

# **A G E N D A**

## **Architectural Review Board**

**March 22, 2016**

**Council Auditorium, City Hall**

**103 North Perry Street**

### **ARCHITECTURAL REVIEW BOARD MEMBERS**

Mr. Walter L. Bush, Jr., Chairman

Ms. Elizabeth Brown, Vice-Chairman

Mr. David Payne

Mr. Tony Hickman

Rev. Willie Welch

Mr. Cedric Campbell

Mr. John Foshee

Mr. Jon Hayden

Ms. Katie Williams

PLANNING CONTROLS DIVISION

**I. Approval of the Actions from the March 1, 2016, special called meeting**

**II. 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.	Michael Shows	Lower Commerce	122 Commerce Street
2.	Ashley Ledbetter	Lower Commerce	210 Water Street
3.	George & Alissa Marodis	Capitol Parkway-Capitol Heights	25 South Capitol Parkway
4.	Brian Mann	Old Cloverdale	434 Felder Avenue
5.	Carlie Powell	Old Cloverdale	1215 Woodward Avenue
6.	Brandy Price	Garden District	1253 South Lawrence Street
7.	Tara Sartorius	Cottage Hill	115 Hanrick Street
8.	Jim Bohannon	Cottage Hill	210 (205) N. Goldthwaite Street
9.	Robert & Brandy Price	Old Cloverdale	740 Felder Avenue

**III. Other Business/Announcements**

**The next meeting of the Architectural Review Board will be on  
Tuesday, April 26, 2016 at 5:30 p.m.**

## **OLD BUSINESS**

**1. PRESENTED BY:** Michael Shows

**SUBJECT:** Request for approval of a graphic art installation to the Bibb Street elevation for the property located at 122 Commerce Street (Lower Commerce).

**REMARKS:** Bibb Street elevation, paint or applied vinyl messaging to the blank wall. As the message is not advertising or the name of a business, the sign standards in this case do not apply. No illumination is proposed.

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

### **DEPARTMENT COMMENTS**

- The Board needs to determine if the proposed art installations are appropriate for a commercial historic district. SmartCode permits public art in T5 zoning.
- For consideration of treatments to historic buildings
  - The proposed art installation is on a secondary elevation that may not always be visible should the corner lot be developed;
  - The wall has already been painted, application of additional paint would not likely cause additional harm to the brick surface
  - This has been a debate in several downtowns around the country (per the NAPC list serve) as to the appropriateness of art/murals on walls. Where it has been permitted, it has often been on the rear or secondary elevation of a historic building (not primary street frontage), on a non-historic building, and has been driven by a desire to energize a budding art movement in downtowns undergoing revitalization efforts. One person suggested the Preservation should try to work with planning initiatives and artists, particularly if those things are not at odds with preservation practices.
  - Questions that stem from the Secretary of the Interior’s Standards for Rehabilitation: Does the addition of art change or irreparably alter the historic character or material integrity of the building? Does it remove historic material or introduce conjectural historic features? Does it destroy historic materials that characterize the property? Is the proposed art reversible without impairing the historic property?

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

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



122 Commerce Street



*122 Commerce Street*

BIBB STREET: GRAPHIC ART INSTALLATION

- ▶ The proposed art installation for this facade is to apply graphics (see below) via paint medium or applied vinyl to the existing painted wall. The intent of the graphic is to support the content of the proposed museum and engage the public from a distance.



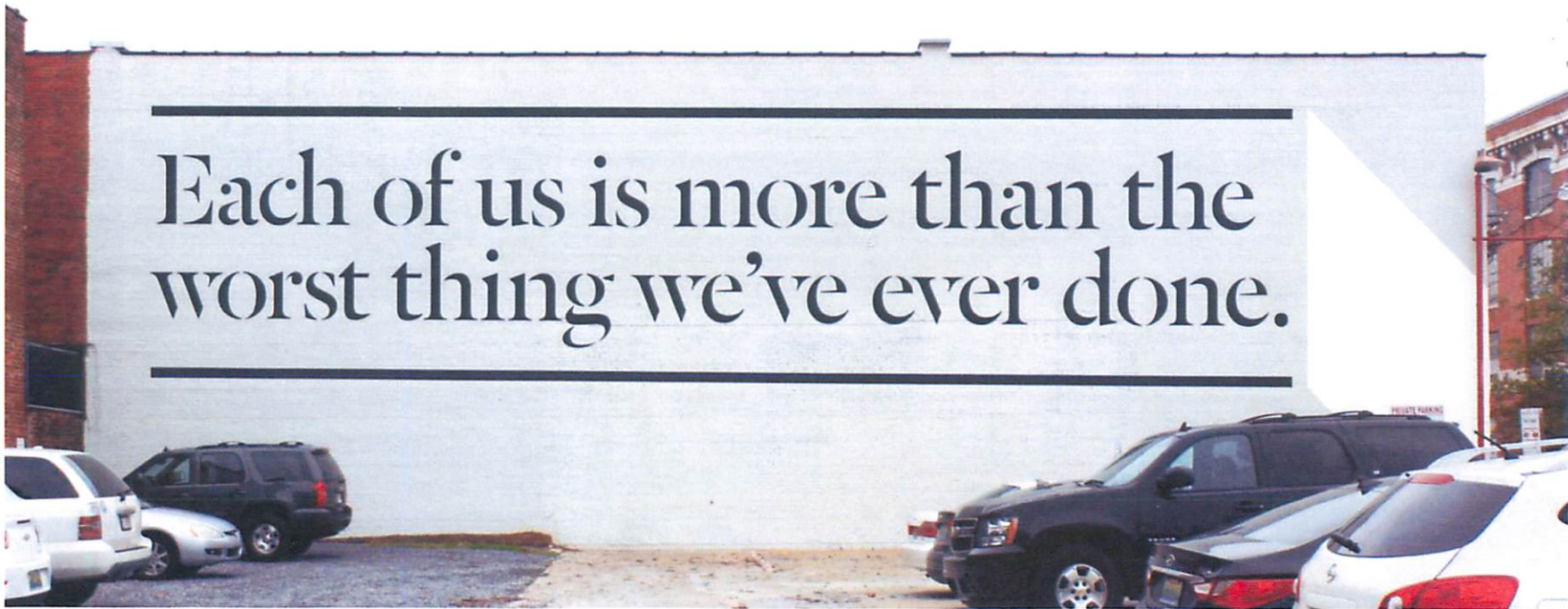
BIBB STREET EXISTING FACADE



BIBB STREET FACADE INSTALLATION

FIRST ENCOUNTER

## South Wall



LOCAL  
PROJECTS

**NEW BUSINESS**

**2. PRESENTED BY:** Ashley Ledbetter

**SUBJECT:** Request for approval of a public art installation for the property located at 210 Water Street (Lower Commerce).

**REMARKS:** The petitioner is requesting permission to install an approximately 14' tall bronze WWI commemorative statue on a 5' tall pedestal in front of the eastern block of Union Station. The base will utilize stone to mimic the water table course on the train station, and will incorporate flower beds (red poppies). The three gingko trees and existing CVB sign will be removed to accommodate the statue as a focal point from the eastern approach to the main entrance. The statue will be centered on the eastern block projection (note that the photo-rendering is off center).

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

**DEPARTMENT COMMENTS**

- The Alabama Historical Commission holds an easement on the property, and will also be reviewing the proposed installation of the statue in this location.
- Questions that stem from the Secretary of the Interior's Standards for Rehabilitation: Does the addition of art change or irreparably alter the historic character or material integrity of the building? Does it remove historic material or introduce conjectural historic features? Does it destroy historic materials that characterize the property? Is the proposed art reversible without impairing the historic property?

