

# **A G E N D A**

## **Architectural Review Board**

**October 24, 2017**

**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. Barrett Penney

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 September 26, 2017 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.	Bryan Swierenga	Cloverdale Idlewild	3236 Le Bron Road
2.	Jane Albright	Old Cloverdale	965 Cloverdale Road
3.	Paul & Anna Wamsted	Old Cloverdale	1466 Watson Avenue
4.	Bill Wilson	Old Cloverdale	670 Cloverdale Road
5.	John T Campo & Associates	Lower Commerce	152 Coosa Street
6.	Five Points Cultural Commission	Cottage Hill	15-21, 41-45 North Goldthwaite
7.	Jeffery & Elizabeth Titrud	Cloverdale Idlewild	3154 DuPont Road

**III. Other Business/Announcements**

**The next meeting of the Architectural Review Board will be on  
Tuesday, November 28, 2017 at 5:30 p.m.**

**1. PRESENTED BY:** Bryan Swierenga

**SUBJECT:** Request for approval of a picket fence for the property located at 3236 Le Bron Road (Cloverdale Idlewild)

**REMARKS:** The petitioner is requesting permission to install a 44" white picket fence in the style illustrated (3 1/2" dog eared boards with 3 1/2" spacing). The fence will extend from the front right corner of the front porch north to the property line (the existing privacy fence further back will be removed) a distance of 33'9". The second section will be comprised of a double gate in the same style at the left rear corner of the house, spanning the width of the 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**

