

**ARCHITECTURAL REVIEW BOARD APPLICATION
INDEX**

ARB APPLICATION for PROPOSED WORK

ARB Demolition Application
Attached Description of Work Requested

ARB Tree Removal Application
Tree Removal Plan
Photos of Property Trees
Photo of City Trees

ATTACHMENT 1

Description of Work Requested in Application
Architectural Drawings
D1.1 – Demolition Plan
A1.1 – Site Plan
A2.1 – Site Elevations
A2.2 – Details
Color Rendering

ATTACHMENT 2

Aerial Map of Property Zone
Photos of Property Site
Photos of Existing Structure (2 pages)
Photos of Site Details
Photos of Structural Damage Details (3 pages)
Photos of Surrounding Properties – Located on Aerial Map (7 pages)

ATTACHMENT 3

Photos of Proposed Materials, Colors & Architectural Styles

ATTACHMENT 4

Demolition Letter
Structural Report
City Violation Notice - Jan. 2014
City Violation Notice – April 2010

Montgomery Architectural Review Board
Application for Proposed Work

City Ordinance requires the Architectural Review Board to review any proposed restoration, alteration or construction in historic districts prior to beginning work on a project.

Date of Application: JAN. 4, 2016 Date received: 1.4.16
Address of Property: 1602 SOUTH HULL ST. MONTGOMERY, AL 36104
Name of Owner: CORNER LAND, LLC - AFFILIATED W/ TRINITY PRESBYTERIAN CHURCH
Owner's address: 1728 SOUTH HULL ST.
City, State, Zip: MONTGOMERY, AL 36104
Name of applicant: RENNIE VAINSTEIN Owner Owner Representative
Applicant's address: 744 CLOVERDALE RD
City, State, Zip: MONTGOMERY, AL 36106
Applicant's phone number: 334-324-5076

Refer to the Checklist on the back of this application for the requirements for specific work items to be performed. Refer to the Design Guidelines for assistance with appropriate treatment for structures in Montgomery's Historic Districts. Staff is available to assist with application preparation. For large projects, such as new construction or substantial renovations or additions, consultation with staff is strongly encouraged. **Note: Incomplete applications will not be placed on the ARB Agenda.**

Describe the Proposed work SEE ATTACHMENTS 1-3
#1 - DESCRIPTION OF WORK; ARCHITECTURAL DRAWINGS & RENDERING
#2 - AERIAL MAP OF AREA; PHOTOS OF SUBJECT PROPERTY, PHOTOS OF
ALL SURROUNDING & ADJACENT PROPERTY
#3 - COLORS & MATERIALS FOR PROPOSED GATE & FENCING

Does the proposed work involve demolition? Yes No If Yes, attach a completed Demolition Application

Does the proposed work involve signage? Yes No If Yes, attach a completed Sign Application

Will the proposed work require the removal of any trees from the site? Yes No If yes, attach a detailed site plan showing all trees and landscaping that will be removed and complete a Tree Removal application. *Consultation with the Urban Forester is strongly recommended.*

All submissions should include photographs of the property from the street and the project area. For projects involving new construction, additions, fences, drives, extensive landscaping, or major renovations, site plans are required.

A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is **required** by the applicant or a representative for the Review Board to consider the request.

If the proposed work is not visible from the public right-of-way, will you give permission for City Staff to enter the property to take any additional photos necessary for the meeting? Yes RMV Initial No

As the owner/applicant of the property in a historic district, I understand any incomplete information may result in a delay of my request for review by the Architectural Review Board.

Signature of Applicant Rennie Vainstein Date 1-04-2016
Date of Hearing January 26, 2016 at 5:30 p.m. in City Council Auditorium, City Hall, 103 N Perry Street

FOR NEW CONSTRUCTION (INCLUDING OUTBUILDINGS), ADDITIONS, OR FOR EXTENSIVE RENOVATION OR REPAIR TO EXISTING STRUCTURES

1. Scaled drawings which shall include:
 - a. A site plan illustration location, with dimensions, required setbacks, landscaping, trees, and other site facilities;
 - b. A floor plan, with dimensions, as it impacts the exterior of the building;
 - c. A drawing with dimensions, of all affected exterior elevations;
 - d. Notes describing materials to be used on the exterior (i.e. walls, roof, trim, cornice, windows, doors, etc.). In some cases, sample materials may be required
 - e. Detailed drawings or photographs of decorative architectural details (i.e. columns, balustrades, modillions, etc.)
 - f. Paint samples and plan keyed to location of each color
2. Photographs of the subject property to be worked on and surrounding buildings are required
 - Subject Property photographs
 - Surrounding Buildings photographs

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

For work which includes changes to the exterior of existing buildings, the following is required:

- a. Elevations
- b. Floor plans
- c. Photographs of each face of the building to be renovated with details of the areas of work

EXTERIOR PAINTING

Period color schemes are encouraged, and the City has a pre-approved color palette. However, other colors may be acceptable.

- a. Submit color samples for:
 - main body color
 - Trim or decorative features
 - Accent areas
- b. Photos of the building

FENCES, DRIVES, AND GATES

- a. A drawing or photograph of the type of fence, wall or gate with the height and scale noted
- b. A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries, all other building or site facilities, and trees.
- c. A description of the materials to be used.
- d. Paint samples, if the fence, wall, or gate is to be painted.
- e. Photographs of street view and proposed location of fences, drives, and gates.

- For demolition of existing structures, historic or non-historic, submit a Demolition Application.
- For signage requests, submit a Sign Application
- For tree removals, submit a Tree Removal Application

Note: Incomplete applications will not be placed on the ARB Agenda.

Staff use:	Required		Attached	Required		Attached
Site plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Sign application	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Color Samples	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Demolition application	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Photographs	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>	Tree removal application	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Roof samples	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>			

Zoning _____
 Will any variance be required from the Board of Adjustment? Yes No
 If yes, type of variance(s): _____

Demolition Application
Attach to the completed ARB Application for Proposed Work

Name of applicant: REMMIE VAINSTEIN for CORNER LAND, LLC / TRINITY CHURCH
Property address: 1602 SOUTH HULL ST. MONTGOMERY, AL 36104

Nature of request: Main structure Outbuilding

Reason for request: CHURCH WOULD LIKE TO TURN PROPERTY INTO LANDSCAPED PARK

Date owner acquired property: MAY 26, 2010

Condition of property at acquisition: IN NEED OF MAJOR STRUCTURAL & ARCHITECTURAL REPAIR

Current condition of the property (inspection and structural reports may be attached): SEE ATTACHED - NEEDS BOTH STRUCTURAL & ARCHITECTURAL IMPROVEMENTS TO BE HABITABLE

Photographs of the subject property. Photos of surrounding buildings are required for main structure demolition requests:

- Subject Property photographs
- Surrounding Buildings photographs (for main structure demolition requests)

For requests to demolish main structure:

Types of adaptive uses (including resale) considered by the owner: SEE ATTACHED

Proposed time frame for demolition and rebuilding 2-4 MONTHS

Plans for replacement. New construction must be compatible with the surrounding properties in scale, orientation, setback, and materials. Scaled drawings shall include:

- a. A site plan illustrating location of new structure, with dimensions, required setbacks, landscaping, (existing and proposed) trees, and other site facilities;
- b. A floor plan, with dimensions;
- c. Elevation drawing with dimensions;
- d. Notes describing materials to be used on the exterior (i.e. walls, roof, trim, cornice, windows, doors, etc.). In some cases, sample materials may be required
- e. Detailed drawings or photographs of decorative architectural details (i.e. columns, balustrades, modillions, etc.)
- f. Paint samples and plan keyed to location of each color

Photographs of the subject property to be worked on and surrounding buildings are required

- Subject Property photographs
- Surrounding Buildings photographs

_____ Financial proof of the ability to complete the replacement project, which may include a performance bond, a letter of credit, a trust for completion of improvements or a letter of commitment from a financial institution.

DEMOLITION APPLICATION

ATTACHMENT

Corner Land LLC seeks approval to demolish the structure located at 1602 South Hull Street (the "Subject Property") in the Garden District in Montgomery.

In 2006, Trinity Presbyterian Church completed a building project to expand its existing church facilities. At the time, Trinity Presbyterian Church attempted to negotiate a purchase of the Subject Property from its then owners to incorporate the Subject Property into the church's building project. However, a purchase could not be successfully negotiated. On May 26, 2010, Corner Land LLC acquired the Subject Property at a foreclosure sale, when the prior owner's mortgage lender foreclosed on the Subject Property's mortgage.