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

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

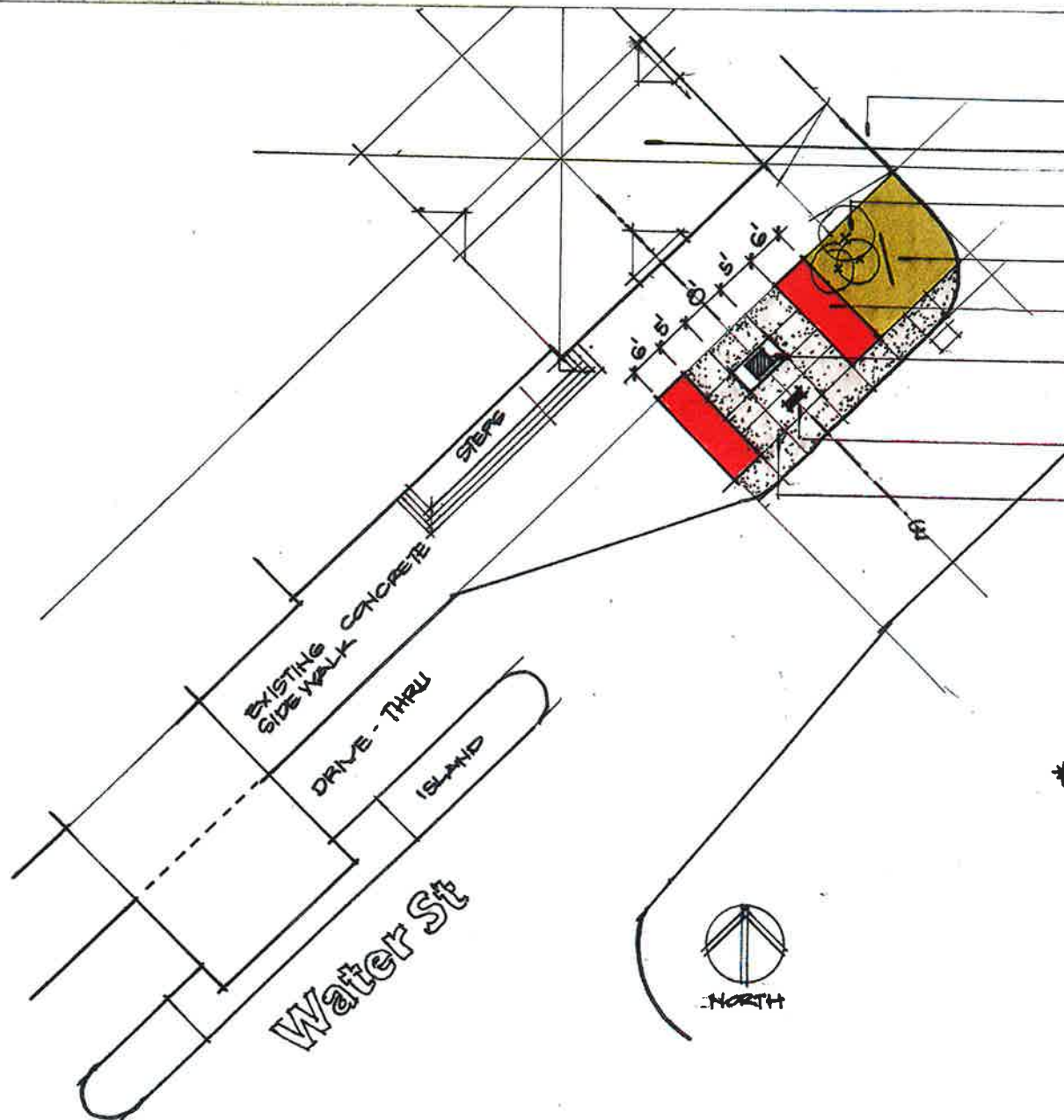




210 Water Street



*210 Water Street*



- EXISTING H.C. RAMP
- UNION STATION
- TREES TO BE REMOVED
- RELOCATE POST SIGN
- FLOWER BEDS (RED POPPY)
- "THE SOLDIER" ON PEDESTAL (MATCH LIMESTONE BASE)
- INFO SIGNAGE
- CONCRETE WALK (NEW) MATCH EXISTING

**"THE SOLDIER"**

CONCEPT SKETCH  
 SCALE: APPROX. 1/16" = 1'-0"

\* SUGGESTED LOCATION FOR THE SCULPTURE BY JAMES BUTLER DEDICATED IN MEMORY OF THE 1ST TH ALABAMA INFANTRY REGIMENT OF THE FAMED 42ND "RAINBOW" DIVISION AND THEIR GALLANTRY DURING THE WWI BATTLE OF CROIX ROUGE FARM (FRANCE) ON JULY 26, 1918

PORTE  
COCHERE

PO



BLDG MASS

5' 10' 5'

NEW  
TREE

GRASS

Water Street

THE  
SOLDIER

FIELDS OF  
POPPIES

THE SOLDIER

ON 5' X 10' PEDESTAL

INFO PEDESTAL  
(PLAQUE)

NORTH  
UNION  
STATION



THE SOLDIER  
AT  
UNION STATION



**3. PRESENTED BY:** George and Alissa Marodis

**SUBJECT:** Request for approval of a chimney removal for the property located at 25 South Capitol Parkway (S. Capitol Parkway—Capitol Heights).

**REMARKS:** The petitioner is requesting permission to remove an interior, asymmetrical chimney for non-functioning fire places. The chimney is located on the right side of the house toward the middle/rear of the roof. The chimney is leaking through the deteriorating mortar, and the petitioner would like to roof over it to seal the leak. There is one exterior chimney on the front left side of the house which would not be affected.

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

**DEPARTMENT COMMENTS**

- The question the Board has grappled with on chimney removal requests is whether or not the chimney is a character defining feature on the house? Is it an important architectural element to the building? Or is its location and design such that if it wasn't there, there would not be a negative visual impact on the structure?
- Looking straight on at the house, the chimney is not visible.

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

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



25 South Capitol Parkway



*25 South Capitol Parkway*



February 6, 2016

Proposal to the Montgomery Architectural Review Board  
Chimney Demolition  
George & Alissa Marodis  
25 S. Capitol Pkwy

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A few weeks ago we noticed evidence of a roof leak on our ceiling. A roof inspection identified the origin of the leak as coming from a faulty chimney shown in pictures no. 1 & 2. The mortar has severely deteriorated over time and is allowing water to enter the house.

