- The current garage is too small to function well for most modern vehicles. The addition will incorporate the original garage and provide additional parking and storage space.
- Material of the garage door has not been specified, but steel has been approved on outbuildings.
- A canopy tree will need to be used to replace the proposed removal. Magnolia is a flowering canopy tree.

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

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





~~1919 Norman Bridge Road~~ 1826 S Hull

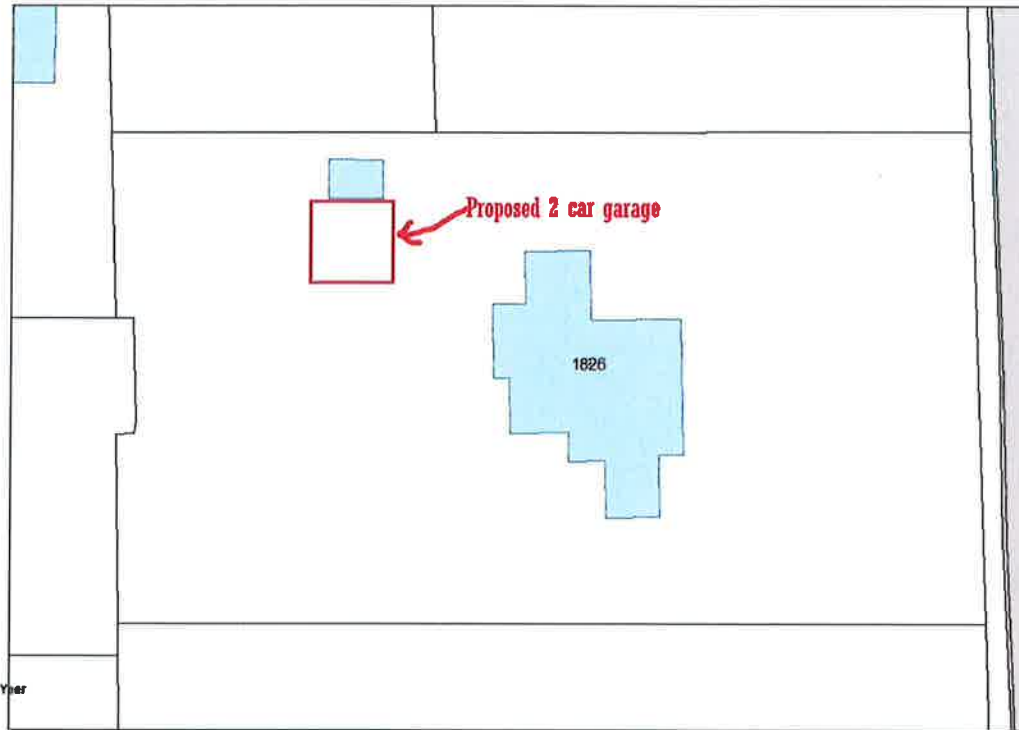




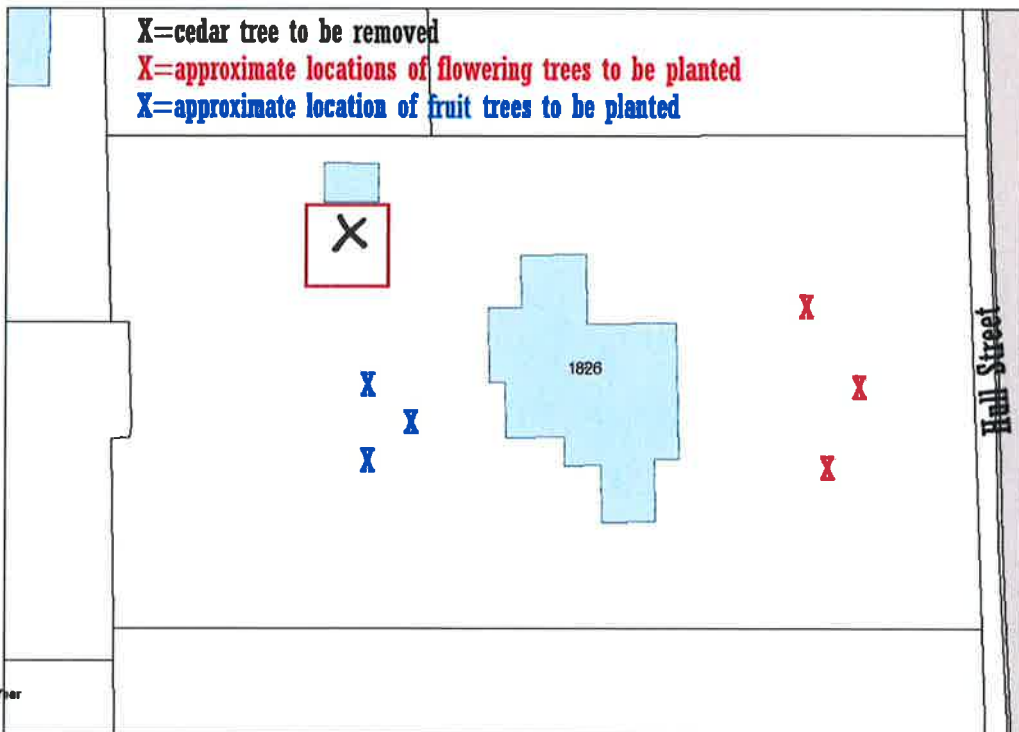








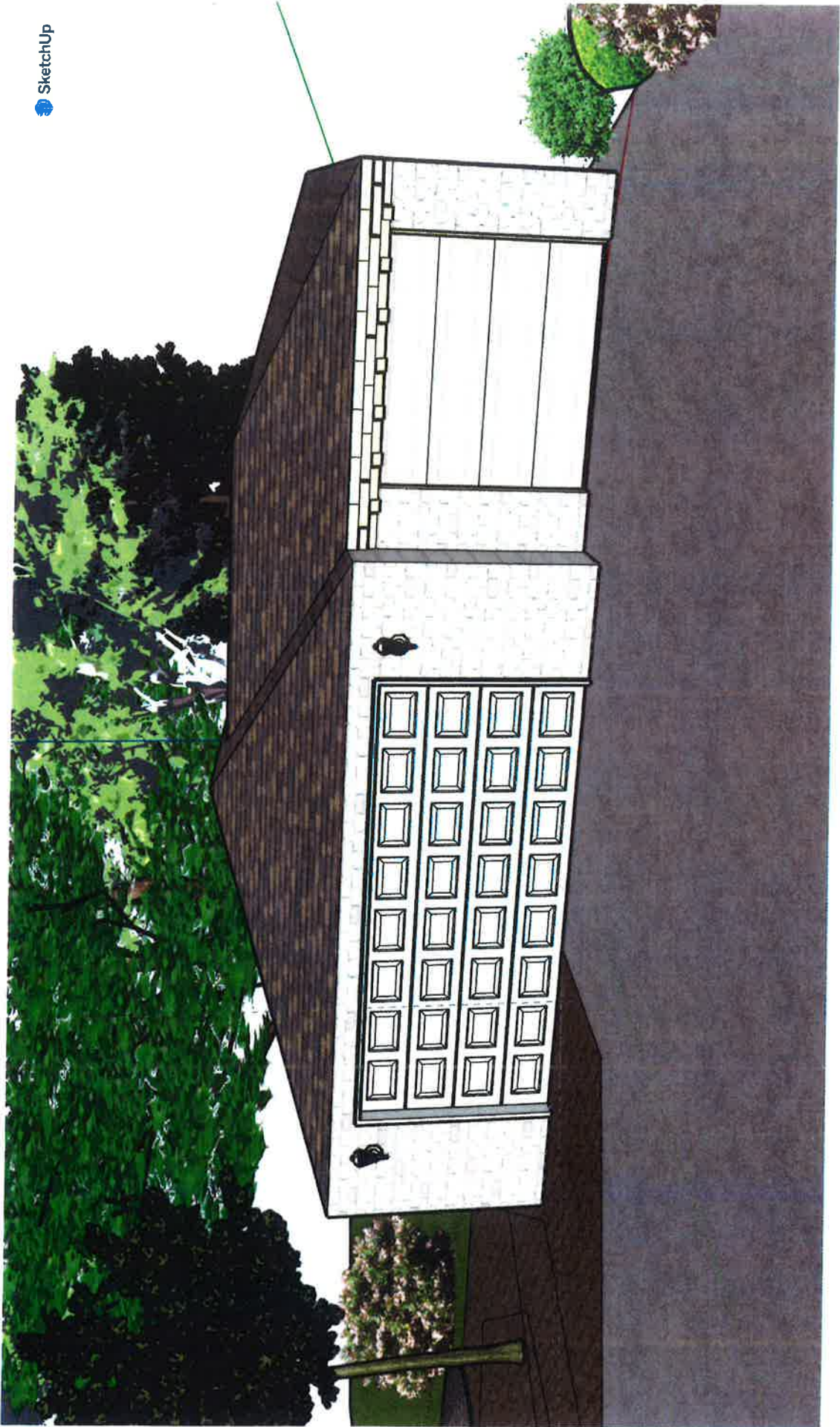
1 inch = 30 feet



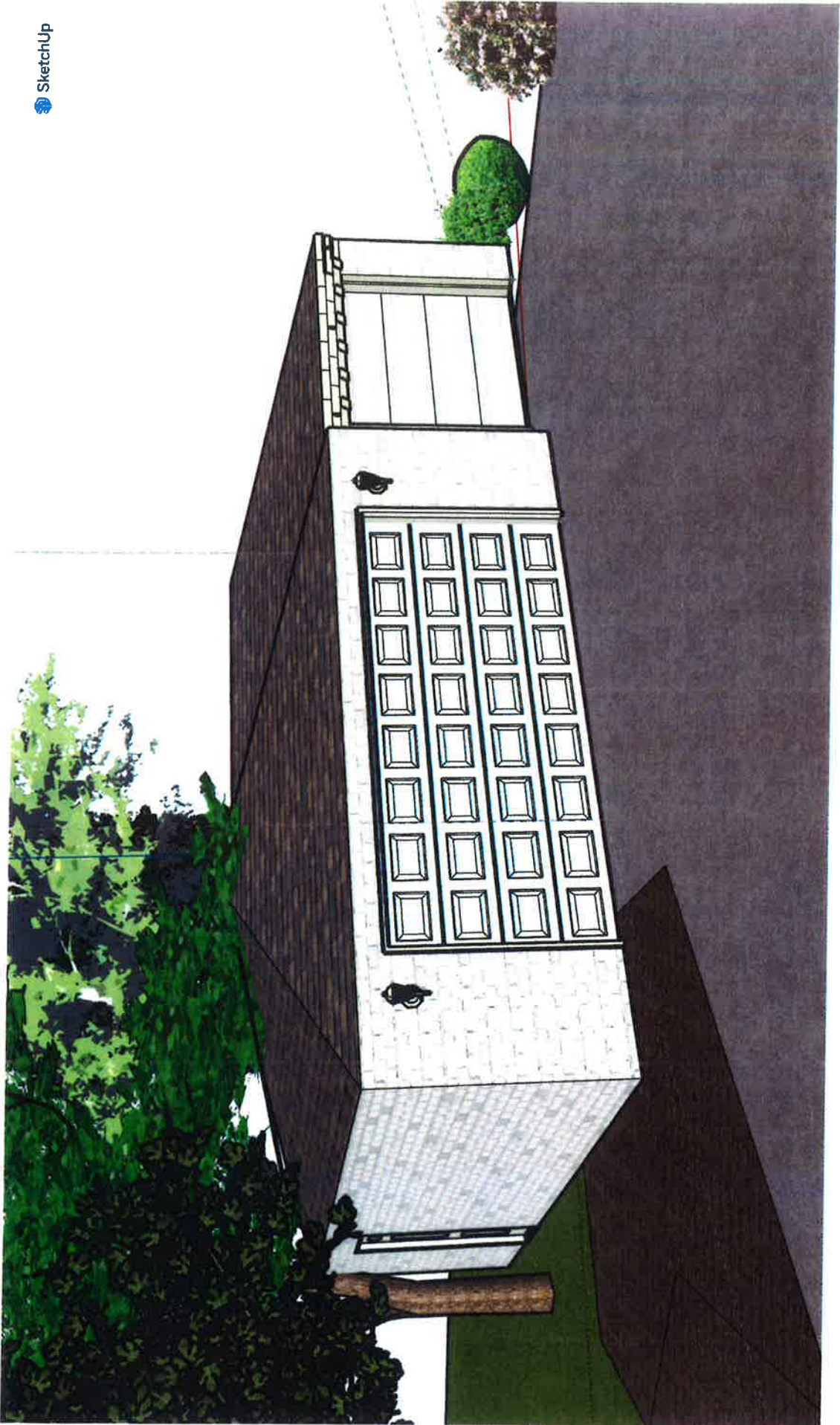
1 inch = 30 feet



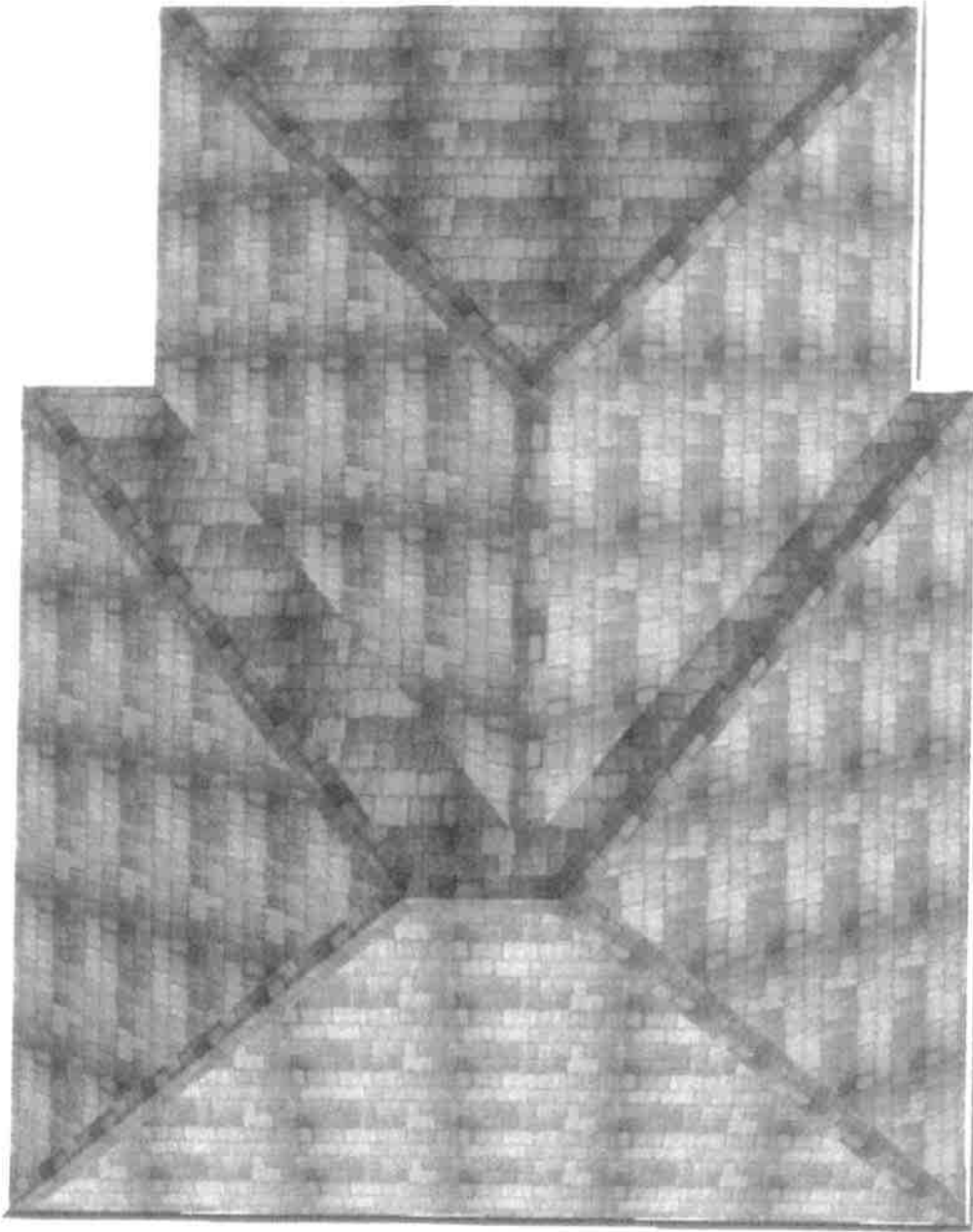


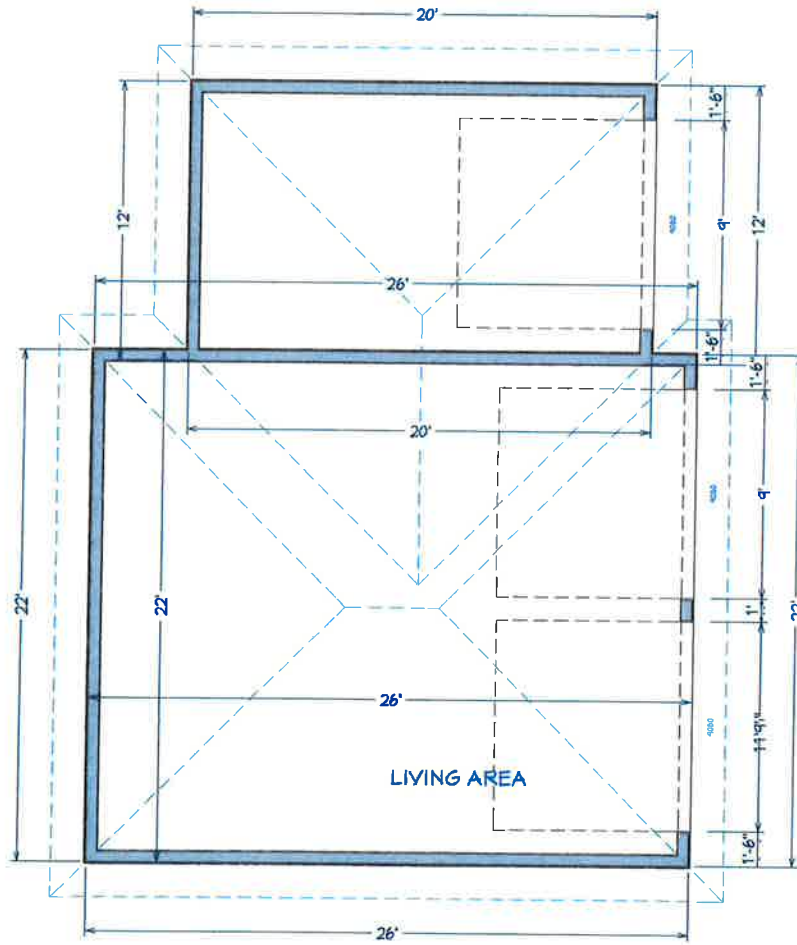


SketchUp









LIVING AREA  
803 SQ FT

**4. PRESENTED BY:** Shaurice Carr

**SUBJECT:** Request for approval of a carport for the property located at 1919 Norman Bridge Road (Cloverdale).

**REMARKS:** The petitioner is requesting permission to construct a 28' x 20' carport (560 SF) carport in the rear yard. The carport will be open, with the gable structure resting on 10" fiberglass columns. The gable will be sided with hardi plank lap siding and painted white, 8/12 roof roofed with 3 tab shingles with a 12" overhang as illustrated. The structure will be at least 5' off the side and rear property lines and 10' from the house as required by zoning regulations.

**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-S

- This is similar to one previously approved on Felder Avenue in Cloverdale. No objection.