Prior to Corner Land LLC's purchase, the Subject Property received various notices of code violations from the City of Montgomery, including the enclosed notice dated April 20, 2010, which deemed the Subject Property to be an unsafe structure.

Corner Land LLC engaged Gordon L. Davis, a licensed professional engineer, to conduct a structural inspection of the Subject Property. Mr. Davis prepared the enclosed report dated August 30, 2013 that summarizes his inspection, which was based on his observations and expertise as well as his review of his own prior structural inspection reports of the Subject Property dated March 10, 1999, December 20, 2001 and May 2002 and structural inspection reports prepared by Bill Joseph dated April 10, 1987, October 10, 1999 and June 17, 1993. Mr. Davis' August 30, 2013 structural inspection report concluded that:

- "[N]o economically feasible repairs exist that could satisfactorily turn this structure to an acceptable and safe condition."
- "[T]he most practical solution for this residence is a demotion and reconstruction."

Beginning in May 2015, Corner Land LLC engaged in discussions with the Garden District Preservation Association and neighboring property owners about Corner Land LLC's plans to seek approval demolish the Subject Property and create a green space on the site. For the following 6 months, Corner Land LLC worked closely with the GDPA and neighboring property owners to receive their inputs and comments on the proposed use of the site. After careful attention was given by Corner Land LLC to evaluate alternative uses of the Subject Property and based on the inputs and comments from the GDPA and neighboring property owners, Corner Land developed the proposed plans to be implemented upon obtaining approval to demolish the Subject Property. If demolition approval is obtained, Corner Land LLC intends to implement the plans within 30-60 days in order to take advantage of the key planting season for the landscape aspects of the proposed plan.

Tree Removal Request

Attach to the completed ARB Application for Proposed Work

For any tree removal requests, consultation with the Urban Forester is strongly recommended.

Name of applicant: RENNIE VAINSTEIN FOR CORNER LAND LLC/TRINITY CHURCH

Property address: 1602 SOUTH HULL ST. MONTGOMERY, AL 36104

Applicant phone number: 334-324-5076 / 334-262-3892 (CHURCH)

Location of tree (include site plan showing location in relation to buildings and property lines): _____

SEE TREE REMOVAL SITE PLAN

Description of tree: Species: SEE PLAN Size (measured at base): OVER 12"

Reason for request/other information: CHURCH WOULD LIKE TO DEVELOP PROPERTY INTO A LANDSCAPED PARK FOR CHURCH & NEIGHBORHOOD USE. NEW TREES / LANDSCAPING IS PLANNED

Plans for replacement

Location of replacement tree (illustrate on site plan proposed location for replacement tree): NEW TREES

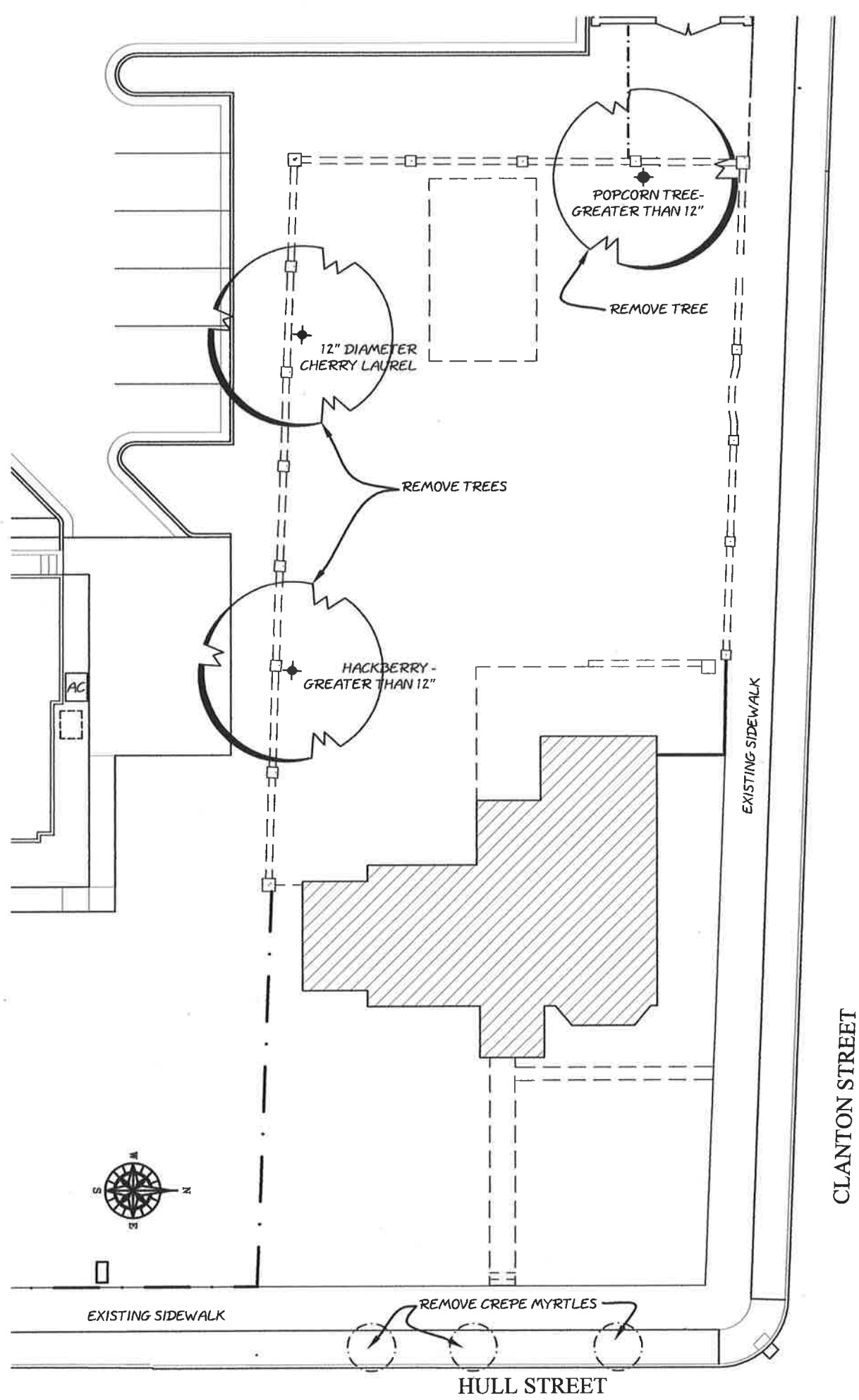
LOCATED AT PERIMETER OF PROPERTY, @ FRONT OF LOT & INTERIOR OF LOT.

Proposed species: CHERRY, MAGNOLIA, OAK, CHINESE PISTACHE, CREPE MYRTLE

Proposed size at planting: 3" CALIPER EXCEPT 2" CAL. FOR CREPE MYRTLES

Proposed time frame for replanting: BY END OF FEB. 2016

Please submit photographs of the tree(s) as well as the general setting.



TREE REMOVAL PLAN N.T.S.

REQUESTED TREES TO BE REMOVED



CHERRY LAUREL- 12" DIAMETER



HACKBERRY- GREATER THAN 12"



POPCORN TREE- GREATER THAN 12"