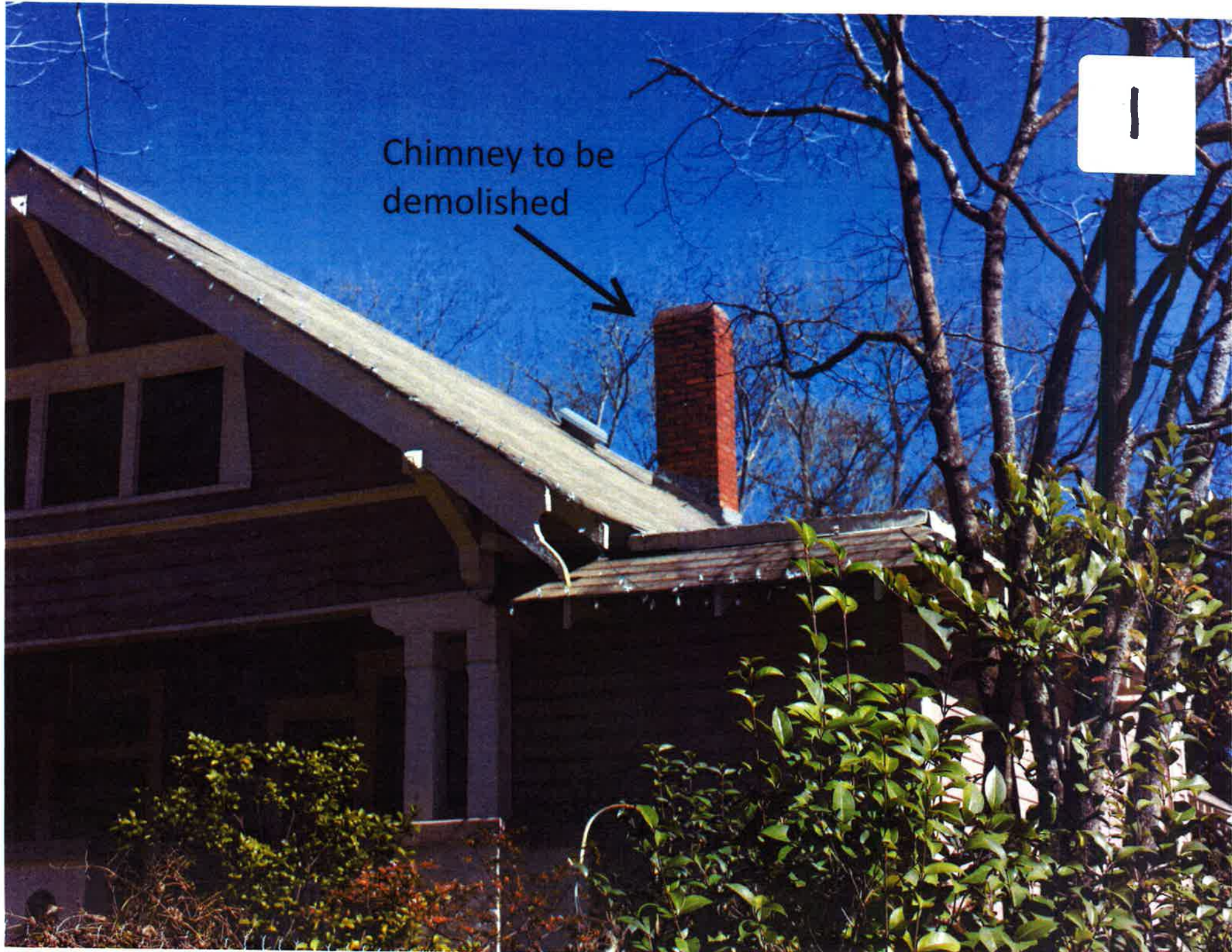
The fireplace that this chimney vented was sealed and sheet rocked over before we bought the house. The faulty chimney is located towards the interior of the house and consequently there is not a chimney wall along the outside of the house. There exists another chimney on the north side of the house (picture 3) which is in-tact and will not be touched.

We respectfully request permission to demolish the faulty chimney to below the roof line, cover the hole with roof decking and re-shingle to blend in with existing shingles. Since the two chimneys are asymmetrical and the faulty chimney does not have an outside wall, we feel that demolishing the faulty chimney will not affect the symmetry of the house profile in any way (picture 4).

Your cooperation in this matter will be sincerely appreciated.

George & Alissa Marodis

Chimney to be demolished



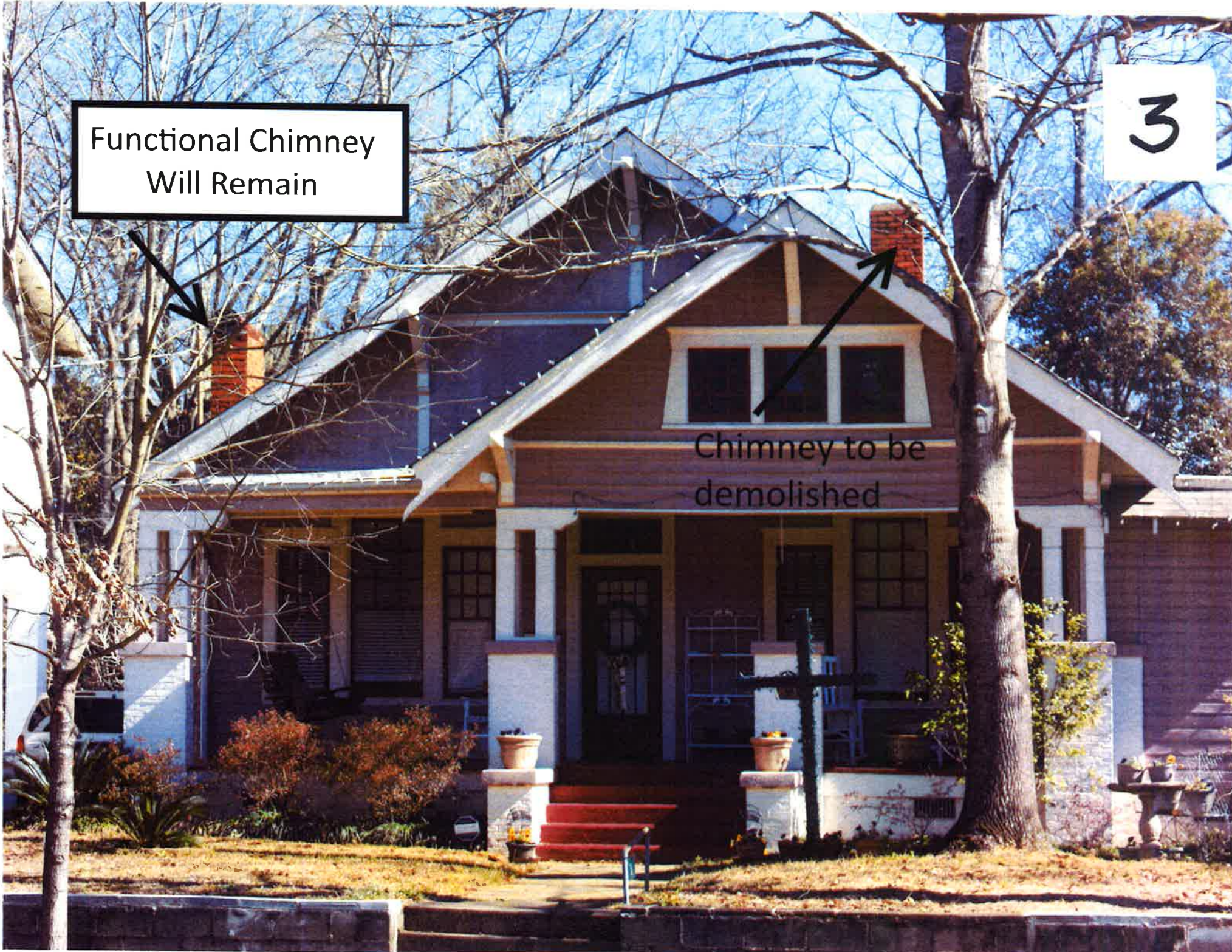
2

Chimney to be demolished



Functional Chimney  
Will Remain

Chimney to be  
demolished





House Profile After  
Chimney Demolition

4

**4. PRESENTED BY:** Brian Mann

**SUBJECT:** Request for approval of the installation of a door in an accessory structure for the property located at 434 Felder Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to remove an existing window, enlarge the opening, and install a walkthrough door on the side of the garage. The proposed door is a craftsman style, 6 lite steel door that will be painted to match the trim on the garage or a palette 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**

- The Board has approved steel doors on rear elevations and outbuildings
- The ONLY issue before the Board is converting a window to a door, and not the use of the building.