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

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



1919 Norman Bridge Road



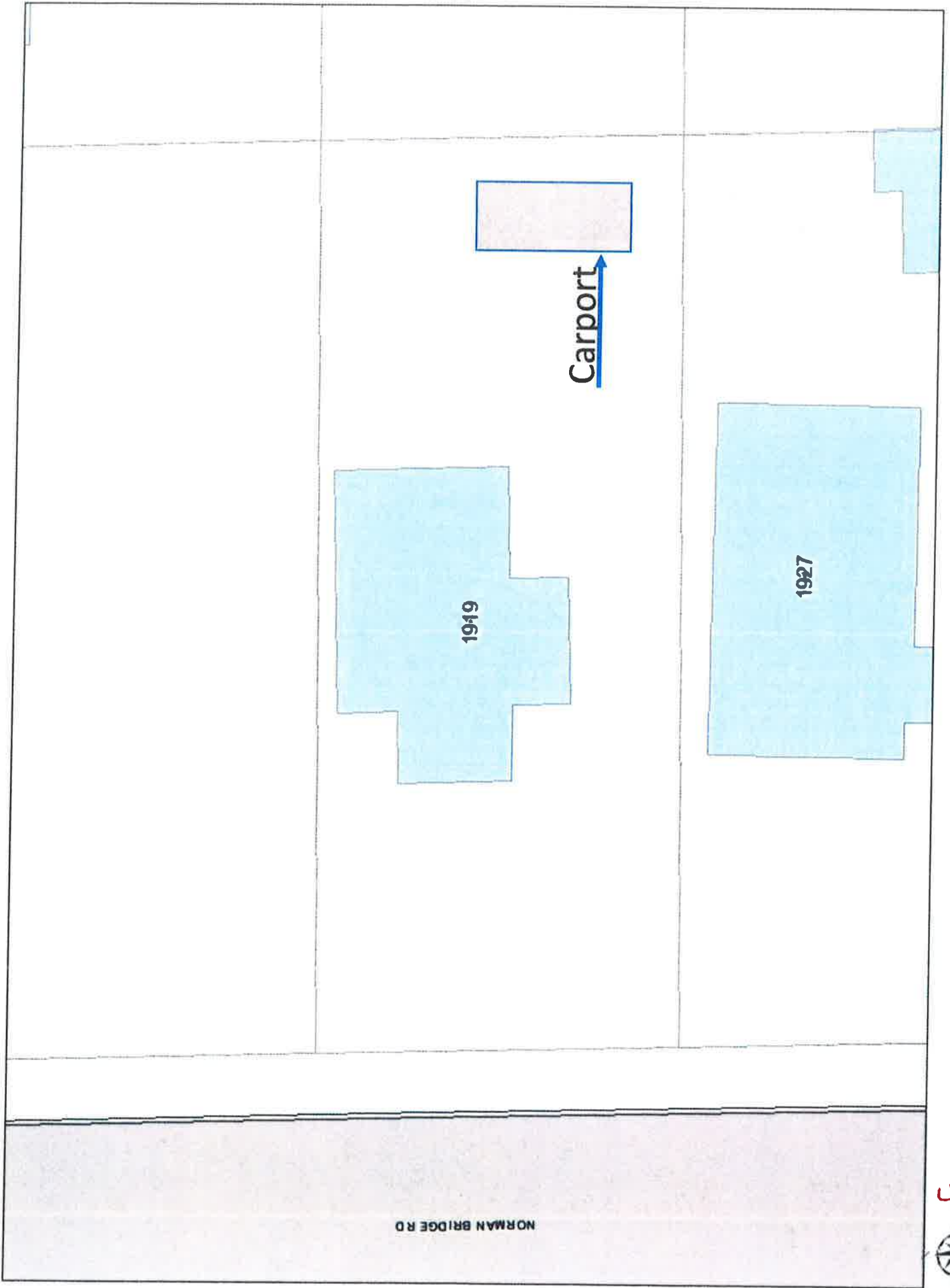


Carport

1 inch = 20 feet

48





NORMAN BRIDGE RD

1919

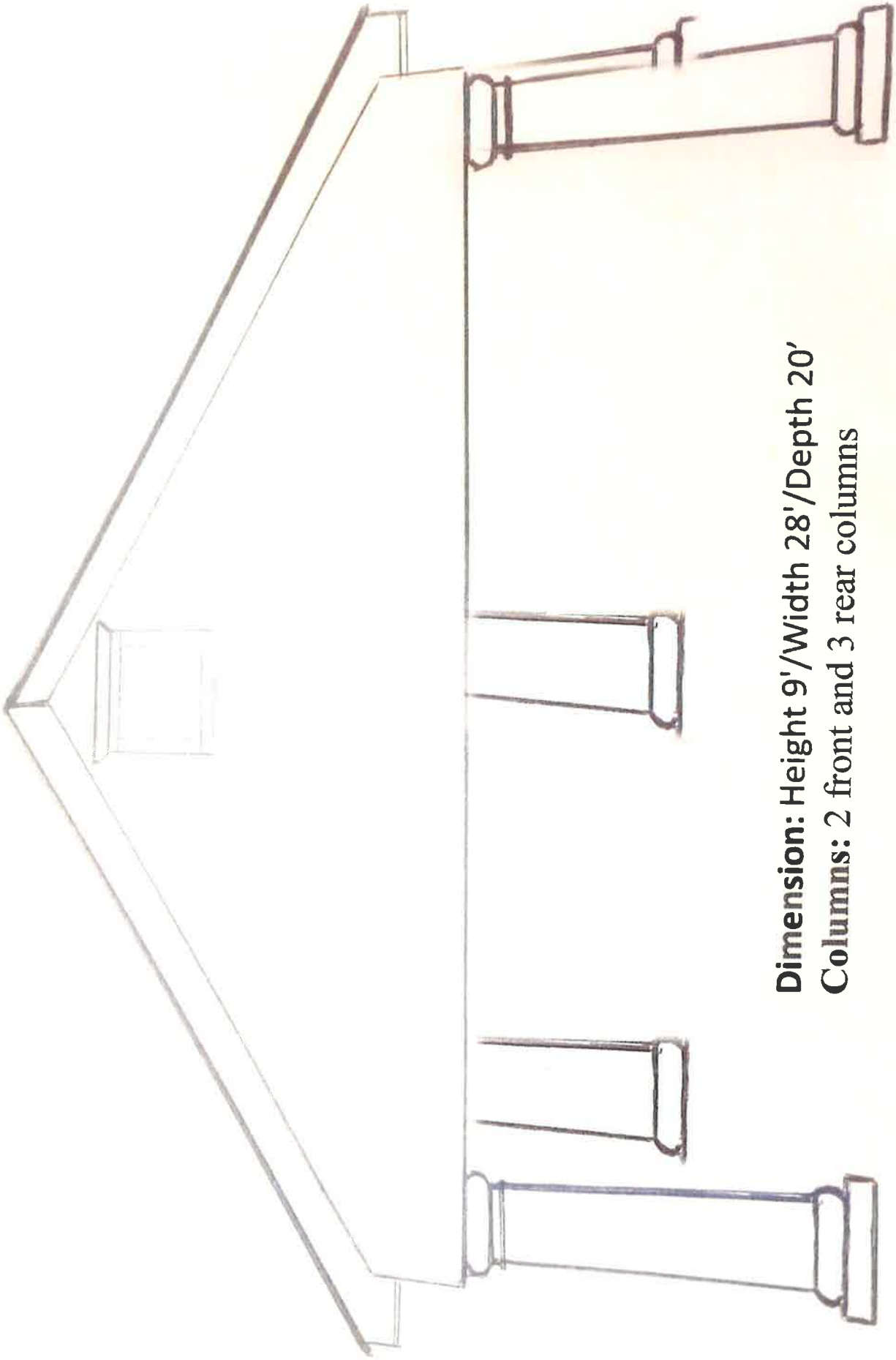
1927

Carport

1 inch = 20 feet

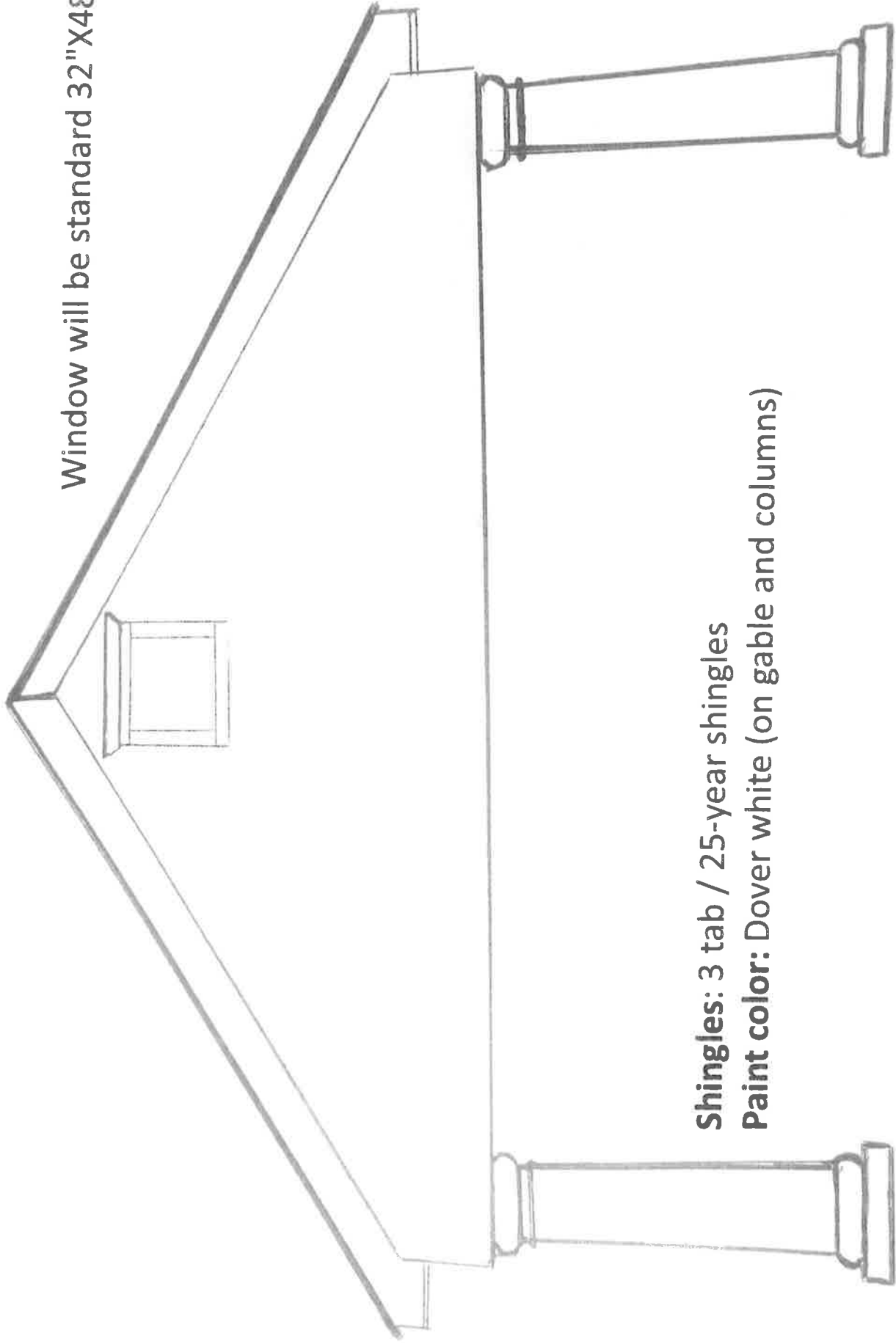


CARPORT FRONT VIEW



**Dimension:** Height 9'/Width 28'/Depth 20'  
**Columns:** 2 front and 3 rear columns

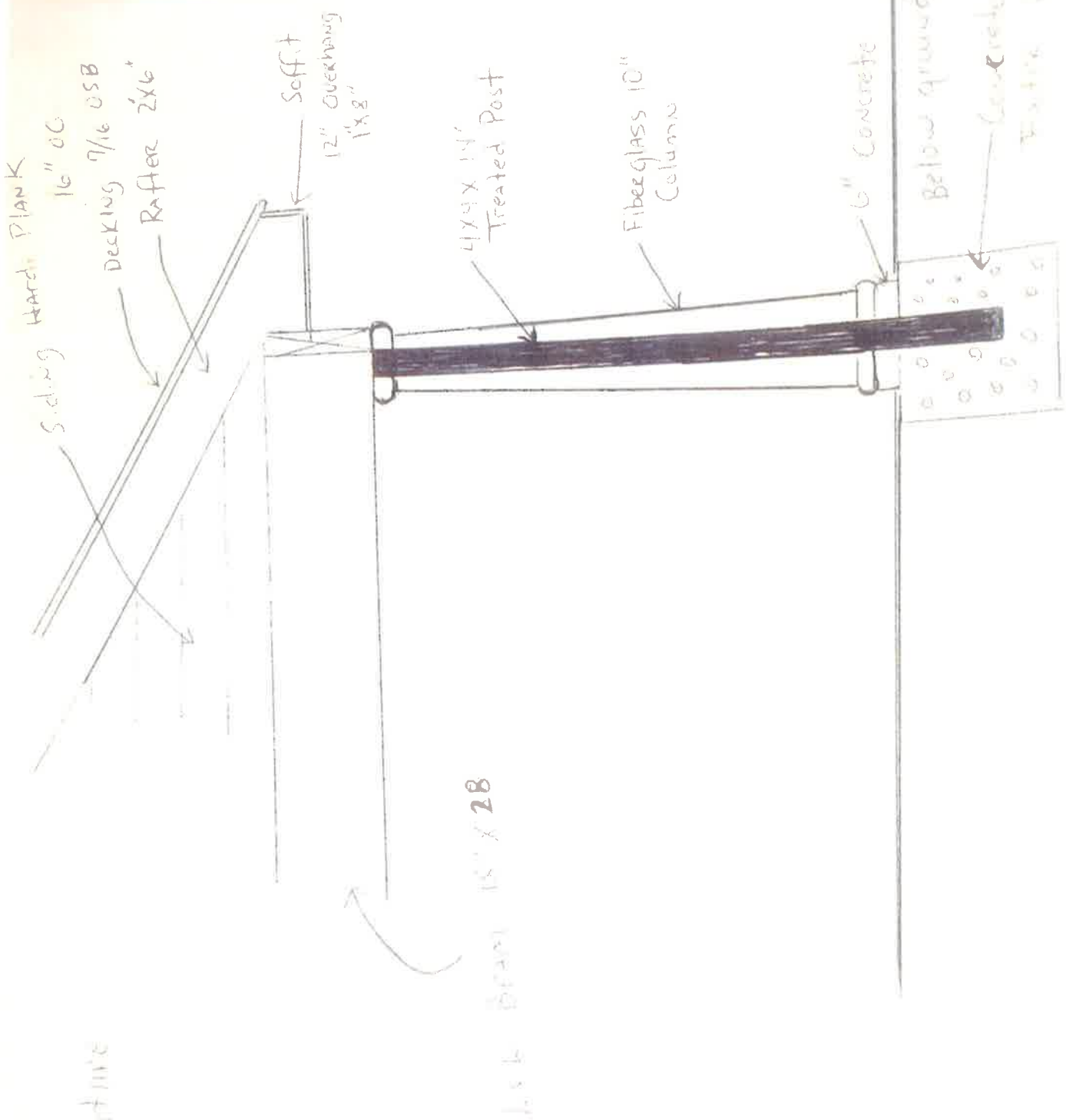