REQUESTED TREES TO BE REMOVED



3 CREPE MYRTLES @ HULL
TO BE REPLACED W/ 3 NEW NATCHEZ CREPE MYRTLES - 2" CALIPER MIN.

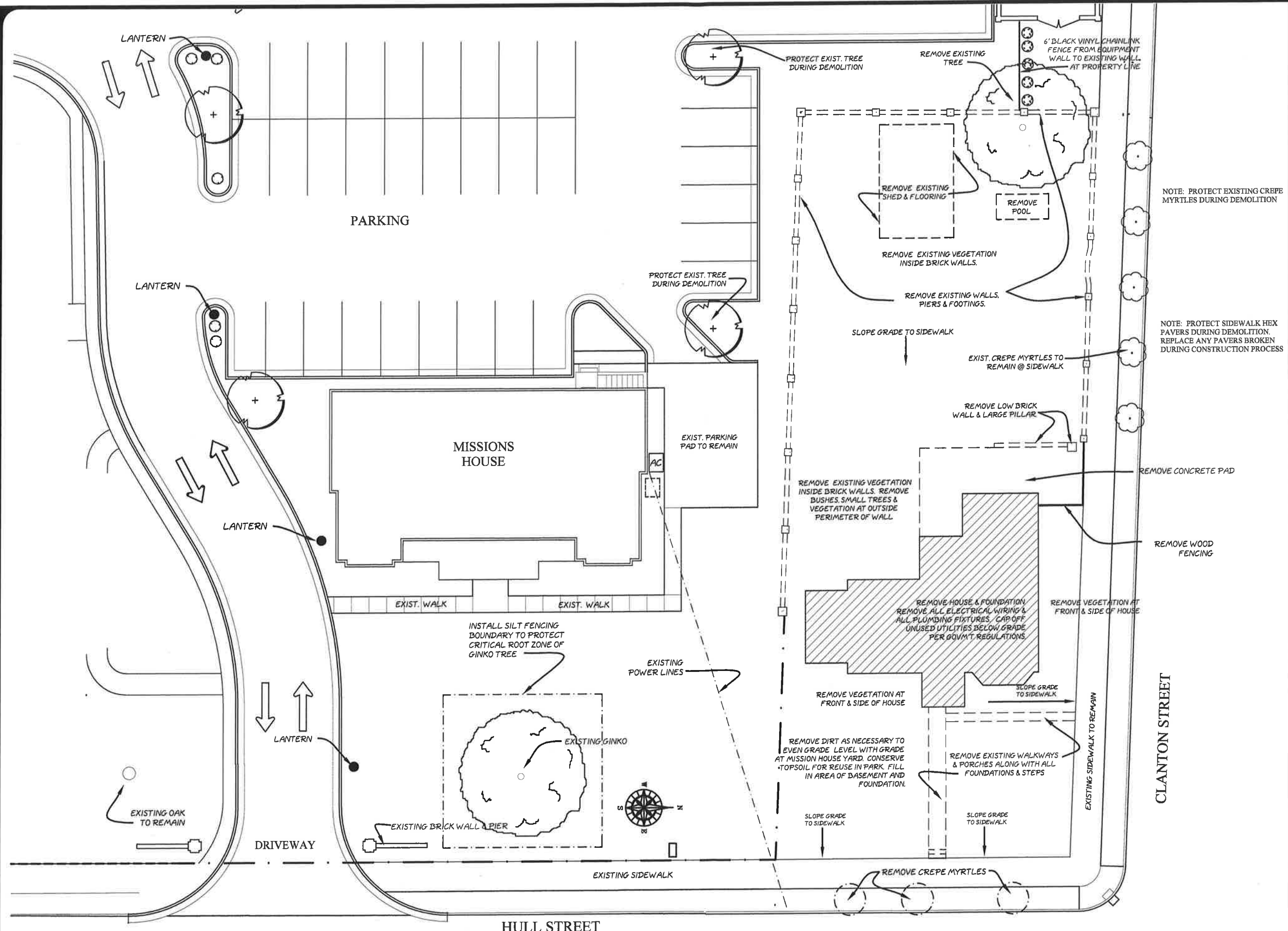
**MONTGOMERY ARCHITECTURAL REVIEW BOARD
APPLICATION FOR PROPOSED WORK
At 1602 South Hull Street**

ATTACHMENT 1

Describe the Proposed Work:

Remove existing main structure, outbuilding, drive, walks, brick wall & overgrown vegetation along with undesirable trees (less than 12" at base and/or trash trees) that do not fit in with the proposed landscape plan. Lot will be graded and sodded, approximately 40+ new canopy and flowering trees of varying species will be planted per new site plan and an irrigation system will be installed. Park benches will be installed as indicated on the site plan. New 3' brick, stone and wrought iron fencing with a new entry gate will be located at the perimeter of the property. Materials and design objectives of fencing & gate will match existing materials and architectural style of current Trinity Church structures. New fencing and gate construction will unify the existing complex by tying together the contiguous properties owned by the church providing a more cohesive, well defined street scape. The park will be readily accessible by Trinity Church congregants, Church of the Ascension and the neighborhood at large.

Rescued Relics has been contacted to assist with removal of any architectural elements which can be salvaged and re-used from the house and property. The church is donating all materials salvaged to Rescued Relics/ Landmarks Foundation.



NOTE: PROTECT EXISTING CREPE MYRTLES DURING DEMOLITION

NOTE: PROTECT SIDEWALK HEX PAVERS DURING DEMOLITION. REPLACE ANY PAVERS BROKEN DURING CONSTRUCTION PROCESS

A CORNER PARK FOR
Trinity Presbyterian Church
 MONTGOMERY, ALABAMA

DATE	DESCRIPTION
11/25/15	Final Design for Review
12/07/15	Revised Design for Review
01/21/16	Final Design for City Approval
02/04/16	Revised Design for Review
02/18/16	Final Design for Review

DATE	DESCRIPTION
02/25/16	Final Design for Review
03/02/16	Revised Design for Review
03/16/16	Final Design for Review
03/23/16	Final Design for Review

DEMOLITION PLAN

SCALE:
1/8"=1'-0"

D1.1
OF 4 SHEETS

NOTES:

VERIFY W/ OWNER ANY PLANTS & TREES TO REMAIN ON PROPERTY. PROTECT ALL PLANTINGS REMAINING DURING REGRADING & SODDING. REMOVE ALL OTHER PLANTS INCLUDING STUMPS & ROOTS.

ALL AREAS TO BE GRADED, SMOOTHED AND PREPARED FOR SOD.

NOTIFY UTILITY COMPANIES TO LOCATE & IDENTIFY EXISTING UTILITIES. STAKE & FLAG LOCATIONS OF UTILITIES. PROTECT ABOVE & BELOW GRADE UTILITIES THAT ARE TO REMAIN.

CLEAR AREA OF ALL SURFACE OBJECTS NOT INTENDED TO BE RETAINED. REMOVE STUMPS, ROOTS AND OTHER OBJECTIONABLE MATERIAL RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE GROUND.

CONTRACTOR TO DISPOSE OF ALL DEBRIS FROM FOUNDATION REMOVAL, CLEARING, & GRUBBING BY APPROVED METHOD. CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE & FEDERAL LAWS & ORDINANCES WITH REGARDS TO DISPOSAL & REMOVAL OF DEBRIS. USE SILT FENCES & OTHER PROTECTIVE BARRIERS TO PREVENT EROSION.

GRADING SOIL: PREPARE SUBSOIL AND ELIMINATE ALL UNEVEN & LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL. SLOPE GRADE FROM HIGH POINT AT BACK OF LOT TO FLUSH WITH SIDEWALKS. BLEND SLOPES INTO LEVEL AREAS. DO NOT BURY FOREIGN MATERIAL BENEATH AREAS TO BE SODDED. NO FILL DIRT TO BE USED. ONLY GOOD SOIL TO BE USED IN GRADING.

SPREAD TOPSOIL TO A DEPTH OF 4" OVER AREA TO BE SODDED. GRADE TOPSOIL TO ELIMINATE ROUGH, LOW & SOFT SPOTS & TO ENSURE POSITIVE DRAINAGE.

APPLY FERTILIZER IN ACCORDANCE W/ MANUFACTURERS INSTRUCTIONS AFTER SMOOTH RAKING OF TOPSOIL. MIX INTO TOPSOIL & LIGHTLY WATER. LAY SOD WITHIN 48 HOURS. SOD TYPE TO BE DETERMINED.

LAY SOD WITHIN 24 HOURS OF HARVESTING. SOD TO BE A MINIMUM OF 18 MONTHS OLD W/ ROOT DEVELOPMENT TO SUPPORT ITS OWN WEIGHT WHEN SUSPENDED VERTICALLY BY CORNERS.

LAY SOD TIGHT WITH NO OPEN JOINTS VISIBLE. STAGGER END JOINTS 12". DO NOT OVERLAP OR STRETCH SOD PIECES. WATER SOD IMMEDIATELY AFTER INSTALLATION & SATURATE TO 4" OF SOIL.

AFTER SOD & SOIL HAVE DRIED, ROLL SODDED AREA WITH ROLLER NOT TO EXCEED 115 LB. ENSURE GOOD BOND BETWEEN SOD & SOIL; REMOVE MINOR DEPRESSIONS & IRREGULARITIES.

MOW GRASS REGULARLY TO MAINTAIN MAXIMUM HEIGHT OF 2 1/2". DO NOT CUT MORE THAN 1/3 OF GRASS BLADE AT ANY ONE MOWING. REMOVE GRASS TRIMMINGS AFTER MOWING. WATER TO PREVENT GRASS & SOIL FROM DRYING OUT.

ROLL SURFACE TO REMOVE IRREGULARITIES.

ALL PLANT MATERIAL TO BE INSTALLED BY PROFESSIONAL LANDSCAPE CREW. VERIFY TYPE OF SOD TO BE LAID.