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

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



434 Felder Avenue



434 Felder Avenue



Your Store:  
**S Montgomery, AL**

Your Store: **Montgomery, AL**



**ReliaBilt Craftsman Glass Insulating Core 6-Lite Left-Hand Inswing Primed Steel Prehung Entry Door (Common: 36-in x 80-in; Actual: 37.5-in x 81.75-in)**

Item #: 369904 | Model #: 36RBCRFTM6LTLH



**\$237.00**

Common Size (W x H)



- Facebook
- Pinterest
- Twitter
- Google+
- Email

*Painted to match or palette color*

**FREE Store Pickup**  
 Your order can be available for pickup in **Lowe's Of S Montgomery, AL** today.

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**Lowe's Truck Delivery**  
 Your order will be ready for delivery to you from your selected store.

---

**Parcel Shipping**  
 Unavailable for This Order  
 Sent by carriers like UPS, FedEx, USPS, etc.

**ReliaBilt Craftsman Glass Insulating Core 6-Lite Left-Hand Inswing Primed Steel Prehung Entry Door (Common: 36-in x 80-in; Actual: 37.5-in x 81.75-in)** **\$237.00**

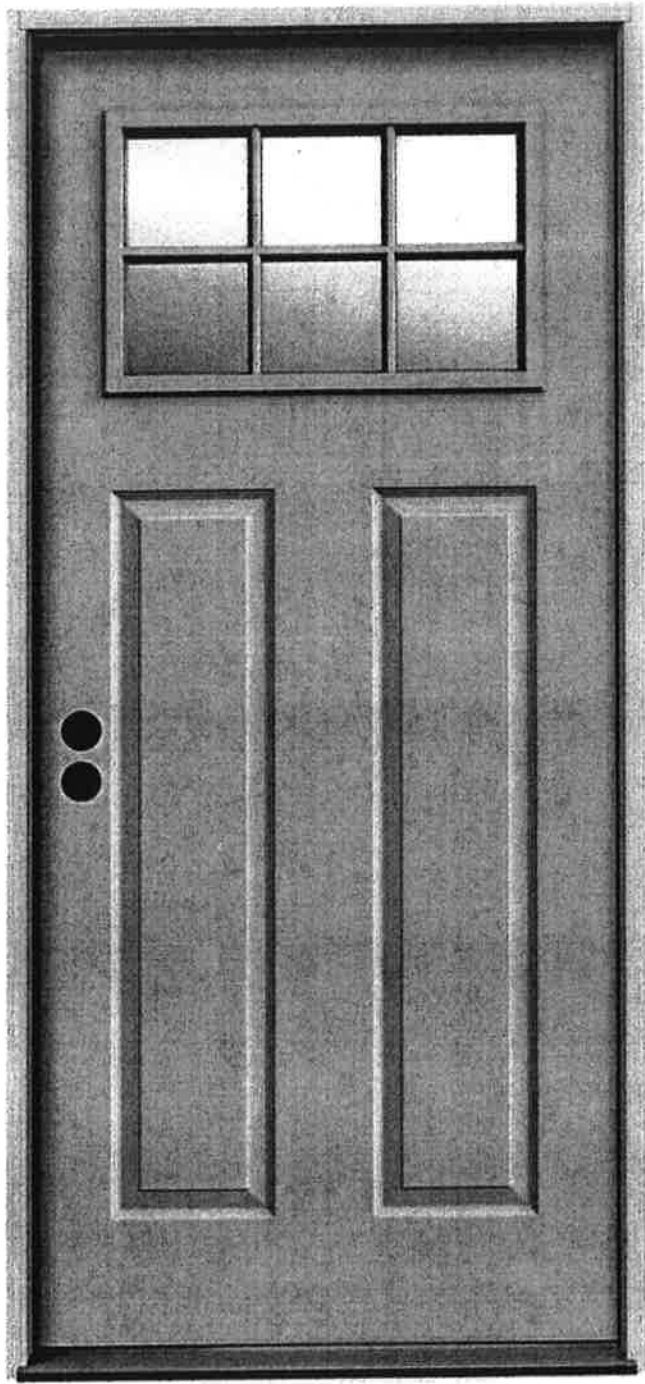
**Description**

Craftsman Glass Insulating Core 6-Lite Left-Hand Inswing Primed Steel Prehung Entry Door (Common: 36-in x 80-in; Actual: 37.5-in x 81.75-in)

- ENERGY STAR® qualified
- This Craftsman door design features elegant, uncomplicated clean lines
- Simple panel profiles celebrate the handcraft of the arts and crafts movement
- 1-lite, 3-lite and 6-lite glass options available
- 1-piece polystyrene core provides long-lasting insulation
- Pre-hung door unit ready for installation
- Lifetime limited warranty

**Specifications**

Collection Name	Craftsman Glass	Glass Style	Craftsman 6-lite
Hinge Finish	Satin nickel	Construction	Insulating core
Jamb Width (Inches)	4.563		Left-hand



**5. PRESENTED BY:** Carlie Powell

**SUBJECT:** Request for approval of driveway, patio and walkway for the property located at 1215 Woodward Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to replace the existing driveway with a solid concrete drive extended to the side entrance of the house in the same width as the existing. The current driveway consists of 44' of concrete runners and 37' of gravel.

The petitioner would also like to repour a rear patio slab with stamped concrete, approximately 21'x30' along the back of the house. And install a 4'x21' walkway from the patio to the already approved accessory structure.

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

**DEPARTMENT COMMENTS**

- The proposal is only introducing a new surface area to be covered between the house and the outbuilding, the other areas already have some paving or hard material.
- As a side note, the ARB approved the work on this house (opening porch, adding pergola on the front), and the Historic Preservation Commission recognized it as a recent "Restoration of the Month".



*1215 Woodward Avenue*





Carlie Powell  
1215 Woodward Avenue  
February 24, 2016

### Summary and Explanation of Proposed Work

Homeowner is proposing to create exterior improvements to this property, which entail the following:

#### (Area - 1)

1. Replace and extend existing concrete surface from sidewalk to side-porch entrance to home. Currently, the 44' of the driveway from the sidewalk into the property consist of concrete (very poor condition) and the remaining 37' of the driveway (up to side-porch entrance) is comprised on loose gravel.

**Proposal:** Remove broken concrete and material, improve slope to drain properly away from home, and improve existing driveway by finishing driveway with approximately 10' width concrete to driveway psi standards/quality.

**Finished Product:** Approximately 91 feet of concrete, 10' in width extending from sidewalk and extending up to side-porch entrance into home.

**Benefits:** This improvement will create both a safer and more aesthetic look to the existing property. In addition, this improvement will bring the quality/condition of this parcel up to, if not exceed, the neighborhood property care/investment standards. Simply, the benefits of this improvement will extend beyond the existing property and compliment to existing endeavors of the neighborhood to maintain the quality, condition, and historic flavor of "Old Cloverdale".

#### (Area - 2)

2. Replace existing concrete patio/slab with new stamped concrete surface. Due to the condition of this existing slab, a new section will need to be poured, which will include the stamped concrete technique during the process. This existing section of slab resides at the perimeter of the rear of the home. As shown in the schematic, the rectangular area consists of an approximate area ranging from 21' x 30' and less depending area (See Schematic)

In addition, a new section of concrete walkway (4' in width and approximately 21' in length) will be constructed to create a walkway from the home to the backyard shop/storage building. This walkway will also have a stamped concrete finish.

**Finished Product:** Approximate area described above will replace existing concrete slab with new stamped finish concrete slab with the addition of a 4' walkway from home to backyard shop/storage building. Concrete stamp color will be sabal and charcoal (see picture).

**Benefits:** Similar to the driveway entrance concrete improvements, this "Area-2" construction will compliment/improve the aesthetics, and use of the property while maintaining the dignity and character of the Old Cloverdale heritage. In addition, these improvements will compliment, as an improvement, to those homes around in the Old Cloverdale area.