Window will be standard 32"X48"



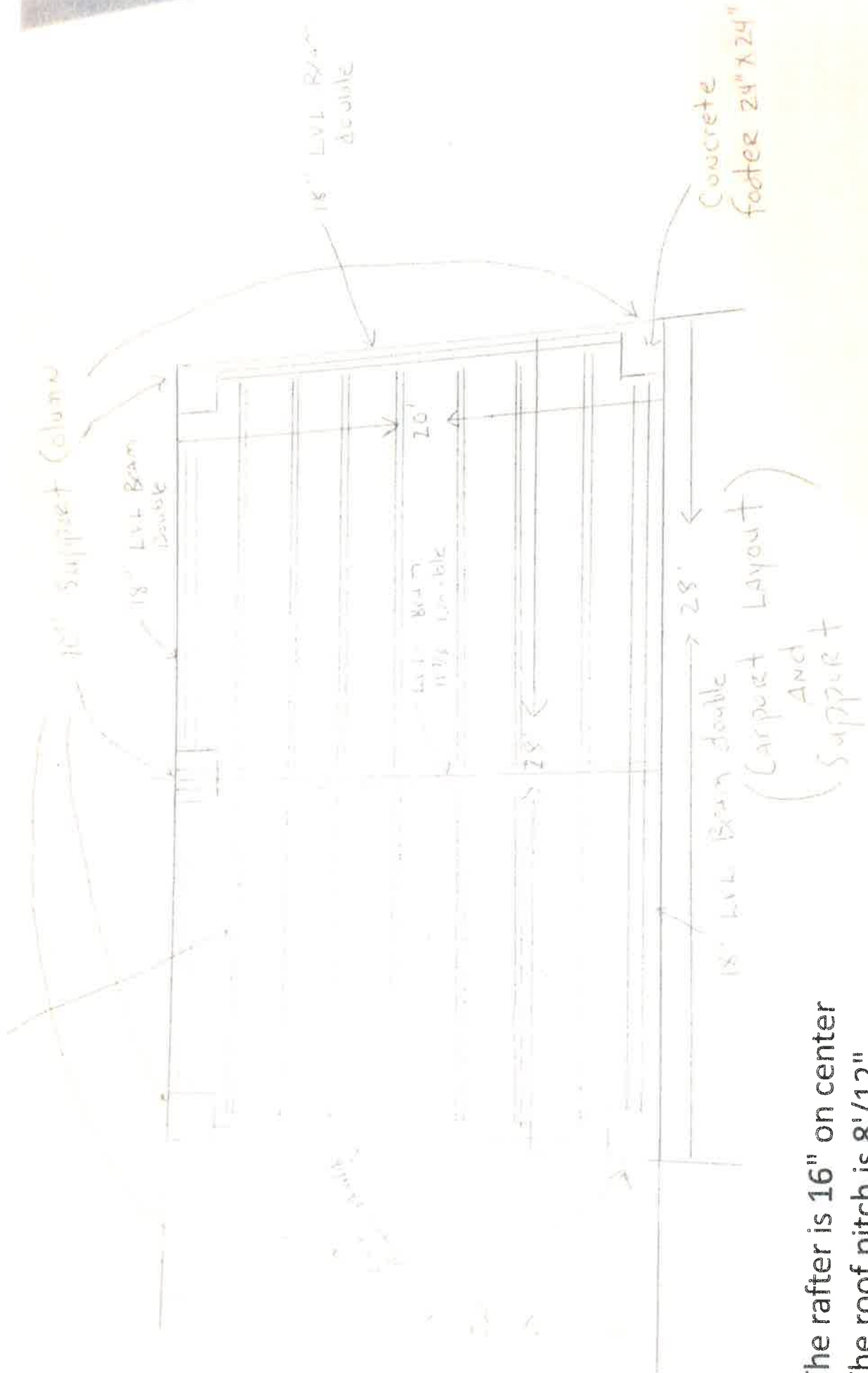
**Shingles:** 3 tab / 25-year shingles  
**Paint color:** Dover white (on gable and columns)



Column structure  
suggested



1x6 beam 15" x 28



The rafter is 16" on center  
 The roof pitch is 8'/12"



**5. PRESENTED BY:** Sam Sewell

**SUBJECT:** Request for approval after the fact of a tree removal and replacement and approval for exterior paint color for the property located at 1617 South Perry Street (Garden District) PARTIAL VIOLATION.