- No comment

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

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

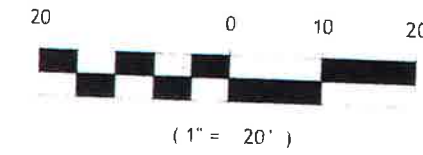


3236 LeBron Road



3236 LeBron Road

SITE



VICINITY MAP

NTS

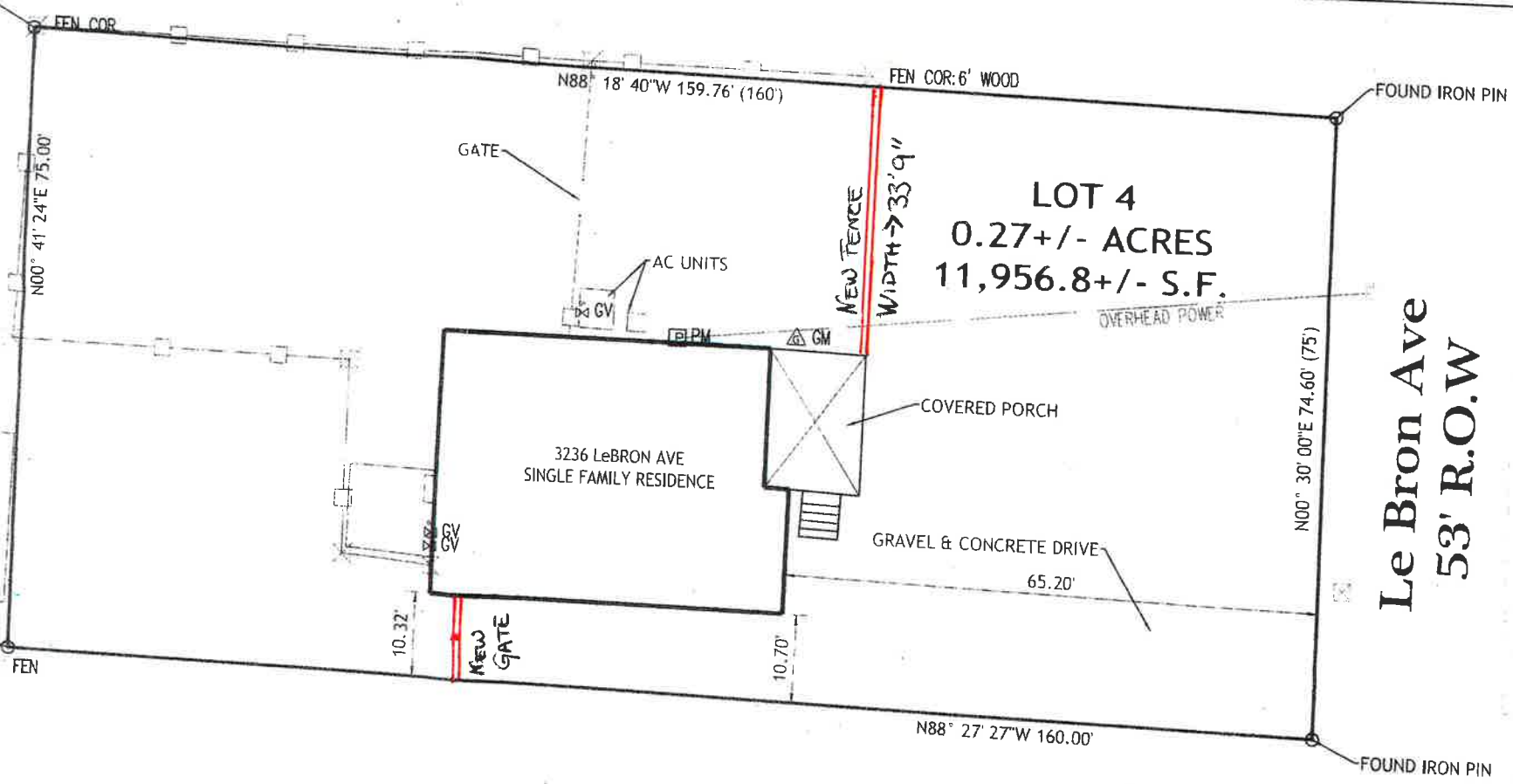
LOT 3  
SOUTH CLOVERDALE PLAT NO. 1

LEGEND

- A AIR CONDITION
- ⊕ BENCHMARK
- ⊕ BOLLARD
- ⊕ CO CLEAN OUT
- E ELECTRIC BOX
- ⊕ GAS METER
- ⊕ GUY WIRE
- ⊕ LIGHT STANDAF
- ⊕ MB MAIL BOX
- (M) MEASURED
- P POWER METER
- ⊕ POWER POLE
- (R) RECORDED
- ⊕ SANITARY MANH
- ⊕ SATELLITE DISH
- ⊕ SEPTIC TANK
- ⊕ STORM MANHOL
- ⊕ TELEPHONE PEI
- ⊕ TREE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ RETAINING WAL
- ⊕ BARBED WIRE FI
- ⊕ CHAIN LINK FEN
- ⊕ WOOD FENCE
- OHP OHP OVERHEAD POW

LOT 4  
0.27 +/- ACRES  
11,956.8 +/- S.F.