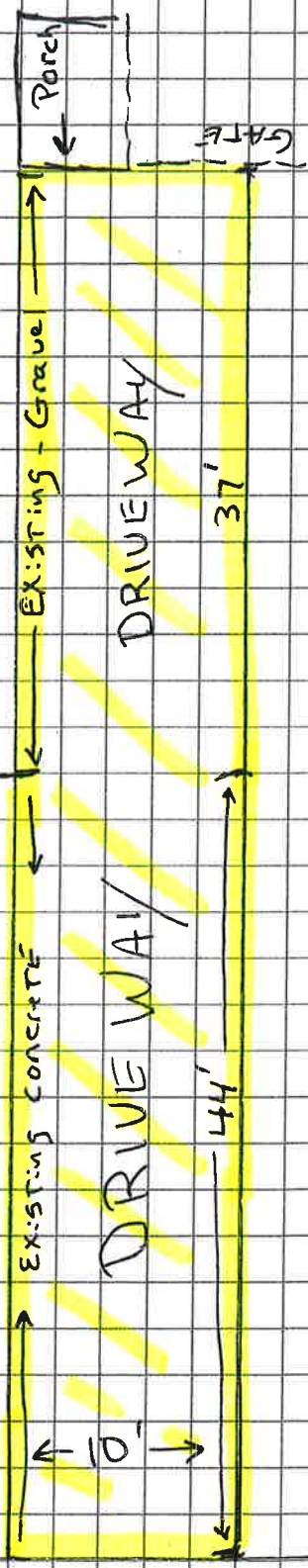
1215 WOODWARD AVE.  
House

FRONT YARD

PROJECT AREA  
- CONCRETE

Side Walk

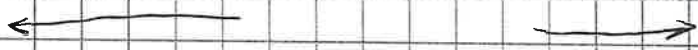
WOODWARD AVENUE



FENCE - PROPERTY LINE



EXISTING FENCE



PROJECT AREA  
- STAMPED CONCRETE

EXISTING STORAGE BUILDING (WOOD)

21' SIDEWALK

30'  
EXISTING CONCRETE SLAB  
REAR/BACK Porch

21'

1215 WOODWARD AVENUE  
(REAR OF HOME)

EXISTING FENCE - PROPERTY LINE

EXISTING FENCE

Free Plain Graph Paper from <http://incoortpotech.com/graphpaper/plain/>



**6. PRESENTED BY:** Brandy Price

**SUBJECT:** Request for approval of front and rear porch alterations and deck for the property located at 1253 South Lawrence Street (Garden District).

**REMARKS:** The petitioner is requesting to remove the front porch enclosure (glass panes) to restore the porch. The petitioner is also requesting permission to enclose an existing rear porch that is under a rear gable and relocating the existing door and window to the exterior wall; and to construct a 10'x12' deck on the rear as illustrated. The siding will match the existing siding.

**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**

- Staff applauds the desire to reopen the front porch.
- The ARB has not generally taken issue with rear porch enclosures, or rear decks where they are not visible.



1253 South Lawrence Street



1253 South Lawrence Street









**7. PRESENTED BY:** Tara Sartorius

**SUBJECT:** Request for re-approval of an expired project for front porch alterations, rear addition, and tree removal for the property located at 115 Hanrick Street (Cottage Hill).

**REMARKS:** The petitioner is requesting permission to:

- Rebuild the covered front porch with the roof and balustrade as illustrated, porch roof to be architectural tab shingles;
- Replace windows with 2 over 2 aluminum clad wood Weathershield windows with a white finish;
- Paint palette colors 15 (body); 22 (trim); and 18 (accent);
- Construct an addition at the rear of the one story house. Two options are proposed:
  - Add a single story 770 square foot addition that would be connected to the main structure by an enclosed passage way as illustrated. The addition will include a handicap accessible ramp, and sided to match the original, the proposed windows on the south and west elevations are clerestory, with other windows to be 2 over 2 as noted above; and a galvanized metal roof is proposed (no crimp pattern provided);
  - Add a two story addition in the same footprint, as illustrated.
- Remove a tree growing in the retaining wall on the south property line.

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

#### **DEPARTMENT COMMENTS**

- The submission was approved by Hickman, Bush, Foshee, Campbell, Payne, Hayden, and Welch (Brown was absent)
- A copy of the approval letter is attached.



115 Hanrick Street



115 Hanrick Street

This proposal involves

1. Restoration
2. New construction.
  - 2A. One Story
  - 2B. Two Stories (option)

### 1. Restoration (p.3 & 5)

I would like to **rebuild the covered porch** on the original structure, and repair or replace all windows with similarly-sized, identical-looking two-over-two insulated windows, and paint the entire structure per the standard samples below, and as shown on Page 4 of attached drawings. Roof material is architectural shingles matching current material. *Not metal as drawn.*

Main #15/703

Trim #22/1474

Accent #18/950

While rebuilding the porch cover, I would like to add a balustrade for added structure and improved appearance.

### 2A. New Construction (pp. 1-8)

I request permission to build a 770 SF outbuilding behind the principal, original building. The two would be adjoined by a 138 SF back building through which both structures could be accessed. Roof material is metal for new construction.

*- connection to address roofline issues @ rear*

### 2B. New Construction with 2<sup>nd</sup> Story option (pp.9-12)

Everything about the outbuilding remains the same, except that an additional level would be above the first floor. The 2<sup>nd</sup> story would have 7 windows as depicted.

### Tree Removal

There is one tree beside the house (**see p. 1 for location**) that is growing out of a retaining wall. Since it is on my property, I would like to remove it before it becomes a hazard to the house and the wall. I met with Russell Stringer about a year ago, and he approved (verbally to me) the removal of that tree and also suggested I trim any other branches from adjacent trees that are hanging over the house.

**I request approval for all options as depicted, and will choose the option I can afford once I get bids for construction.**