**REMARKS:** The petitioner is requesting approval after the fact for the removal of a willow or water oak that was accidentally removed by landscaping clean-up crew. A replacement water oak is proposed.

The petitioner is also requesting permission to paint the body of the house from pink to Behr “Winter Way” PPU25-23d (dark blue), with white trim. Color chip to be provided at the hearing.

**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-S

- Replace removed tree with canopy tree.
- Dark blues/navy blues are not on the palette

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

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



~~125 Hannick Street~~ 1617 S Perry

5A

**6. PRESENTED BY:** Orlando Durr

**SUBJECT:** Request for approval after the fact of window replacement and alterations and front porch column replacement; and approval for doors, siding material, and exterior alterations for the property located at 125 Hanrick Street (Cottage Hill). PARTIAL VIOLATION

**REMARKS:** The petitioner purchased this property from Dane Moore, who had previously received approval to install 2:2 aluminum clad windows in the existing window openings (original windows were 2:2), add windows in the attic gables, reintroduce an addition at the rear/side, replace siding with cementitious siding, a metal roof, and a half lite front door to match the previously approved work at 129 Hanrick Street, which is a twin of this house. Mr. Durr was given a copy of this approval and plans and given permission to carry out the approved work. A stop work order was issued when a complaint was received and staff confirmed that Mr. Durr had deviated from the approved plan by altering the fenestration (adding and removing windows); reducing the size of the window openings and installing 6:6 metal windows, except for one smaller vinyl window in the kitchen, and replaced the squared porch columns with fluted round columns, which was not part of the original submission.

The petitioner is requesting permission to retain the metal windows as installed (37"x60"), retain the porch columns as installed, install new exterior wood doors (Craftsman 6 lite); cementitious siding in "Evening Blue", with trim in "Artic White". Mr. Durr has submitted photos of different windows in the neighborhood as examples.

**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**

- Shortening the window height on a house with a steep roof pitch that draws the eye upward makes the windows appear squatty.
- The Board has consistently required replacement windows to match the historic windows in size and configuration. A window has been added on the front porch, and the attic windows reduced in size and number from the previously approved plan.
- Metal windows have not been approved for residential properties, and have only been considered where metal windows have already been present. The original windows in this house were 2/2.
- Door and window trim width has not been specified and should be. Standard width of most historic trim is 6" and window openings also include a drip cap—a brick mold or 4" Hardie trim will not be sufficient to emulate the historic detail.
- The Board needs to consider if the craftsman style door is appropriate for a turn of the century house.
- The Board needs to determine if the columns are an appropriate style and scale.

- There is no mention of a porch rail. Approval would be required to install one.

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

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



125 Harrick Street

6A





125 Hanrick Street

6B





Proposed door





City of **Montgomery**, Alabama

Land Use Division  
Thomas M. Tyson, Jr.

Steven L. Reed  
Mayor

<u>City Council Members</u>		
Charles W. Jinright - President	Brantley W. Lyons	Oronde K. Mitchell
Tracy Larkin - Pres. Pro Tem	Audrey Graham	Clay McInnis
Richard N. Bollinger	Cornelius "CC" Calhoun	Glen O. Pruitt Jr.

January 29, 2020

Dane Moore  
129 Hanrick Street  
Montgomery, AL 36104

**RE: 125 Hanrick Street**

Dear Mr. Moore:

At the January 28, 2020 regularly scheduled meeting of the Architectural Review Board the request for approval exterior alterations for the property located at 125 Hanrick Street. The request was for permission to copy the work completed at 129 Hanrick Street that was approved in 2007. The work includes:

- Reintroducing an addition at the rear left corner of the house;
- Adding windows in the attic gables;
- Introducing a metal porch rail and steps;
- Replacing windows (2:2) that are mostly missing
- Siding replacement—request that a cemetitious siding replacement be considered with a matching reveal (4.5"=4.75") instead of wood
- Petitioner would like to use a metal roof; crimp pattern and color not provided

The request was also permission to remove a hackberry tree between this property and the property to the south without replacement. Part of the tree has fallen on the adjacent building.

At the meeting, you indicated that the entry would be straight steps, not curved like those at 129, and the metal roof would be ash gray.

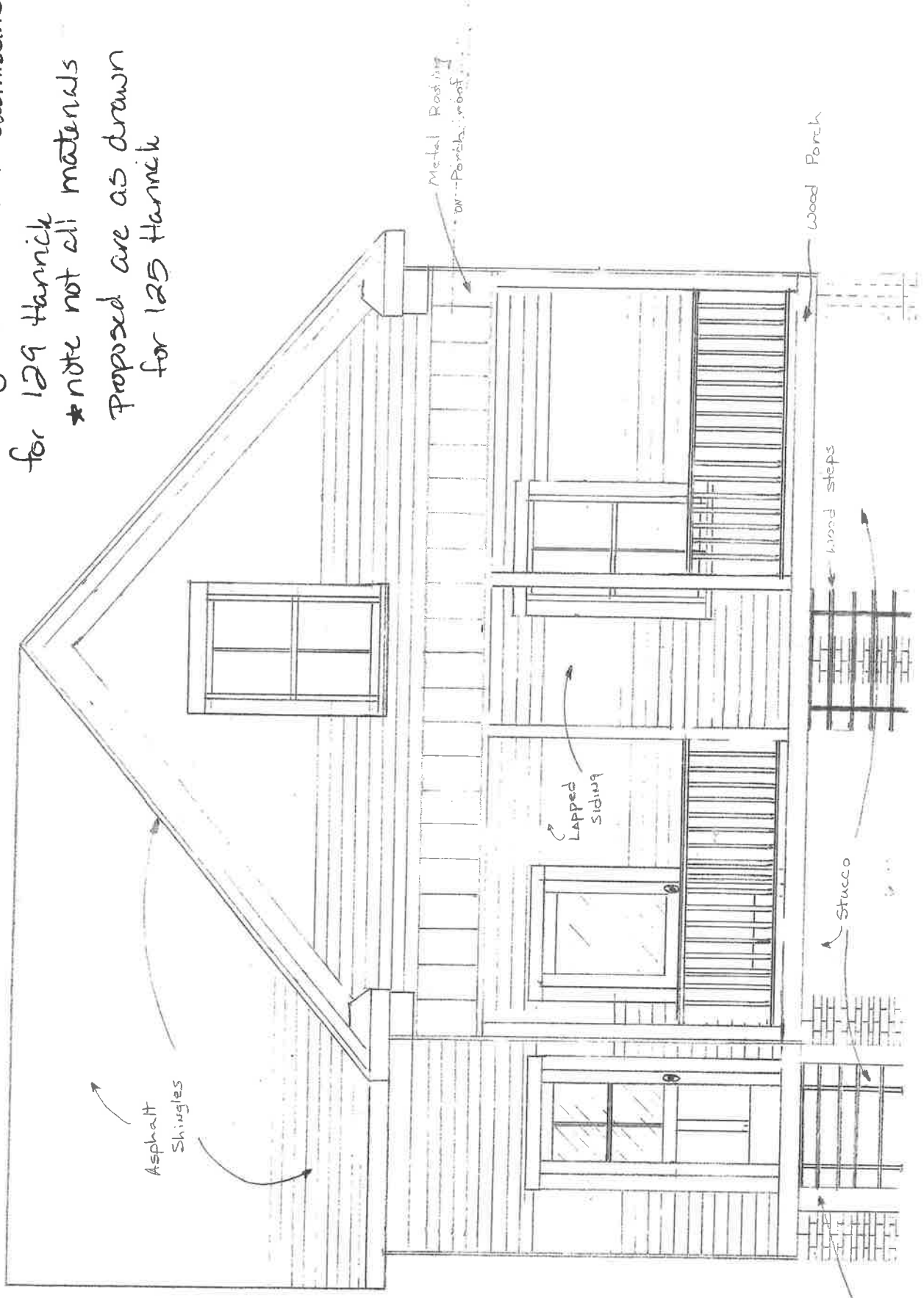
After thorough study and consideration of this application, the Board approved the request as presented. ARB approvals are valid for one year.

It should be noted that a building permit must be obtained from the Building Department, 25 Washington Avenue, 1<sup>st</sup> Floor, prior to any removal or installation. A building permit cannot be pulled until 15 days after the public hearing or on **February 12, 2020.**