Le Bron Ave  
53' R.O.W



LOT 3  
SOUTH CLOVERDALE PLAT NO. 1

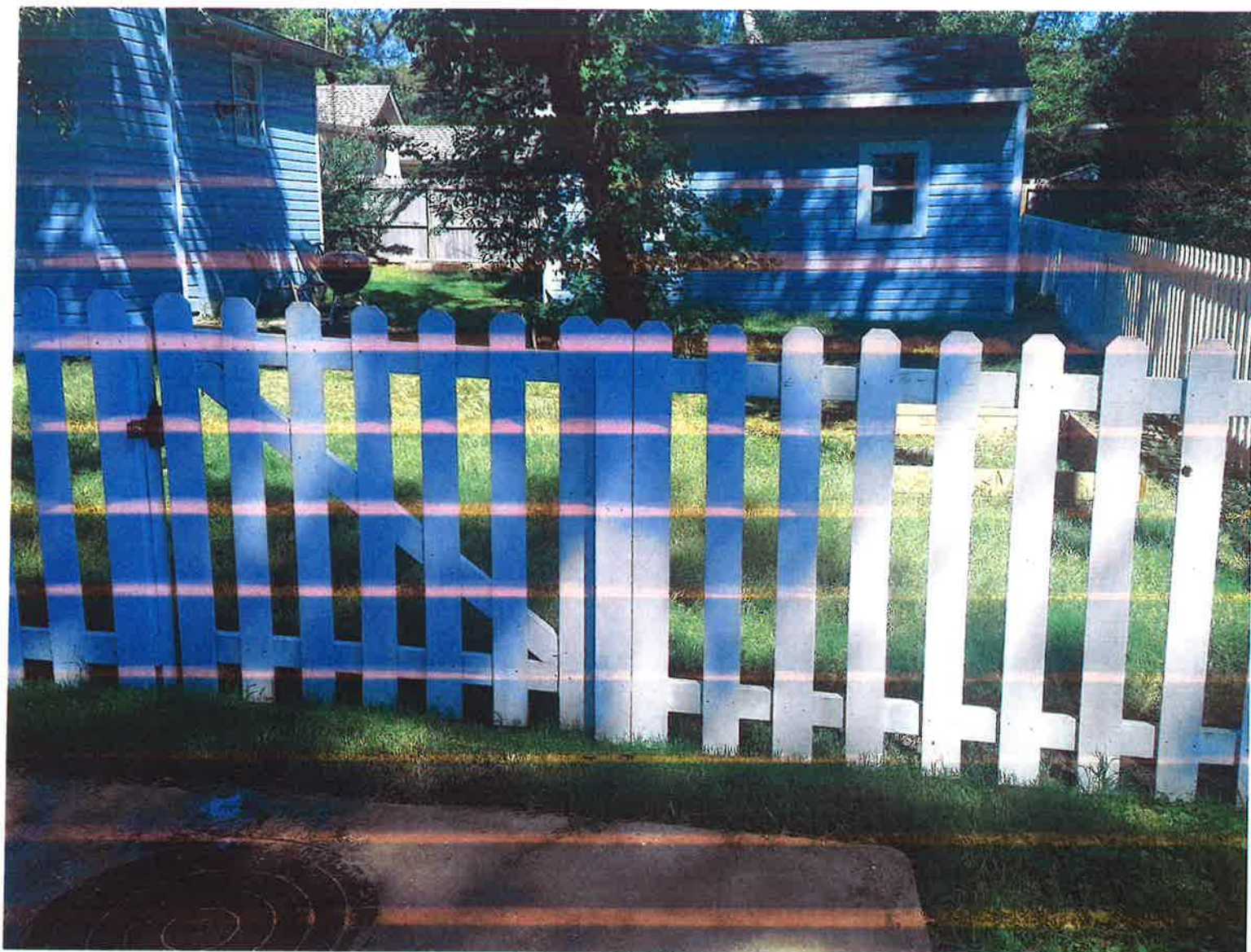
STREET SIDE

3236 LE BRON AVENUE

SOURCE OF INFORMATION:  
FOLLOWING DEEDS AND OR PLATS RECORDED IN  
MONTGOMERY COUNTY, ALABAMA:



NEIGHBOR'S FENCE @ 700 PLYMOUTH ST. MONTGOMERY,  
1 BLOCK AWAY FROM 3236 LE BRON ROAD  
open picket w/ space approx same width  
as picket 3 1/2"



700 PLYMOUTH STREET





DRIVENWAY GATE  
to match proposed fence in style

**2. PRESENTED BY:** Jane Albright

**SUBJECT:** Request for approval of a driveway gate for the property located at 965 Cloverdale Road (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to install a 7' high wrought iron gate with a spear point finial at the rear corner of the house across the driveway. An illustration of the gate is attached.