COORDINATE INSTALLATION OF IRRIGATION SYSTEM W/ CHURCH.

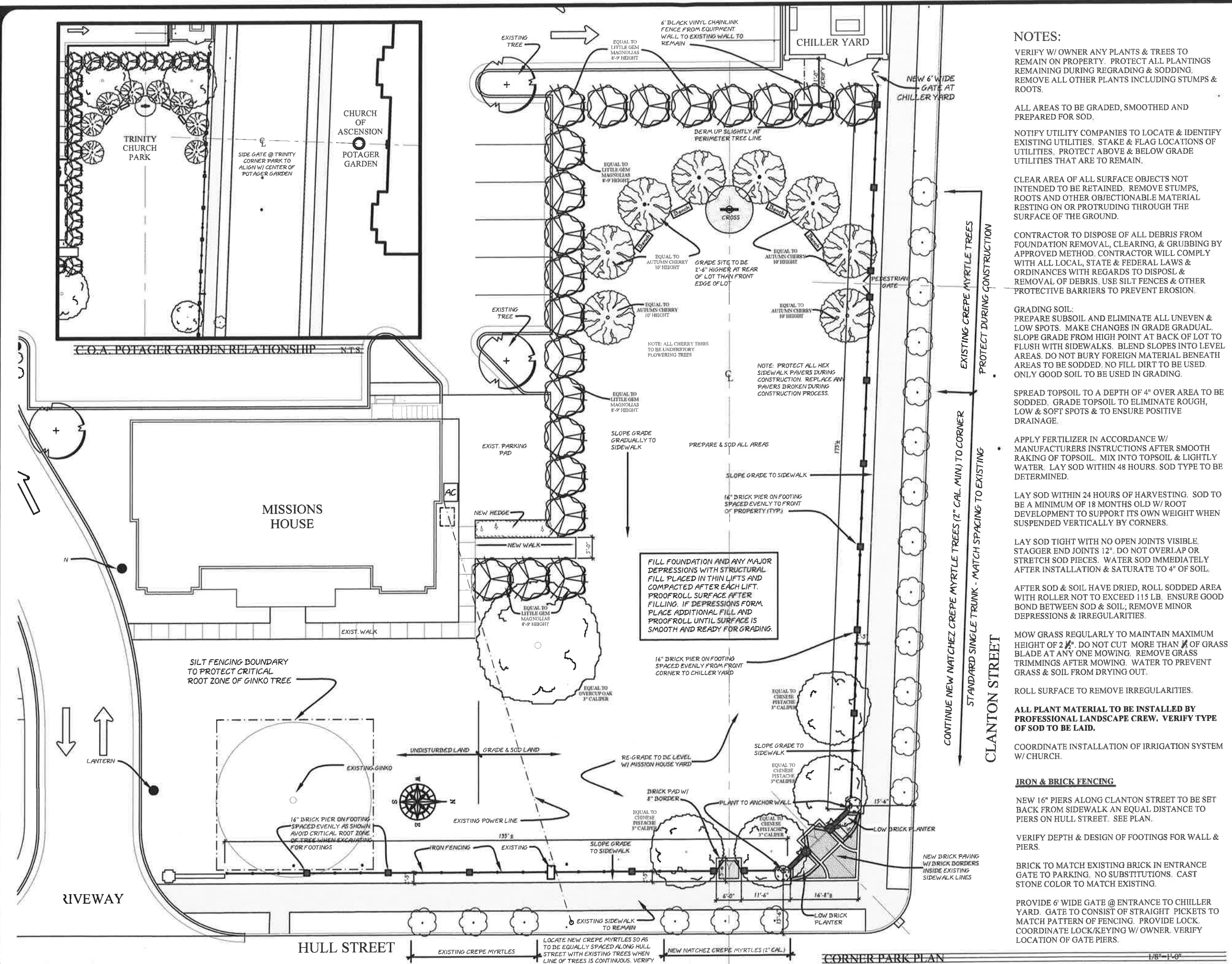
IRON & BRICK FENCING

NEW 16" PIERS ALONG CLANTON STREET TO BE SET BACK FROM SIDEWALK AN EQUAL DISTANCE TO PIERS ON HULL STREET. SEE PLAN.

VERIFY DEPTH & DESIGN OF FOOTINGS FOR WALL & PIERS.

BRICK TO MATCH EXISTING BRICK IN ENTRANCE GATE TO PARKING. NO SUBSTITUTIONS. CAST STONE COLOR TO MATCH EXISTING.

PROVIDE 6' WIDE GATE @ ENTRANCE TO CHILLER YARD. GATE TO CONSIST OF STRAIGHT PICKETS TO MATCH PATTERN OF FENCING. PROVIDE LOCK. COORDINATE LOCK/KEYING W/ OWNER. VERIFY LOCATION OF GATE PIERS.

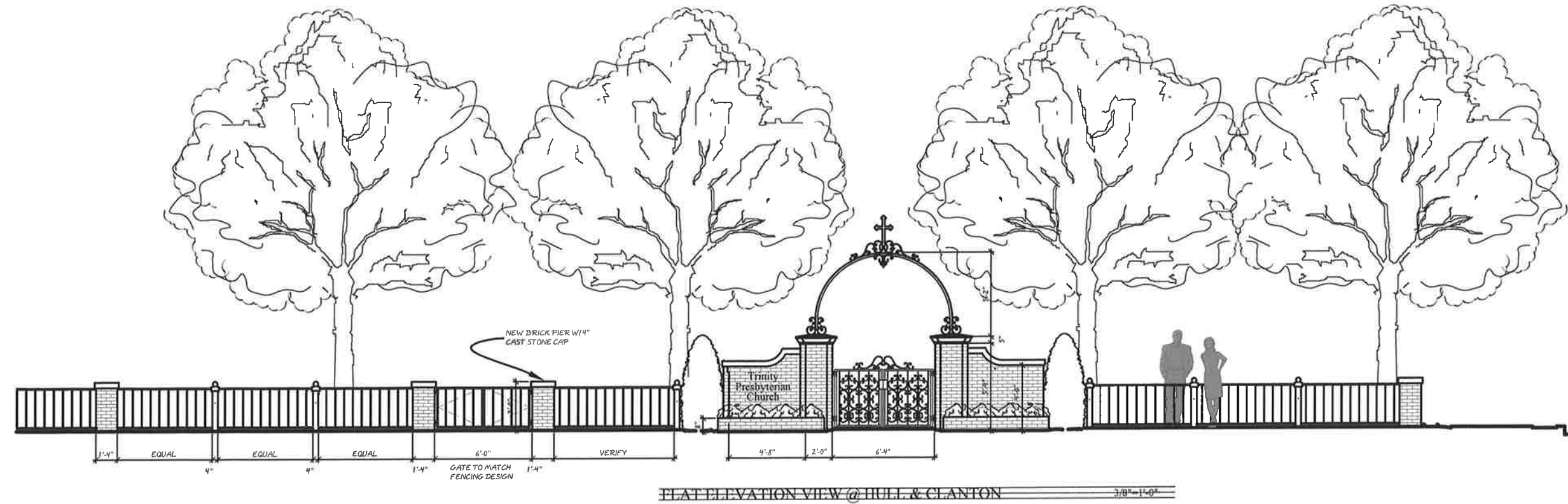


SITE PLAN

SCALE:
1/8"=1'-0"

A1.1

OF 4 SHEETS



FLATELEVATION VIEW @ HULL & CLANTON 3/8"=1'-0"

ALTERNATE

METAL WORK @ TOP OF GATE PIERS & METAL ARCH AND CROSS TO BE PRICED AS AN ALTERNATE. PIERS TO BE CONSTRUCTED WITH APPROPRIATE STEEL SUPPORT TO ALLOW FOR FUTURE ADDITION OF ARCH & METAL WORK.

NOTES

ALL BRICK PIERS TO BE AS EVENLY SPACED AS POSSIBLE ALONG EACH SIDE OF PARK.

METAL FABRICATOR TO PROVIDE SHOP DRAWINGS FOR NEW ARCH @ GATE, GATES & FOR RAILING PANEL. VERIFY DIMENSIONS IN FIELD. METAL COMPONENTS OF NEW GATE TO MATCH EXISTING GATE @ PARKING & SERVICE YARD.