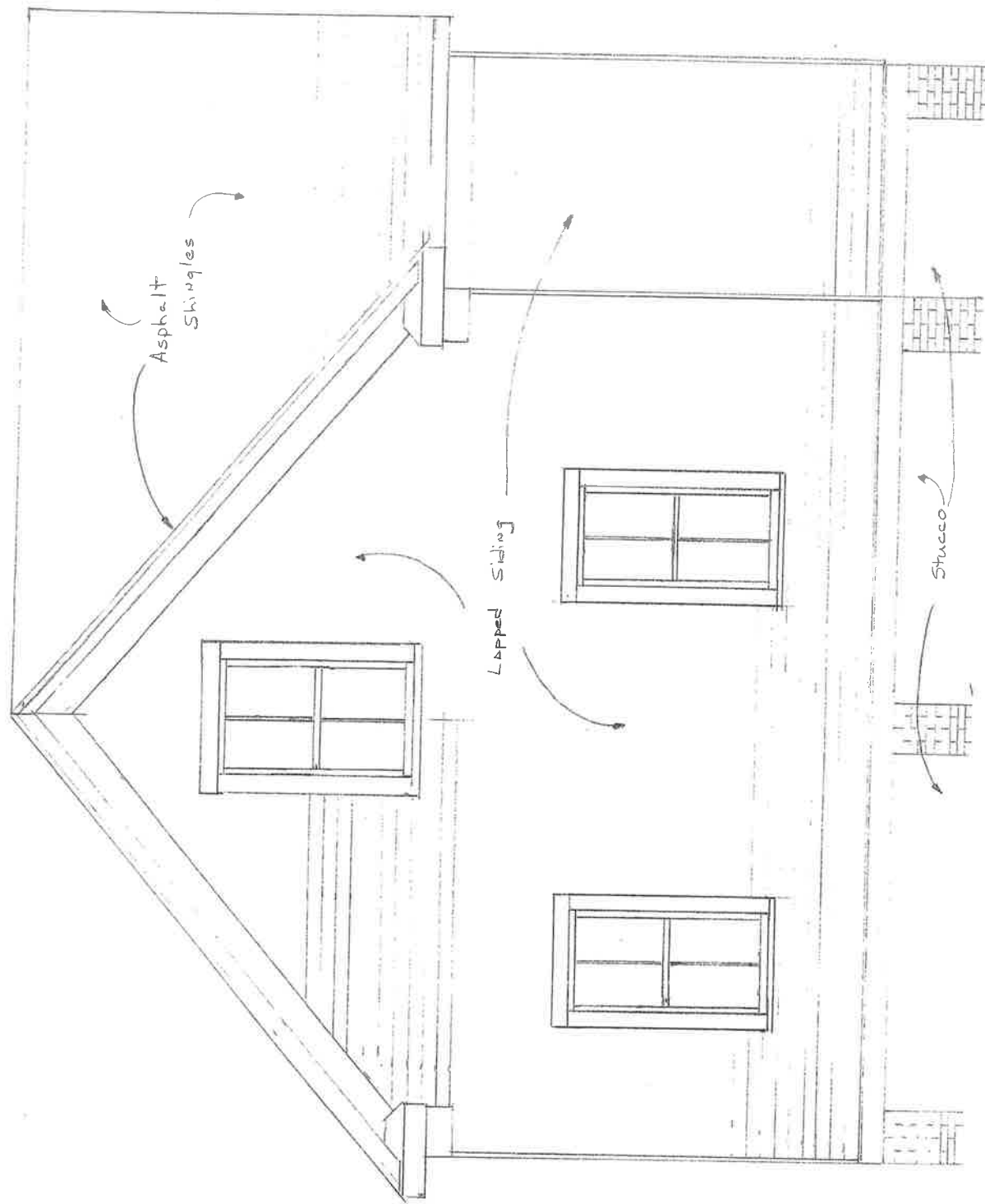
6E



Drawings from 2007 Submission  
for 129 Hannick  
\*note not all materials  
Proposed are as drawn  
for 125 Hannick



Front Elevation



Asphalt  
Shingles

Lapped Siding

Stucco

Rear  
Elevation



125 Hanrick Street

6H





2/2 window in place @ time of  
driveway petition May 2021



hardy board siding colors



Orlando Dur



24/92

24/96

36/60



Pictures of Different Windows  
in sub Div.