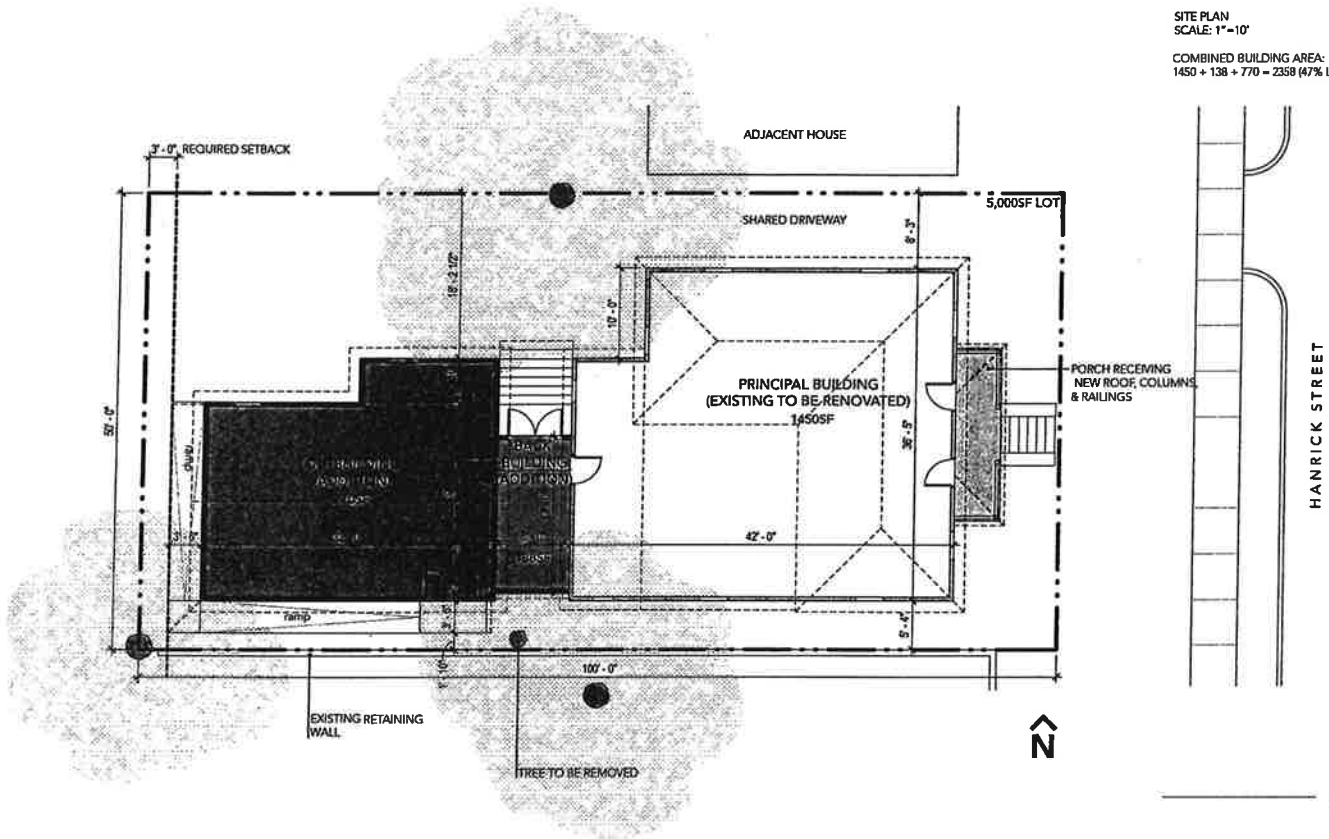
*wood framed clerestory*

ADDITIONS/RENOVATIONS TO  
115 HANRICK STREET

10.24.14

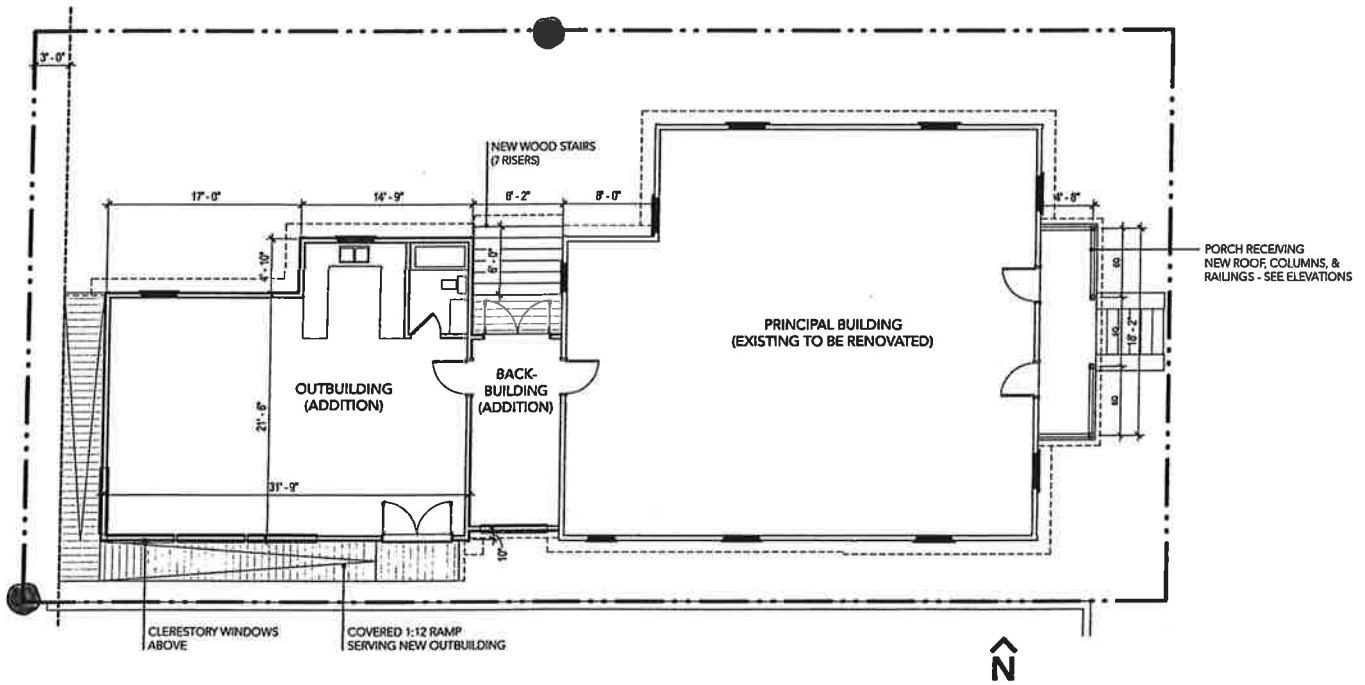
SITE PLAN  
SCALE: 1" = 10'

COMBINED BUILDING AREA:  
1450 + 138 + 770 = 2358 (47% LOT COVERAGE)



HANRICK STREET

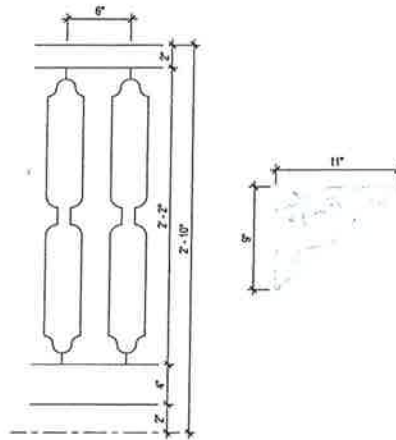
FLOOR PLAN  
SCALE: 1/8"=1'



EXTERIOR ELEVATIONS  
SCALE: 1/8"=1'



**EAST/FRONT ELEVATION**  
(new roof, columns, railings)



**NORTH ELEVATION**

(EXISTING PRINCIPAL BUILDING)

(BACK-BUILDING  
ADDITION)

(OUTBUILDING  
ADDITION)

EXTERIOR ELEVATIONS  
SCALE: 1/8"=1'



**WEST/BACK ELEVATION**  
(outbuilding addition)



ALL SHIPLAP SIDING

15  
703



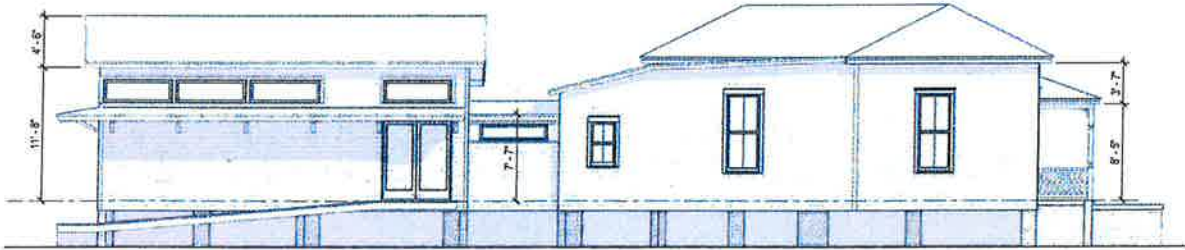
ALL TRIM, COLUMNS, BRACKETS,  
ORNAMENT, ETC.