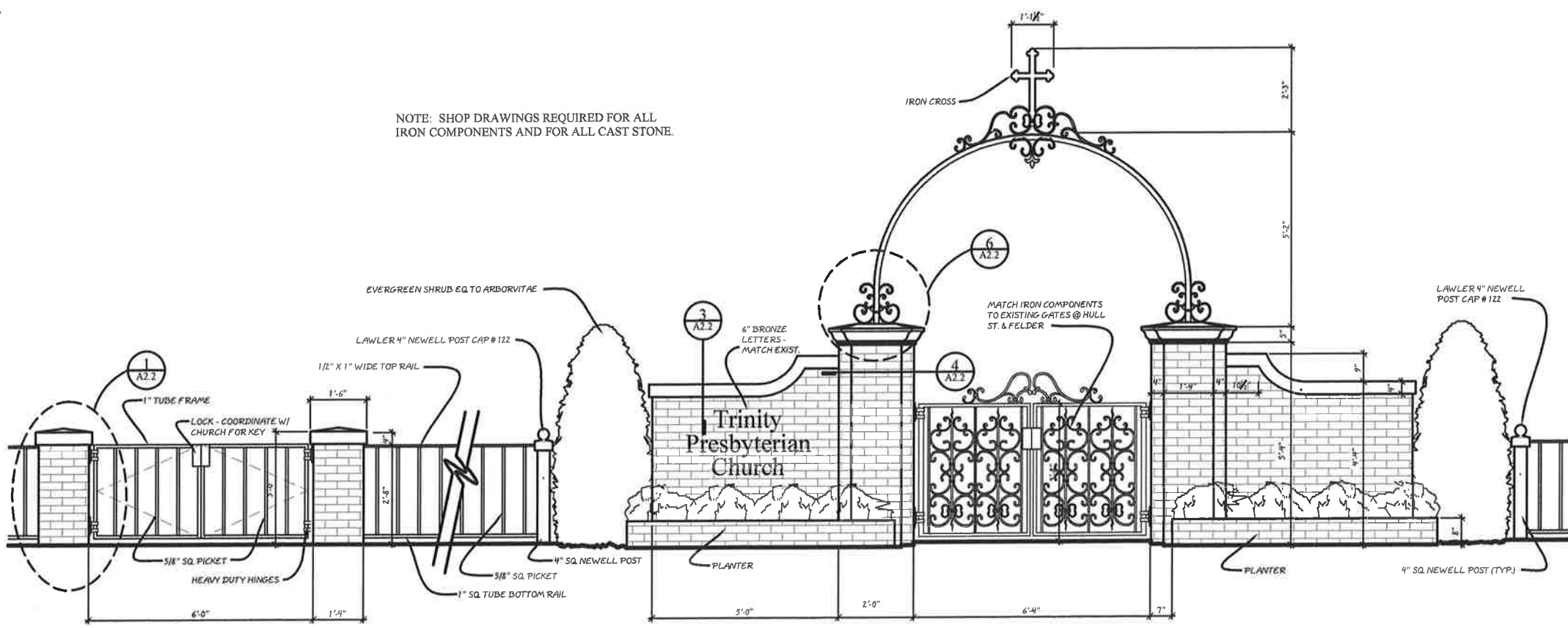
PIERS @ MAIN GATE TO BE CONSTRUCTED WITH STEEL BRACING/ SUPPORT FOR METAL ARCH.

COLOR OF ALL ORNAMENTAL METAL RAILINGS & GATES METAL TO MATCH EXISTING RAILING COLOR. ALL METAL COMPONENTS TO BE TREATED W/ RUST INHIBITOR, PAINTED & SEALED TO PREVENT RUST. CONTRACTOR TO PRICE OUT POWDER COAT AS AN OPTION.

ALL BRICK IN PIERS & WALLS TO MATCH EXISTING BRICK @ WALLS & GATES FROM 2007 CONSTRUCTION. PAVERS TO MATCH EXISTING PAVERS @ 2007 CONSTRUCTION. CONTRACTOR TO CONSTRUCT UP TO 3 SAMPLE BRICK PANELS PRIOR TO COMMENCING CONSTRUCTION FOR VERIFICATION OF BRICK & MORTAR COLOR SAMPLES.

CAST STONE COLOR TO MATCH EXISTING CAST STONE ON 2007 CONSTRUCTION. PROVIDE SAMPLES OF CAST STONE COLOR FOR APPROVAL.

NOTE: SHOP DRAWINGS REQUIRED FOR ALL IRON COMPONENTS AND FOR ALL CAST STONE.

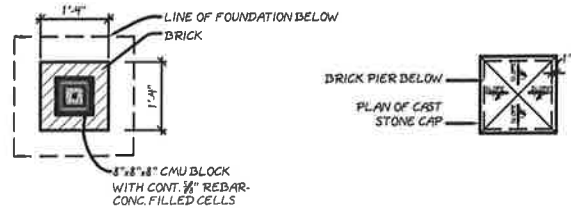


REVISION	DATE	BY	DESCRIPTION
1	11-28-15	AWB	ISSUE FOR PERMITS
2	12-07-15	AWB	ISSUE FOR PERMITS
3	12-15-15	AWB	ISSUE FOR CITY APPROVAL
4	1-16-16	AWB	ISSUE FOR PERMITS

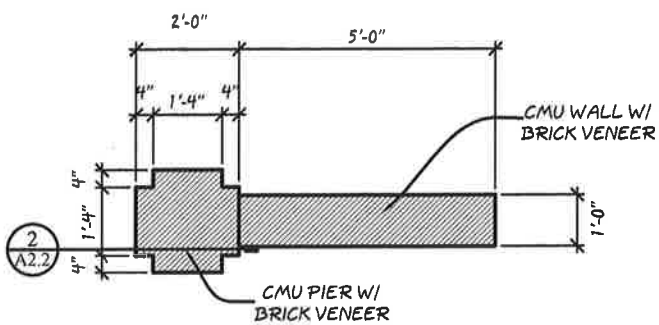
REVISION	DATE	BY	DESCRIPTION
1	11-28-15	AWB	ISSUE FOR PERMITS
2	12-07-15	AWB	ISSUE FOR PERMITS
3	12-15-15	AWB	ISSUE FOR CITY APPROVAL
4	1-16-16	AWB	ISSUE FOR PERMITS

ELEVATIONS

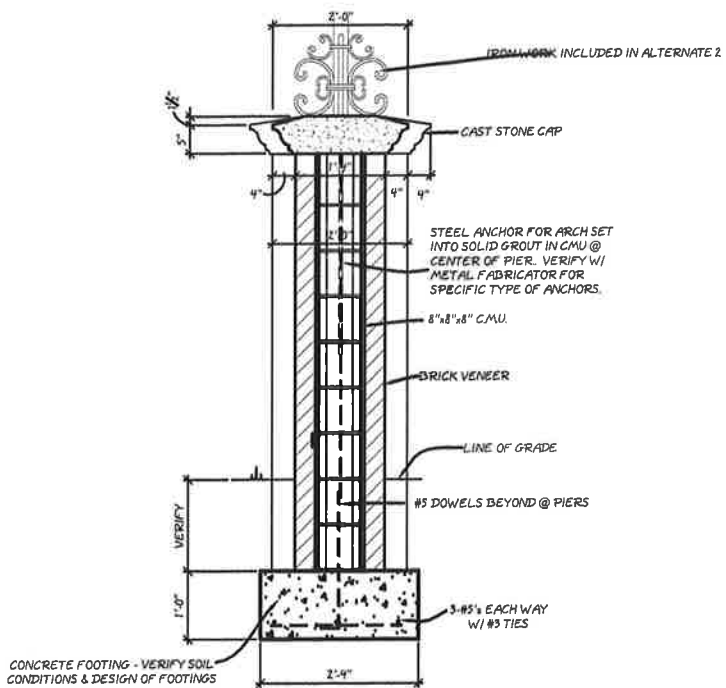
SCALE: VARIES



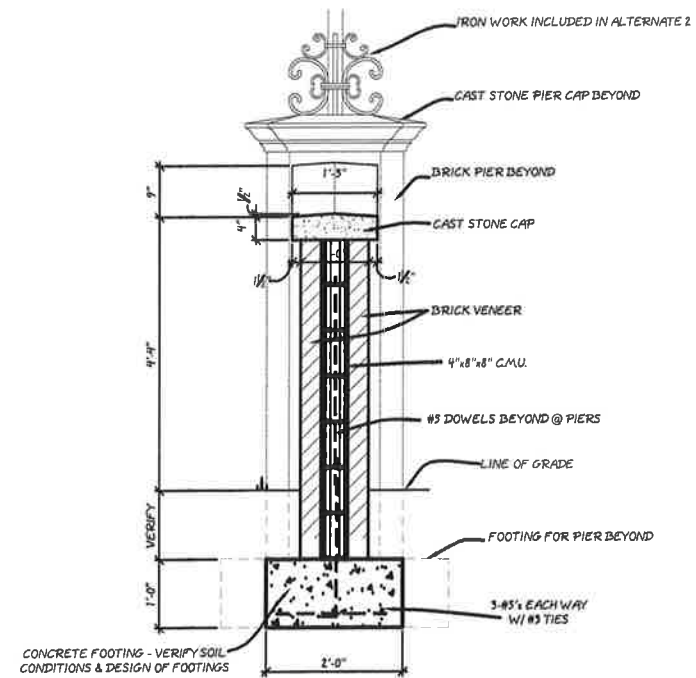
1 PLAN DETAIL & STONE CAP DETAIL @ 16" BRICK PIER 3/4"=1'-0"