9/6

6/6

8/8

8/8

W M



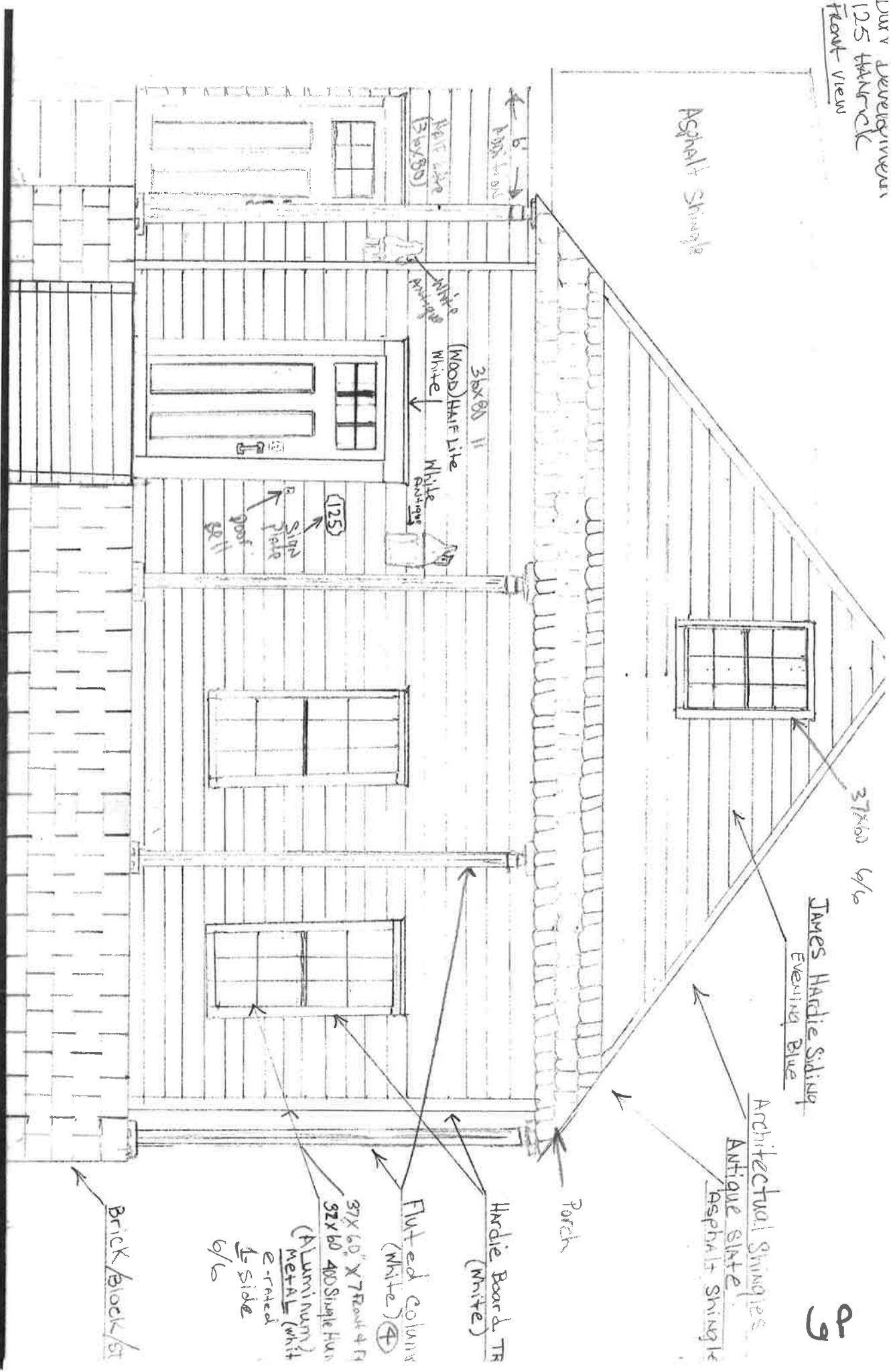


PALMS

PALMS

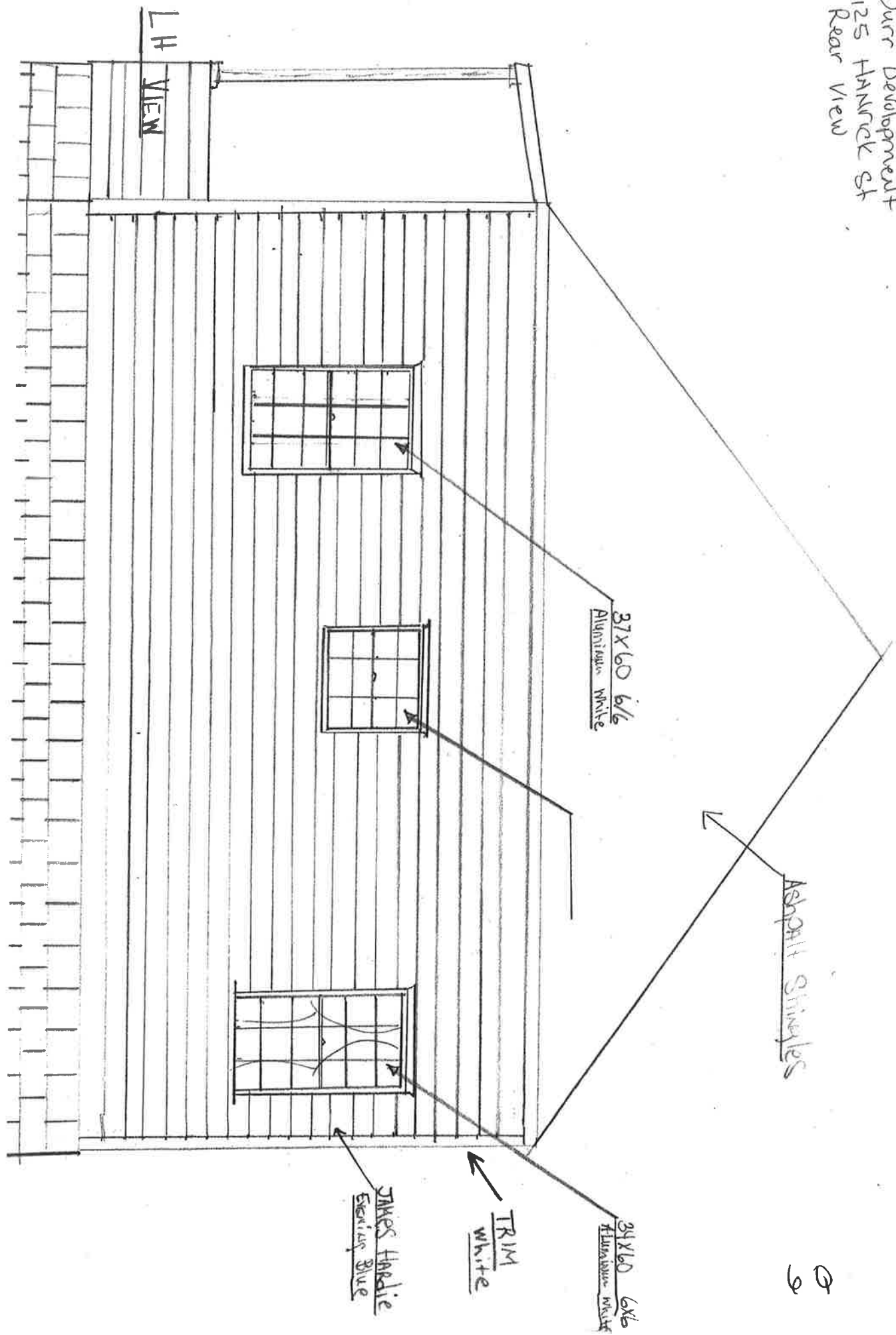
199

Jur v Levensrivier  
125 HANCK  
Front view





Durr Development  
125 Hancock St  
Rear View



LH VIEW

37x60 6/6  
Aluminum White

Asphalt Shingles

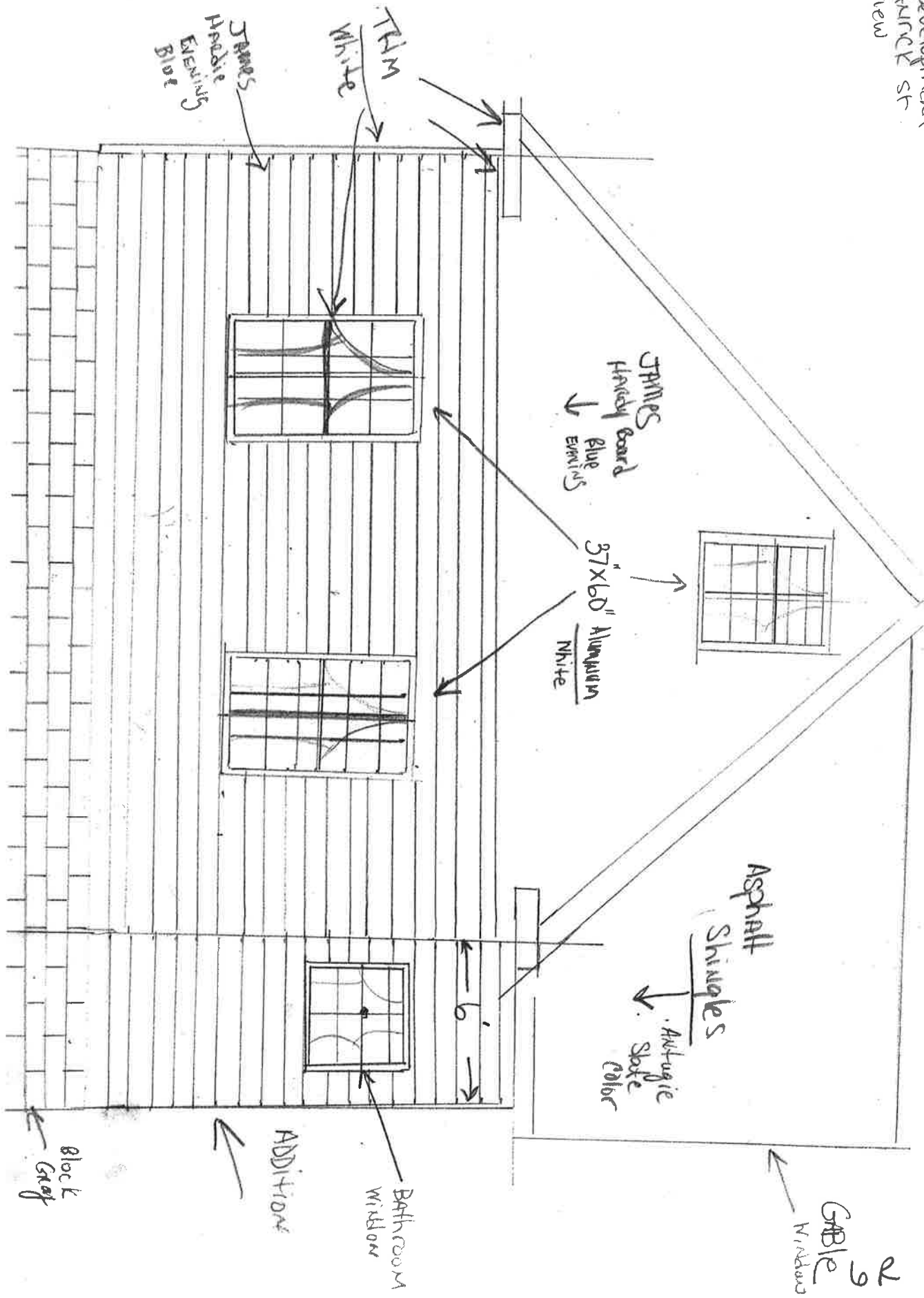
34x60 6x6  
Fiberglass White

TRIM  
White

JAMES HARDIE  
EXTERIOR BLUE

29

DWY DEVELOPMENT  
125 HAINCE ST  
REAR VIEW



29  
GABLE  
Windows



**7. 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: Submitted materials (letter, building evaluation, site plans, renderings, etc) are in a separate oversized packet.** 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 house facing Clay Street has a city demo flag on it that predates the owner's purchase of the property. 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. The revised site plan shows a low retaining wall at the Herron/Holt corner as a nod toward a gateway type feature. No elevation renderings were submitted.

**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. It is unclear if the horizontal green band is illuminated or paint. 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 if it remains in Smart Code;

otherwise it may be subject to review by the Board of Adjustment. 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.” Further “**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. 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.**”

#### DEPARTMENT COMMENTS

**Zoning: T4-R (at the time this agenda was prepared, a rezoning request to B3 has been requested to accommodate this use, instead of the previous T4-C that would leave it under form based code)**



**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.*

### **Comments**

- The Board needs to determine if these buildings are significant vestiges of Cottage Hill's evolution as a neighborhood into the twentieth century. The Sanborn maps show the school and residential structures in this location, the current buildings demonstrate the evolution of use into the first half of the 20<sup>th</sup> century.
- The house has a City demo flag on it that predates the acquisition by the current owner.
- The demolition application states "New Construction must be compatible with the surrounding properties in scale, orientation, setback and materials."
- 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 by the Board, 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.

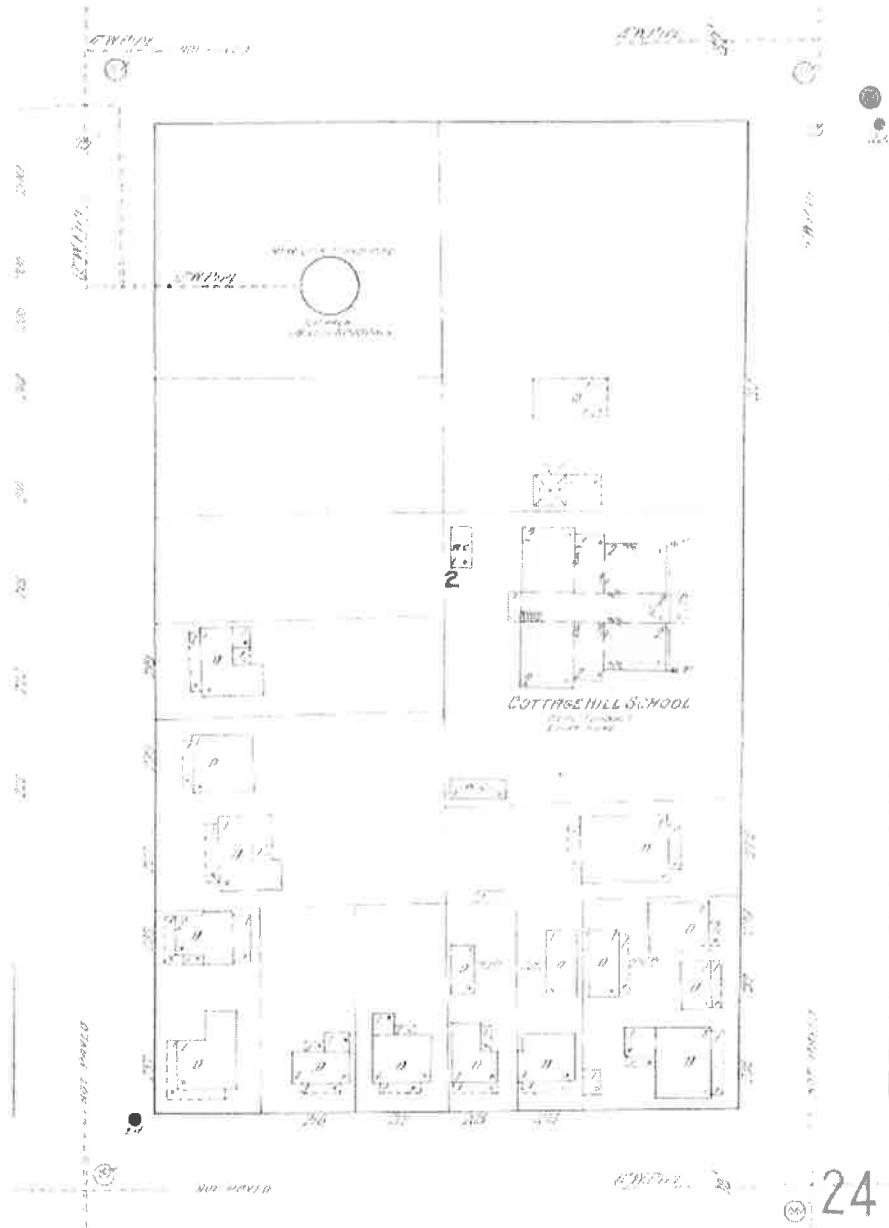
### **Comments**

- 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.
- The proposal appears to offer a 1 for 1 replacement for the trees, although some species selection may need to be changed to canopy trees. If ARB approves the project, Urban Forestry recommends approving the tree removal subject to the submission of a final landscape plan for review and approval to address species selection, zoning



requirements (unknown at this time due to pending rezoning request), and any additional screening issues the Board may wish to have addressed.