18  
950



WINDOW SASHES & DOORS

12  
1474



**NORTH ELEVATION**  
(OUTBUILDING ADDITION)

(BACK-BUILDING  
ADDITION)

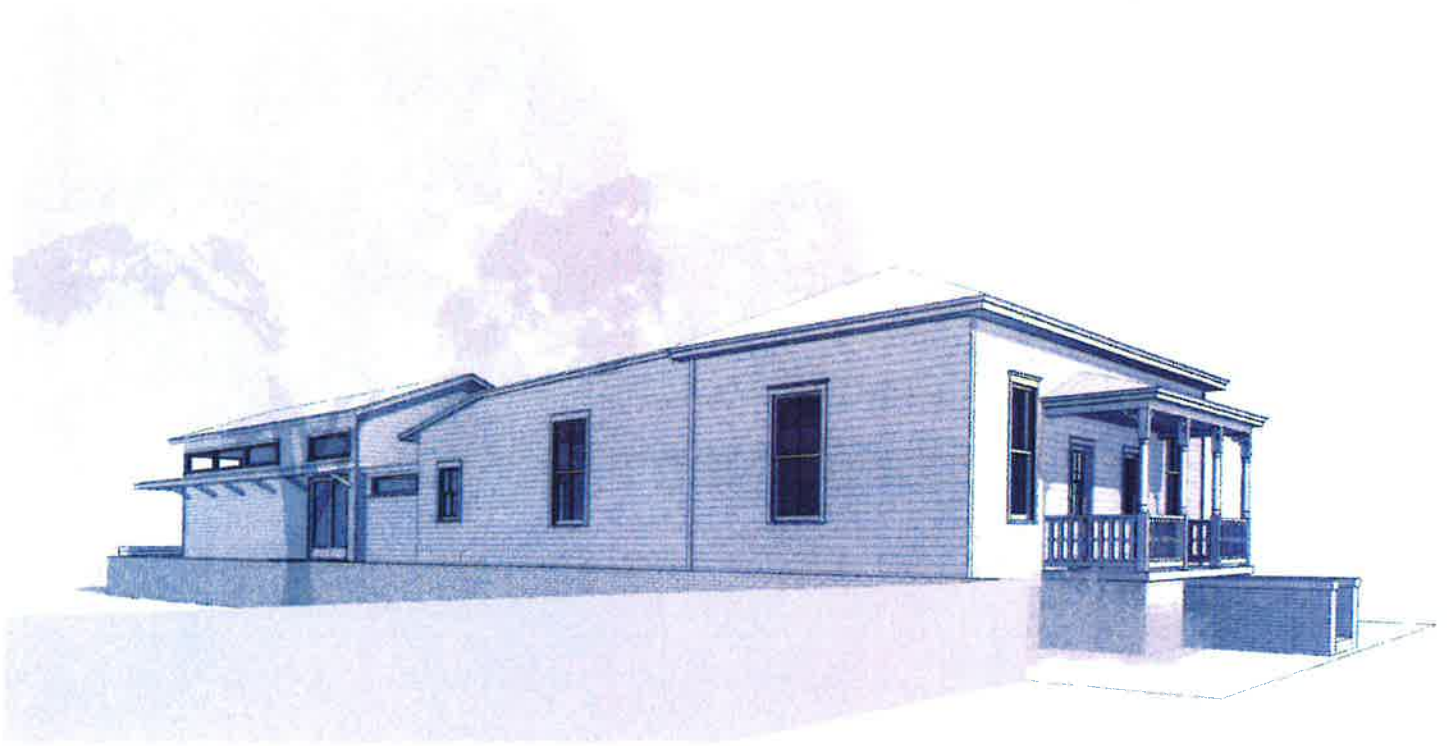
(EXISTING PRINCIPAL BUILDING)

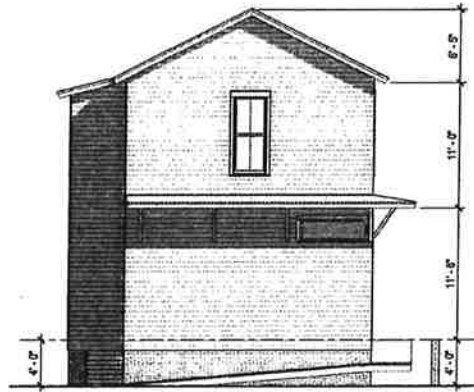




PERSPECTIVE - NORTH ELEVATION  
(VIEW FROM HERRON)







**WEST/BACK ELEVATION**  
(outbuilding addition)



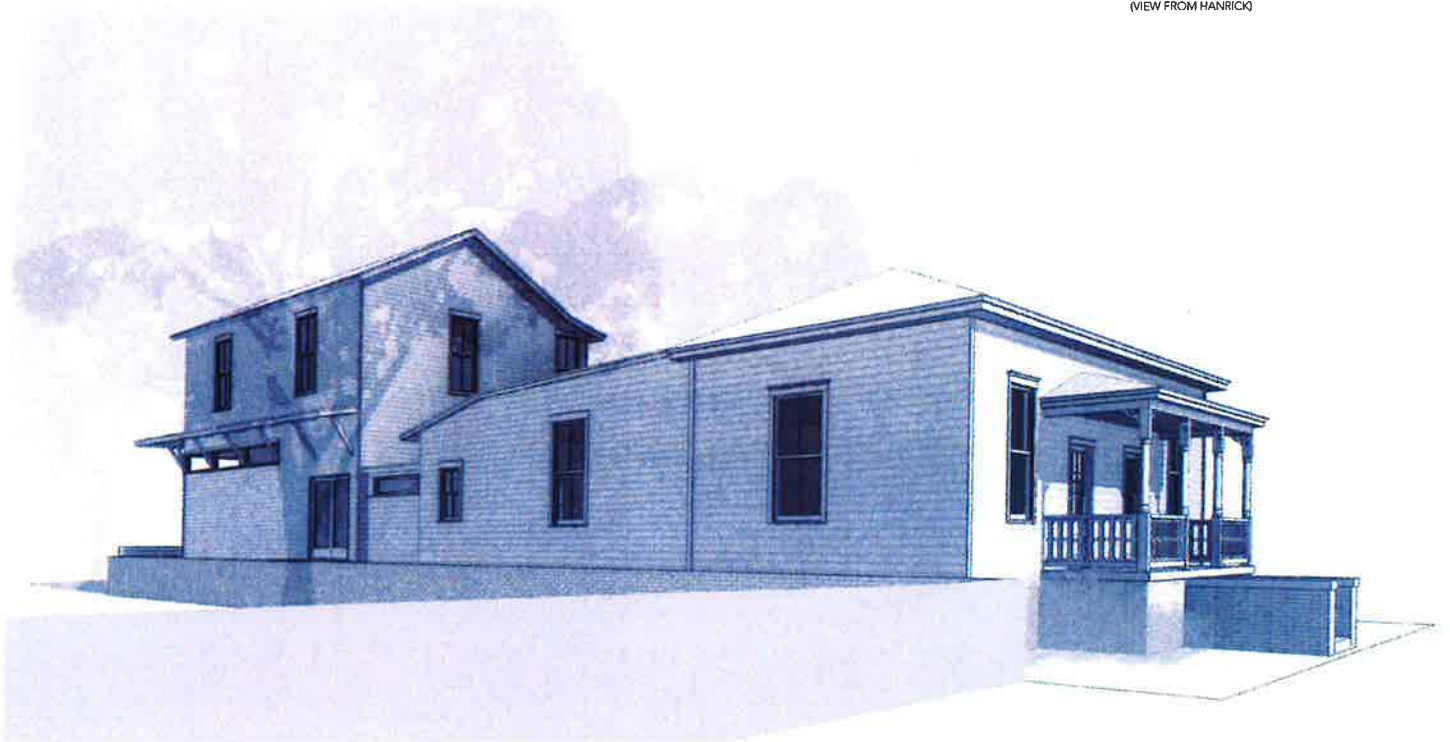
**NORTH ELEVATION**  
(OUTBUILDING ADDITION)

(BACK-BUILDING  
ADDITION)

(EXISTING PRINCIPAL BUILDING)



PERSPECTIVE - SOUTH ELEVATION - 2-STORY OP-  
TION  
(VIEW FROM HANRICK)



SITE PHOTOS



**Anderson, Christy**

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**From:** Tara C. Sartorius at Art Time Studios <tara@art-time-studios.com>  
**Sent:** Thursday, October 30, 2014 11:51 PM  
**To:** Anderson, Christy  
**Subject:** Clarification of Sartorius Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Christy,

I believe you had 3 questions on specs for clarification that need to be appended to my proposal for restoration and addition to 115 Hanrick St.