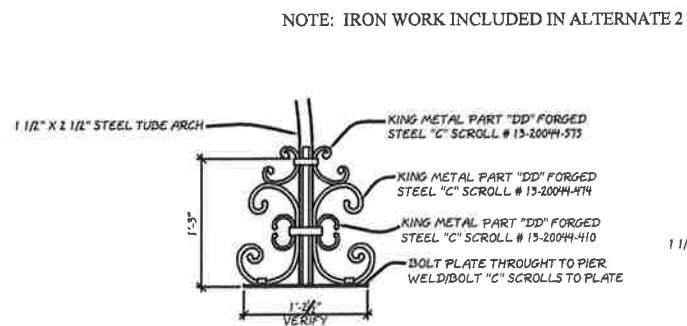
2 PLAN DETAIL @ BRICK WALL & PIER 3/4"=1'-0"



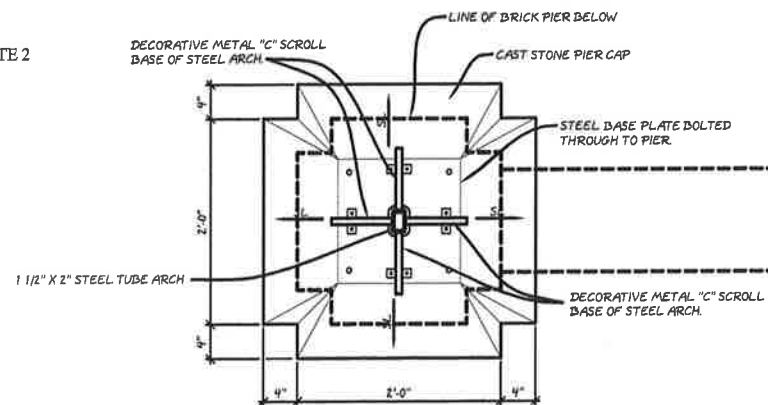
2 SECTION DETAIL @ GATE PIER 1/2"=1'-0"



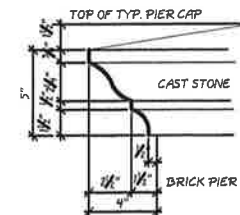
3 SECTION DETAIL @ WALL 1/2"=1'-0"



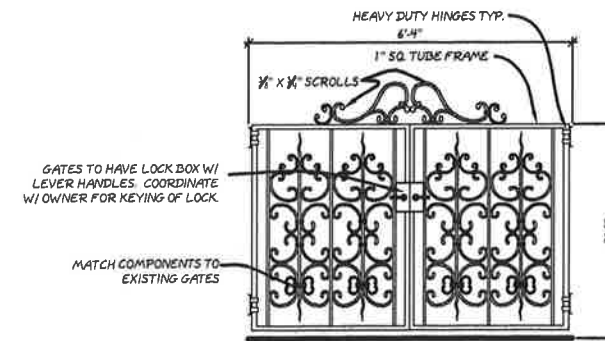
6 ELEVATION DETAIL @ METAL ARCH BASE 1 1/2"=1'-0"



5 PLAN DETAIL @ BRICK PIER CAP 1 1/2"=1'-0"



7 CAST STONE CAP @ MAIN GATE PIER 3/4"=1'-0"



8 GATE DETAILS 3/4"=1'-0"

DESIGNER	ARCHITECTURE
11/2011	11/2011
11/2011	11/2011
11/2011	11/2011
11/2011	11/2011

DESIGNER	ARCHITECTURE
11/2011	11/2011
11/2011	11/2011
11/2011	11/2011
11/2011	11/2011

DETAILS

SCALE:
VARIES



AERIAL VIEW OF 1602 SOUTH HULL STREET
AND SURROUNDING PROPERTY

ATTACHMENT 2



PROPERTY VIEWS – 1602 SOUTH HULL STREET



VIEW FROM N.E. CORNER OF CLANTON & HULL ST.



LOOKING SOUTH ALONG HULL ST.

EXISTING PROPERTY – 1602 SOUTH HULL STREET



FRONT (HULL STREET)



REAR



SIDE (CLANTON STREET)



SIDE/REAR (CLANTON STREET)

EXISTING PROPERTY SITE- 1602 SOUTH HULL STREET



SIDE OF PROPERTY FROM TRINITY PARKING LOT



SHED IN BACK YARD



REAR OF PROPERTY FROM TRINITY PARKING LOT



REAR GARDEN WALL @ CLANTON

EXISTING PROPERTY – SITE DETAILS



**BACK YARD
VIEW TOWARDS CLANTON**



**BACK YARD
VIEW TOWARDS TRINITY PARKING**



**BACK YARD
VIEW TOWARDS TRINITY PARKING**



GARDEN WALL (CLANTON ST.)



GARDEN WALL



GARDEN WALL

EXISTING PROPERTY – DETAILS OF STRUCTURAL DAMAGE



EXISTING PROPERTY – DETAILS OF STRUCTURAL DAMAGE



EXISTING PROPERTY – DETAILS OF STRUCTURAL DAMAGE



SURROUNDING PROPERTIES - TRINITY PRESBYTERIAN CHURCH



VIEW ALONG HULL STREET



VIEW FROM PROPERTY EDGE



VIEW INTO PARKING FROM HULL ST.



ENTRY GATE TO PARKING

SURROUNDING PROPERTIES - "A" - TRINITY MISSION HOUSE



FRONT FAÇADE LOOKING SOUTH



VIEW FROM TRINITY PARKING LOT



VIEW ALONG HULL ST.



VIEW FROM DIRECTLY ACROSS HULL ST.

SURROUNDING PROPERTIES – CHURCH OF THE ASCENSION



VIEW FROM CORNER OF PROPERTY @ HULL & CLANTON



VIEW OF C.O.A. PROPERTY ON HULL ST.
(LOOKING NORTH)



VIEW TOWARDS HULL ST. LOOKING DOWN CLANTON



VIEW ACROSS CLANTON FROM PROPERTY

SURROUNDING PROPERTIES
“B” - SEASE PROPERTY/ “C” – EMPTY LOT



VIEW FROM CORNER OF PROPERTY TO “B”



VIEW OF “B” FROM HULL ST. (LOOKING NORTH)



VIEW FROM PROPERTY ACROSS HULL ST. TO “C”



VIEW ACROSS INTERSECTION TO “C”

SURROUNDING PROPERTIES
“D” - NORRIS PROPERTY/ “E” – APARTMENT BUILDING



VIEW ACROSS HULL ST. TO “D” LOOKING SOUTH



VIEW TO “D” ACROSS HULL ST. @ CLOVERDALE RD.



FAÇADE OF “E” @ HULL ST.



CORNER VIEW OF “E” @ HULL & CLOVERDALE

SURROUNDING PROPERTIES
“F” - CHAPMAN PROPERTY/ “G” – CHILLER YARD WALL



VIEW OF “F” LOOKING WEST



VIEW ACROSS CLANTON TO “F” LOOKING WEST



VIEW OF “G” ACROSS CLANTON



VIEW OF “G” LOOKING TOWARDS HULL ST.