- After some additional discussions with Mapco reps, staff suggested that if the proposal did not re-site the building, they needed to start thinking about the property as a “gateway” and how additional design elements might mitigate the appearance of just another gas station. That suggestion is denoted on the site plan as a curved line from Herron Street around the corner to Holt Street, but there is no conceptual plan for what that might look like available at this time.



### 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.

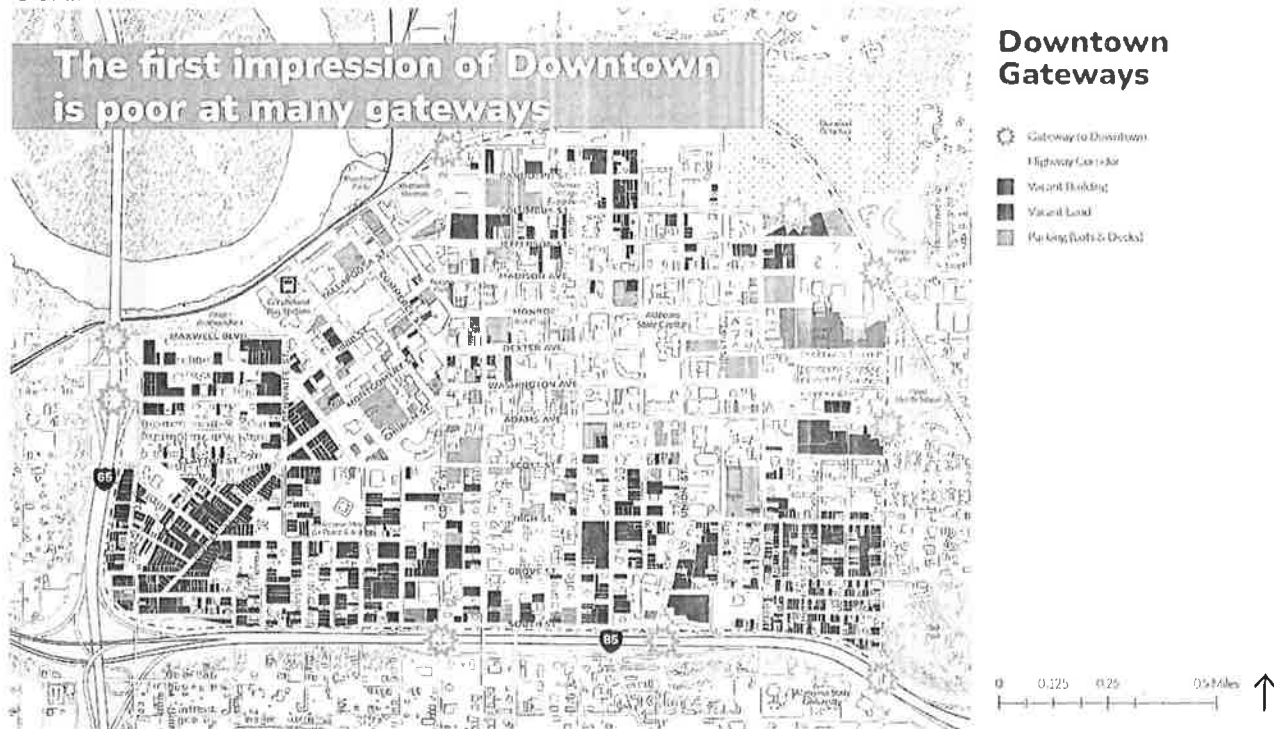
- The Board takes into consideration zoning requirements that may not be fully addressed under the guidelines, particularly with regards to setbacks, landscaping and signage.
- This location at the time the agenda was prepared falls under Smart Code downtown. Smart Code is a form based code, which reinforces 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 to help restore a pedestrian oriented urban fabric.

- Does the demolition of historic buildings to build a standard layout gas station at a downtown and historic district gateway “materially impair” the district?

## COMMENTS

- Gas stations began appearing on the landscape in the early twentieth century and generally adopted the prevailing design/stylistic standards of the time (Tudor revival, art deco, art moderne). Generally the building was modest in size, enough space to house an attendant with one or two service bays, and 2-4 pumps under a canopy out front. Assuming a scaled down version, historic sized version of the modern gas station is not desirable, the urban design solution to address how to make a gas station fit on the edge of the neighborhood (versus the edge of an interstate) is to treat the convenience store as a commercial enterprise, and as such, have the commercial building’s primary facade and pedestrian street/access point set at or near the front property line as was typical for that building type, and place the automotive component behind the building. Mapco’s plan reoriented 90 degrees clockwise would achieve this.
- 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).
- The goal of the recommendations made by staff was to offer a way to meet the 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.
- 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. At this juncture, Mapco’s proposal for Cottage Hill is virtually the same (see prototype examples submitted) as it would be if they built a gas station on Fairview Avenue, or in Hope Hull or Prattville.
- The Downtown Plan called for a re-establishment of residential properties in this block. The Downtown Plan 2.0 is underway notes the gateways to downtown give a poor impression of the City, will a standard gas station change that for the better?

Our gateways are important first impressions. They are opportunities to say “Welcome to Montgomery, we’re unique” and not just say “Welcome to Anywhere, USA.”



- 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 Ann Street edge, and commercial encroachment has eroded the edge of that neighborhood. With a few strategic demolition requests, property could be aggregated to introduce other vehicular oriented businesses.





Vacant

Potential demo candidates

- Absent any other building setbacks to conform to on these frontages, a new commercial structure in any historic district would meet the sidewalk on the primary frontage as traditional late nineteenth and early twentieth centuries would have. New



construction in this corridor include Larry Speaks & Associates and the Alabama Home Builders & Licensure Board—both opted for more residential looking offices, and as a state agency, the Home Builders & Licensure Board opted to go through the ARB process. The primary façade of the proposed structure faces N. Holt Street (west) with the building located at the east side of the property, with an end elevation facing Herron Street. 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 regulations.
- Signage. Historic district guidelines recommend no more than 20 SF of sign face, with exterior illumination. Specific dimensions and light sources for the proposed signage need to be provided to determine compliance and the signs would not be approvable at this time. Any approval should exclude signage because details are not available.

- No sign with prices has been proposed. Signs are not to have moving or flashing lights as part of their display area.
- No details on illumination have been submitted. For petitions where businesses are adding parking/paved surface areas with illumination, the Board has wanted to see a lighting plan that directs light away from residential properties. Given this will be a 24/7 operation, details about the lighting intensity need to be discussed.

**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

7A





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

7B



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

TC





View to south from subject property

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

70

November 30, 2021

Elizabeth Brown, Chair

Architectural Review Board

103 N Perry St, Montgomery, AL 36104

Dear Ms. Brown,

The Cottage Hill Foundation opposes the MAPCO proposal for 204 N. Holt Street as presented. First, we are disappointed that adaptive reuse of the existing historic structures was apparently not seriously considered. We would not necessarily oppose new construction but not as presented in the current proposal. Fronting the pumps to the interstate makes sense commercially but it does not present an appropriate gateway to America's most historic mid-size city. Additionally, this orientation will require a huge reshaping of the Hill that gives our neighborhood its name. As a neighborhood, we appreciate the City's overall plan for appropriate design and development. Our residents accept ARB historic neighborhood standards in construction, rebuilding, and modeling of our own homes and we expect that same standard to be met by our business neighbors as well.






We would love to welcome MAPCO to our neighborhood, but we request that the Board require ARB compliance for the proposed development to ensure that this interchange does not come to look like every other one in America. With the Whitewater development, the other corners of this interchange will soon be developed. By bypassing the rules to convenience MAPCO, all control over these forthcoming projects will be forfeited.

Our neighborhood has been affected by the bypassing of such rules in the case of Capitol Inn which once housed three businesses. It is now a concrete lined scar surrounded by a chain link fence where Clay and Herron Streets split.

Please enforce these guidelines, otherwise there is no use having them.

We feel that Mapco could be an asset to our community if they would proceed under the stipulations of the Architectural Review Board. They could develop a store that could be a national example of either adaptive reuse of an existing historic structure or a sensitive infill. We encourage them to do so.

Sincerely,

Joey Brackner, President   
Farris Bell, Vice-President   
Elliot Oakes, Treasurer   
Lisa Franklin   
Alyssa Johnson 

Jake Johnson   
Jimmy Lester   
Will Logan   
Joseph Trimble 



November 30, 2021

Ann Clemons, Chairwoman  
Community Development  
City of Montgomery Planning Commission  
103 N Perry St, Montgomery, AL 36104

Dear Ms. Clemons,

The Cottage Hill Foundation opposes the re-zoning of 204 N. Holt Street. We particularly dislike the proposed rezoning to B-3. Because there is only a lease for 20-years in this development plan, subsequent occupants could put just about any type of business on this property. Many residents including me (Joey Brackner) have lived in Cottage Hill since the 1970s and 1980s. I have lived here 36 years and we all have a serious commitment to our community.

As a neighborhood, we appreciate the City's overall plan for appropriate design and development. Ours is the oldest residential neighborhood in Montgomery which is the most historically significant city of its size in the United States. Our community serves as the gateway into the City from Interstate 65.

We request that the Commission require Smartcode compliance for the proposed development to ensure that this interchange does not come to look like every other one in America. With the Whitewater development, the other corners of this interchange will be developed. By bypassing the rules to convenience this first developer, all control over the remaining projects will be forfeited.

Our neighborhood has been affected by the bypassing of such rules in the case of Capitol Inn which once housed three businesses. It is now a concrete lined scar surrounded by a chain link fence where Clay and Herron Streets split.

Please enforce these guidelines, otherwise there is no use having them.

We feel that Mapco could be an asset to our community if they would proceed under the stipulations of the Architectural Review Board and Smartcode. They could develop a store that could be a national example of either adaptive reuse of an existing historic structure or a sensitive infill. We encourage them to do so.

Sincerely,

Joey Brackner, President

Farris Bell, Vice-President

Elliot Oakes, Treasurer

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