1. The windows are to be Weathershield aluminum clad per specs below:

2	2862 1/2 TILT REPLACEMENT SASH w/WHITE JAMB LNER
	WEATHERSHIELD ALUM. CLAD REPLACEMENT SASH CLEAR INS. GLASS SIM. DIV. LITE w/ 1 BAR WHITE CLAD EXTERIOR CLEAR PINE INTERIOR BRASS HARDWARE

2. The metal roof is to be a 5V Crimp, mill finish, natural metal

3. The doors are to be modified slightly from depicted: half glass with wood panels, rails and stiles. Warner Mathis recommends either Weather Shield or Simpson brands.

Thanks. I hope this answers your questions.

Tara





City of **Montgomery**, Alabama

Planning Controls Division  
Thomas M. Tyson, Jr.

Todd Strange  
Mayor

Montgomery City Council Members

Charles W. Jinright - President	Cornelius Calhoun	Glen O. Pruitt, Jr.
Tracy Larkin - Pres. Pro Tem	Charles W. Smith	Arch Lee
Jon Dow	David Burkette	Richard Bollinger

November 20, 2014

Tara Sartorius  
529 Martha St.  
Montgomery, AL 36104

**RE: 115 Hanrick Street**

Dear Ms. Sartorius:

At the November 19, 2014 regularly scheduled meeting of the Architectural Review Board the request for approval of front porch, rear addition, and tree removal for the property located at 115 Hanrick Street (Cottage Hill) was reviewed. The petitioner is requesting permission to:

- Rebuild the covered front porch with the roof and balustrade as illustrated, porch roof to be architectural tab shingles;
- Replace windows with 2 over 2 aluminum clad wood Weathershield windows with a white finish;
- Paint palette colors 15 (body); 22 (trim); and 18 (accent);
- Construct an addition at the rear of the one story house. Two options are proposed:
  - Add a single story 770 square foot addition that would be connected to the main structure by an enclosed passage way as illustrated. The addition will include a handicap accessible ramp, and sided to match the original, the proposed windows on the south and west elevations are clerestory, with other windows to be 2 over 2 as noted above; and a galvanized metal roof is proposed (no crimp pattern provided);
  - Add a two story addition in the same footprint, as illustrated.
- Remove a tree growing in the retaining wall on the south property line.





City of **Montgomery**, Alabama

*Planning Controls Division  
Thomas M. Tyson, Jr.*

*Todd Strange  
Mayor*

Montgomery City Council Members

Charles W. Jirright - President	Cornelius Calhoun	Glen O. Pruitt, Jr.
Tracy Larkin - Pres. Pro Tem	Charles W. Smith	Arch Lee
Jon Dow	David Burkette	Richard Bollinger

After thorough study and consideration of this application, the Board approved the request as presented for both options. 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 construction or installation. A building permit cannot be pulled until 15 days after the public hearing or on **December 5, 2014**.

Sincerely,

Thomas M. Tyson, Jr.  
Land Use Controls Administrator

/pbr



**8. PRESENTED BY:** Jim Bohannon

**SUBJECT:** Request for approval of demolition for the property located at 201 (205) N. Goldthwaite Street (Capitol Inn, Cottage Hill).

**REMARKS:** The petitioner is requesting permission to demolish the old Capitol Inn. The owner has had several architects and developers look at the property over the last several years, and believes the best course of action is to re-develop the site. A summary of that effort is attached. Being vacant for some time, the building is in a deteriorating condition and has been subject to some vandalism. No replacement plan is proposed at this time, the owner did not want to move forward with developing concrete plans for reuse if the ARB did not find demolition was appropriate.

The Capitol Inn was constructed in 1958 as the Albert Pick Motel (see attached Sanborn map), and at the time Cottage Hill was designated in the 1970s, was not considered a contributing resource. The building is more than 50 years old now, but has not officially been evaluated for its architectural merit. It is located outside the residential portion of the neighborhood, and surrounded primarily by low, industrial/commercial buildings. Because of its prominent location looking up Bibb Street, Smart Code would call for a redevelopment plan that recognizes and utilizes that location as a terminating vista.

**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, for demolition requests: “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**

- The Board has generally only approved a demolition in cases where a viable replacement/redevelopment plan has been presented.
- The Board can consider the condition of the property, as well as its architectural merit within the district.
- The Board can consider an approval of demolition “in concept”—which would give the owner an indication as to whether or not redevelopment is an option. The approval in concept would not grant demolition outright, but would be subject to the approval of a fully fleshed out redevelopment plan.

## **ATTACTMENT:**

### **REASON FOR REQUEST:**

**When the owner purchased property in April of 2003, it was in very poor condition and an eyesore to the Cottage Hills Historic District and detrimental to Historic District and city because of criminal activities being conducted out of the property. After spending approximately \$1,000,000 (one million) dollars renovating property, compatible with the character of the Historic District, property began operating as a restaurant and motel in 2004 and continued until end of 2009. During the economic slowdown starting in 2008-2009, both the restaurant and motel operated at a loss, so owner was forced to close both businesses at end of 2009. Over the years, owner attempted to sell property, considered reopening both businesses, had several Montgomery developers evaluate the feasibility of renovating, which proved to be unfeasible, and owner also considered construction of new project development. During the years property has been closed, owner has maintained the property as well as having a full-time custodian.**

**Owner asks that Board approve demolition of existing building. Therefore, we present evidence of the present condition of building and the cost of maintaining this property.**

**The demolition will conform to standards established by the Board and is compatible with the character of the Historic District, and does not materially impair the architectural value of the Historic District. Owner asks Board to approve removal of building because, as stated above, it will not be detrimental to Historic or architectural character of Historic District. Also, after balancing the interest of the City and allowing for the interest of the property owner as to the use and benefits of his property, we feel that the approval by Board of the plan for demolition will be considered as reasonable and equitable for all parties.**





201 (205) North Goldthwaite Street



201 (205) North Goldthwaite Street



201 (205) North Goldthwaite Street





201 (205) North Goldthwaite Street



201 (205) North Goldthwaite Street



MAXWELL BLVD

MOLTON ST

CLAY ST

CATOMA ST

WHITMAN ST

N GOLDTHWAITE ST

BIBB ST

HERRON ST

WILKINSON ST

MARTHA ST

STATE ST

MONTGOMERY ST

Images of surrounding properties



①



②

201 (205) North Goldthwaite Street

③



④



201 (205) North Goldthwaite Street

**9. PRESENTED BY:** Robert & Brandy Price

**SUBJECT:** Request for approval of construction related alterations for the property located at 740 Felder Avenue (Old Cloverdale).

**REMARKS:** This item is on the agenda as a placeholder for issues that arise during renovation to keep the project on track. At the time the agenda was prepared, no specific item/issue had been raised for review.

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

**DEPARTMENT COMMENTS**

- No comment.

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

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