SURROUNDING PROPERTIES
“H” – MID-BLOCK HOUSE/ “J” – CORNER HOUSE



HOUSE “H”

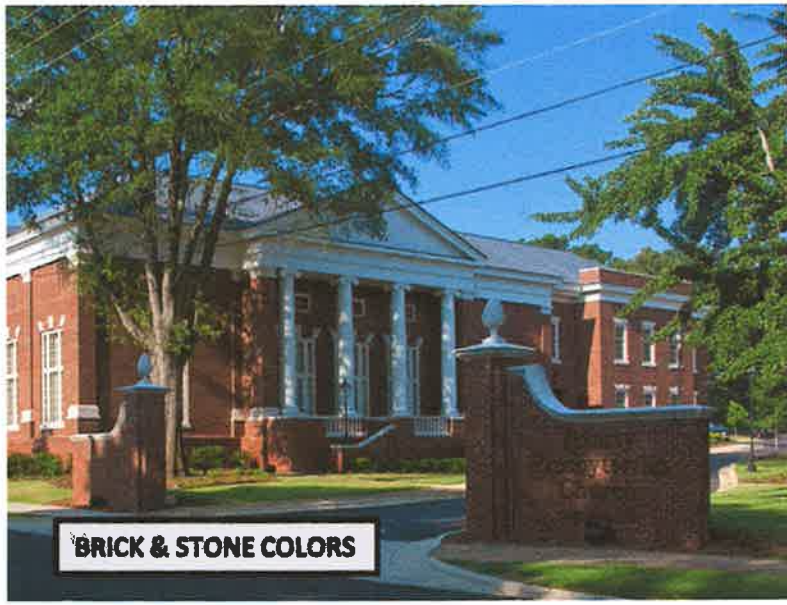


HOUSE “H” & SEASE LOT



CORNER HOUSE “J”

BRICK, STONE & RAILING COLORS & STYLES MATCH EXISTING





City of Montgomery, Alabama

Dorlan D. Brunson, Director
Inspections Department

Todd Strange
Mayor

Charles Jinright - President
Jon Dow
Richard Bollinger
Glen O. Pruitt, Jr.

Montgomery City Council Members

Cornelius Calhoun
Charles Smith Arch Lee
Tracy Larkin

December 6, 2013

Demolition

BASED ON THE REPORT DATED 08-03-2013
FROM GORDON L. DAVIS, STRUCTURAL
ENGINEERING CONSULTANT, JOB # 2013-
228.

{4315}

CORNER LAND LLC
C/O RILEY W. ROBY
BALCH & BINGHAM LLP
MONTGOMERY AL 36101-0078

RE: Unsafe Structure

Dear Owner,

MONTGOMERY COUNTY Probate Records indicate you are the owner and/or mortgage firm of the structure located at 1602 SOUTH HULL ST. You are hereby notified this structure has been declared unsafe due to the following conditions, to the extent it is deemed a public nuisance. (See Attachment)

In accordance with 11-53B-1 ET.SEQ. Code of Alabama, 1975, as amended, demolition or repair of the listed conditions shall be accomplished within 45 days of the date this notice. Permits are required before any work commences.

If you, the owner and/or mortgage firm, fail to comply with this notice, the CITY OF MONTGOMERY may accomplish the demolition or repair, and the expense of such demolition or repair shall be assessed against the property before which the structure stands by the way of a lien.

Within thirty (30) days from the date this notice is given, any person, firm, or corporation having an interest in the structure may file a written request with the City Clerk's office for a hearing before the City Council, together with any objections to the finding by the Chief Building Official that the structure is unsafe to the extent of becoming a public nuisance.

LOCATION OF VIOLATION

Property: 1602 SOUTH HULL ST Parcel: 10 04 19 2 002 001.000
Size: 70 X 181
Offense #: C00005521

Location/Remarks: SOUTHWEST CORNER OF CLANTON

Assessed Description: Platname HELEN A ELLIS PLAT
Lot 1 Block #

WESLEY GALLOPS

726
Code Enforcement Inspector
Code Enforcement Department
(334) 625-2069



City of Montgomery, Alabama

Dorian D. Brunson, Director
Inspections Department

Todd Strange
Mayor

Montgomery City Council Members
Charles Jlnright - President
Jon Dow
Richard Bollinger
Glen O. Pruitt, Jr.

Cornelius Calhoun
Charles Smith Arch Lee
Tracy Larkin

Unsafe Structure Inspection Sheet

Date: 12/6/2013

Parcel: 10 04 19 2 002 001.000

Offense #: C00005521

- X Demolition - Demolition
- X Foundation - Foundation - Load bearing members are deteriorated to add resist all applicable loads.
- X Walls - Walls lean or have buckled to the extent that a plumb line passing through the center of gravity falls outside of the middle third of the base.
- X Roof - Roof structure is falling or has collapsed.
- X Other - Other - BASED ON THE REPORT DATED 08-03-2013 FROM GORDON L. DAVIS, STRUCTURAL ENGINEERING CONSULTANT, JOB # 2013-228.



City of Montgomery, Alabama

Dorian D. Brunson, Director
Inspections Department

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Montgomery City Council Members
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Richard Bollinger
Glen O. Pruitt, Jr.

Cornellus Calhoun
Charles Smith Arch Lee
Tracy Larkin

January 9, 2014

Open Vacant
{4315}

**CORNER LAND LLC
C/O RILEY W. ROBY
BALCH & BINGHAM LLP
MONTGOMERY AL 36101-0078**

Dear Owner,

The structure at 1602 SOUTH HULL ST has been found to be open and vacant and in a state of poor repair and is therefore in violation of Section 108.2 of the International Property Maintenance Code of The City of Montgomery. This condition creates a fire and safety hazard. Steps must be taken immediately to insure compliance with the provisions of Municipal Ordinance 7-2004 by securing this house in twenty (20) days of the date of this letter.

This property must be boarded up within twenty (20) days or the City of Montgomery will be forced to take action through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

If the property has been sold and is no longer owned by you, please advise us as to when and to whom the property was sold.

Within TWENTY (20) days from the date this notice is given, you may file a written request of appeal, along with submitting \$250.00 for administrative costs, with the City of Montgomery Inspections Department.

LOCATION OF VIOLATION

Property: 1602 SOUTH HULL ST Parcel: 10 04 19 2 002 001.000

Size: 70 X 181

Offense #: C

Location/Remarks: SOUTHWEST CORNER OF CLANTON

Assessed Description: Platname HELEN A ELLIS PLAT

Lot 1 Block #

JERRY PETTY

718

Code Enforcement Inspector

Code Enforcement Department

(334) 625-2069

CERTIFIED MAIL

Code Enforcement Division located at 25 Washington Ave, 1st Floor

P.O. Box 1111

Montgomery, Alabama 36108-1111

Phone (334) 625-2069

Fax (334) 625-2226



City of Montgomery, Alabama

Dorian D. Brunson, Director
Inspections Department

Todd Strange
Mayor

Montgomery City Council Members
Charles Jnrigh - President
Jon Dow
Richard Bollinger
Glen O. Pruitt, Jr.
Cornelius Calhoun
Charles Smith Arch Lee
Tracy Larkin

Boarding Up Procedures

1. Verify disconnection of service utilities to the building.
2. Remove all combustible furniture, clothing, trash, debris, junk from all levels including the attic space and exterior.
3. Search of entire building to be conducted to ensure that it is un-occupied.
4. All opening should be secured as follows:
Entire perimeter of openings should provide a solid, attachable surface for which the exterior grade sheeting (1/2 plywood, grade CDX or OSB board) may be attached.

Attachment of exterior sheeting to supports should be as follows:

- Minimum 1 1/2" corrosion resistant nails or screws spaced not more than 12" along the perimeter and interior supports.
- Interior supports should be 2x4 nominally dimensional wood cut to fit against perimeter supports and anchored with four (4) 12d cement coated nails or equivalent on each end. The spacing of interior supports should be no greater than 24" O.C.
- Additionally, all openings which require more than one (1) solid sheet of plywood or OSB board is required to be supported along all edges by interior supports.
- Main entrance: The main entrance to the structure is required to be secured by 3/4" CDX grade plywood or OSB board attached to perimeter supports with 1 1/2" minimum corrosion resistant screws at a minimum of 12" O.C. No interior supports will be required for 36" x 80" openings.
- Sheeting attachment should be in such a manner as to minimize the intrusion of rain.

Office receipt - 110908 - David Marshall - Al.



City of Montgomery, Alabama

Dorian D. Brunson, Director
Inspections Department

Todd Strange
Mayor

Montgomery City Council Members
Charles J. Inright, -President
Wille Cook
Jim Spear
Glen O. Pruitt, Jr.
Cornelius Calhoun
Charles Smith
Tracy Larkin
David Michael Byrdette
Martha Roby

April 20, 2010
Hudson Marshall

MAE FANNIE
PO BOX 650043
DALLAS, TX 75265-0043

{4315}

RE: Unsafe Structure

Dear MAE FANNIE

Montgomery County Probate records indicate you are the owner and/or the mortgage firm of the structure located at 1602 S HULL ST. You are hereby notified the structure has been declared unsafe due to the following conditions, to the extent it is deemed a public nuisance. (See Attachment)

In accordance with 11-53B-1 ET. SEQ. Code of Alabama, 1975, as amended, demolition or repair of the listed conditions shall be accomplished within 45 days of the date of this notice. Permits are required before any work commences.

If you, the owner and/or mortgage firm, fail to comply with this notice, the City of Montgomery may accomplish the demolition or repair, and the expense of such demolition or repair shall be assessed against the property on which the structure stands by way of a lien.

Within thirty (30) days from the date this notice is given, any person, firm, or corporation having an interest in the structure may file a written request with the City Clerk's office for a hearing before the City Council, together with any objections to the finding by the Chief Building Official that the structure is unsafe to the extent of becoming a public nuisance.

LOCATION OF VIOLATION

Property 1602 S HULL ST Parcel 10-04-19-02-002-001.000
Size 70 X 181
Offence# 0000026121
General Location SOUTHWEST CORNER OF CLANTON
Assessed Description ALSO N 7.5 FT LOT 2 & E 6 FT OF ALLEY



Jerry Petty
Jerry Petty
718
Code Enforcement Inspector
(334)241-2068
0000026121

Unsafe Structure Inspection Sheet

04/20/2010

Parcel 10-04-19-02-002-001.000
Offence# 0000026121

- Foundations - Load bearing members are deteriorated to the extent that the members do not have floor sufficient strength to resist all applicable loads.**

- Walls - Lean or have buckled to the extent that a plumb line passing through the center of gravity fall outside of the middle third of the base.**

- Roof - Roof structure is failing or has collapsed.**

- Structure not secure - Entry may be made through open or unlocked doors and/or windows.**

- Building not complete - Building permit expired; structural members exposed to elements and have deteriorated.**

- Other - Blight/Disrepair/Neglect**

Gordon L. Davis

STRUCTURAL ENGINEERING CONSULTANT

Telephone
(334) 213-3070

Mailing Address
P.O. Box 241371
Montgomery, Alabama 36124-1371
August 30, 2013

Facsimile
(334) 213-4020
E-mail
gldavis1@mindspring.com

Corner Land, LLC
Attn: Mr. Riley Roby
Balch & Bingham
P.O. Box 78
Montgomery, Alabama 36101

RE: 1602 South Hull Street
Montgomery, Alabama

Gentlemen:

I inspected the captioned residence on August 23, 2013 as required by Mr. Riley Roby in a telephone conversation on August 20, 2013. The purpose of this inspection was to determine the extent of structural deficiencies present in the residence and to determine if modifications to the structural components of the residence can be made that would return the structure to a safe condition that provides satisfactory function and usefulness. I previously inspected this residence on March 10, 1999, December 20, 2001 and in May, 2002. I have reviewed reports prepared by Mr. Bill Joseph, dated April 10, 1987, October 10, 1991 and June 17, 1993. I have reviewed photographs and notes made at my previous inspections. I have compared the conditions identified by each of these reports with the conditions that currently exist in the residence. The following observations, conclusions and recommendations are based upon my visual, non-destructive inspection of the residence and my evaluation of the current conditions that exist in the residence, particularly relative to conditions that have existed in the residence during the time of my previous inspections.

I did not find evidence to indicate that any significant changes to the construction of this residence have been made since the time of my previous inspections. I found no evidence that any alterations or additions to the structure have been made. I also found no evidence to indicate that any repairs to the foundation system or framing system of the residence have been made. It does not appear that any painting of trim at the exterior or painting of interior walls and ceilings has been provided. Some patching of cracks at interior walls has been done since my previous inspections. I did not find evidence to indicate that any leveling of the floors or modifications to doors or door frames has been provided.

I observed increases in the severity of the damage since the time of my previous inspections. The increases consist of opening of cracks that now are wider than previously existed and a significant amount of movement at the brick masonry walls at the porch at the front entry. Downward movements and rotation of the brick columns and arches at the front of the residence have occurred. Separations in the arches has also occurred. A downward movement of the roof above the entrance porch has also occurred. The downward movement, in my opinion, has increased by a magnitude of approximately 4" to 6" since the time of my previous inspections.

I observed additional deterioration in the framing system of the residence, particularly in the area at the south of the residence, above the original porch that projects to the south. Deterioration in trim at the perimeter of the residence and framing members that are exposed by the deteriorated trim also exists.

One change that has occurred since my previous inspection is an increase in the magnitude or rotation in the freestanding brick masonry wall at the rear of the residence. The wall currently is rotated from a plumb position by a magnitude of approximately 8" to 12" in the height of the wall.

It has been my opinion since 1999 that deficiencies exist in this residence that are not isolated to an individual location, but rather exist at the entire structure. It has been my continued opinion that any type repairs to correct foundation deficiencies in the structure would require a complete reconstruction of the existing foundation system. It has also been my opinion that stabilization of the structure, to prevent additional foundation movements in the future, would require a reconstruction of the foundation system. Repairs that have been made in the past to seal cracks in the exterior brick veneer likely would require a large quantity of removal of brick veneer and reconstruction of the brick veneer to allow for closure of the cracks after foundation repairs are made. The voids that have been filled at cracks in the brick veneer in the past, in my opinion, would prevent lifting of the structure in a manner that the cracks could be closed. Removal of the patches made by pointing of the mortar likely would cause damage to the brick that would require removal and replacement of the brick. It is also my opinion that the magnitude of the movements that have occurred at the porch at the front entry will require a reconstruction of this area. The vertical movements and horizontal movements that have taken place at the arches at the porch, in my opinion, cannot be lifted and returned to their original position without demolition and reconstruction. It is also my opinion that the porch construction creates an unsafe condition without repairs by replacement being made.

It is my opinion that the absence of satisfactory maintenance of this structure during the more than 14 years since my original inspection has resulted in a significant deterioration in the structural components of the residence. It is my opinion that this deterioration has created an unsafe condition in the residence, particularly at the front entry, portions of perimeter walls and the freestanding screen wall located at the rear of the property, adjacent to Clayton Street. It is my opinion that this continued deterioration and movement of the structure has resulted in portions of the structure no longer being capable of having satisfactory repairs made that will stabilize and create a safe condition in the structure. It is my opinion that some significant demolition and replacement of portions of the structure will be necessary for any continued use of the structure to be provided.

In conclusion, it is my opinion that although some repairs to this residence are possible that could minimize or eliminate structural deficiencies that exist, a large portion of the residence will require removal and replacement for satisfactory repairs to be provided. It is my opinion that a large portion of the architectural features at the exterior of the residence will require removal and replacement for proper repair of this structure. Although I have prepared numerous repair plans for residential construction in the Montgomery area during my career, I do not believe that I have provided repair plans for a residence having damage that is as extensive as that which exists at this residence. It is my opinion that no economically feasible repairs exist that could satisfactorily turn this structure to an acceptable and safe condition. It is also my opinion that the extent of repairs that will be necessary to correct the deficiencies will create issues with the International Residential Code that likely will require the residence to be

1602 South Hull Street
Montgomery, Alabama
August 30, 2013
Job #2013-228
Page 3 of 3

upgraded to current code requirements. It is my opinion that the most practical solution for this residence is a demolition and reconstruction.

Please call if you have further questions.

Sincerely yours,

Gordon L. Davis, P.E.



The seal is circular with a dotted border. The text inside the seal reads: "ALABAMA" at the top, "LICENSED" below it, "No. 10479" in the center, "PROFESSIONAL" below the number, "ENGINEER" below "PROFESSIONAL", and "GORDON L. DAVIS" at the bottom. Two stars are positioned on either side of the number "10479".

GLD/vcd

Gordon L. Davis
STRUCTURAL ENGINEERING CONSULTANT

Telephone
(334) 213-3070

Mailing Address
P.O. Box 241371
Montgomery, Alabama 36124-1371

Facsimile
(334) 213-4020
E-mail
gldavis1@mindspring.com

August 30, 2013

Corner Land, LLC
Attn: Mr. Riley Roby
Balch & Bingham
P.O. Box 78
Montgomery, Alabama 36101

INVOICE #11960

PROFESSIONAL SERVICES RENDERED

Invoice Date	Description	FEIN #47-0875833
8/30/13	1602 South Hull Street Montgomery, Alabama	
	JOB #2013-228	
	FEE:	
	Structural Inspection & Report – 2 Hrs. @ \$175.00	\$ 350.00
	AMOUNT DUE	\$ 350.00

PAYMENT IS DUE UPON RECEIPT OF INVOICE.

**INTEREST WILL BE CHARGED AT THE RATE OF 1.5% PER MONTH
ON ALL UNPAID INVOICES OVER 10 DAYS.**