**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** \_\_\_\_\_

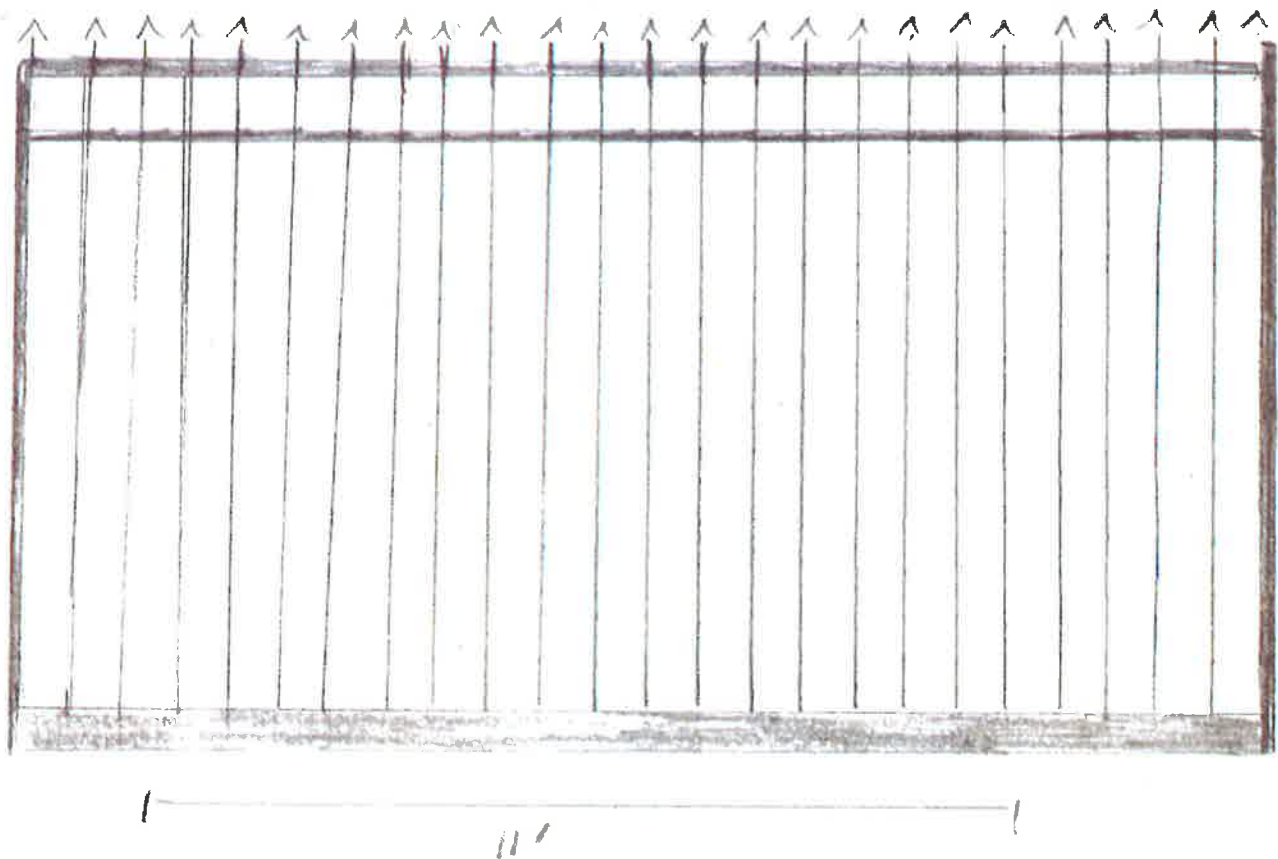
**ACTION TAKEN** \_\_\_\_\_



956 Cloverdale Road



956 Cloverdale Road

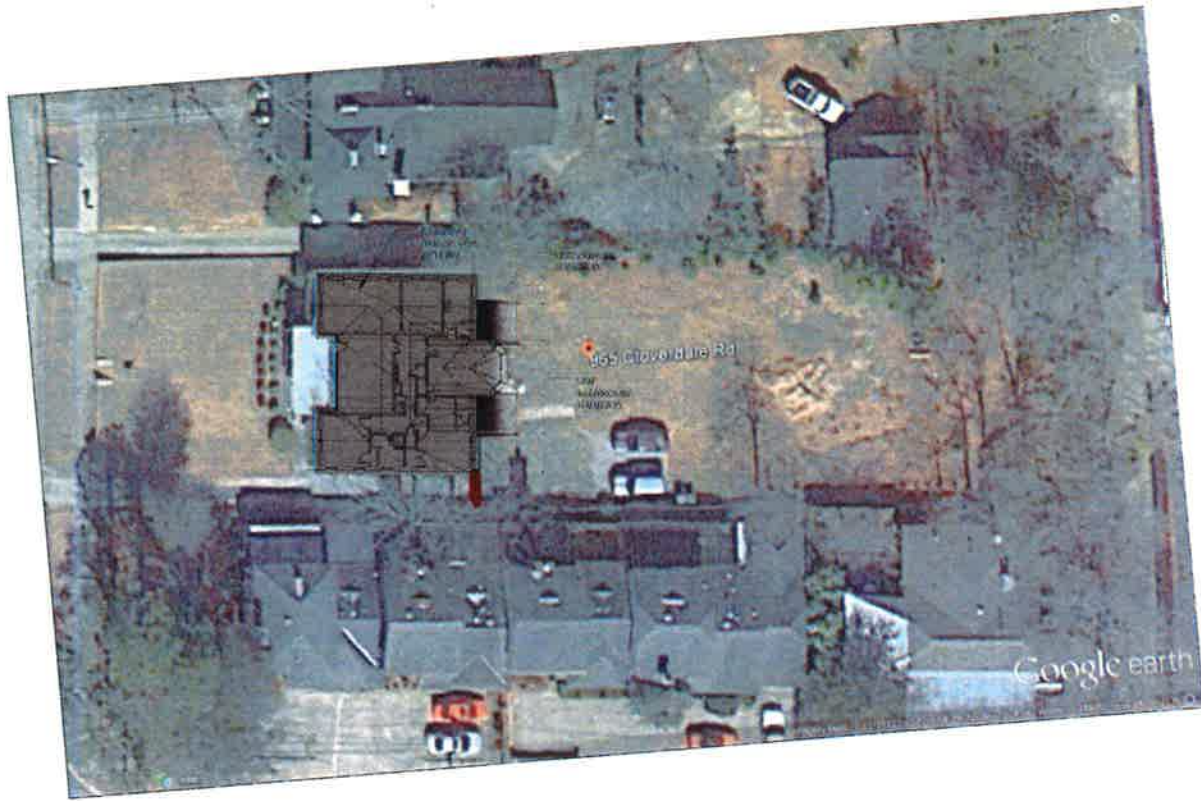


PROPOSED DRIVEWAY SINGLE SWING GATE

965 CLOVERDALE ROAD

TO BE INSTALLED AT SOUTH REAR CORNER  
OF HOUSE.

MATERIAL: BLACK WROUGHT IRON



Site Plan  
SCALE 1/8" = 1'-0"



A New Addition for  
Jane Albright  
Montgomery, Alabama

SHEET TITLE

SITE PLAN

PROJECT NUMBER Albright

FILE NUMBER A10

DATE Oct. 19, 2013

REVISION

DESIGNED BY: JACOB H. HARRIS  
DRAWN BY: JACOB H. HARRIS  
CHECKED BY: JACOB H. HARRIS  
DATE: 10/19/13

SHEET NUMBER

CI.0

**3. PRESENTED BY:** Paul & Anna Wamsted

**SUBJECT:** Request for approval of the demolition of an outbuilding for the property located at 1466 Watson Avenue (Old Cloverdale).

**REMARKS:** The petitioner is seeking permission to demolish (without replacement) an existing garage structure. The owners have had several people look at it with an eye toward repairing the structure, but the general feedback they've been given is that it is structurally unstable. They would like to remove it before it falls down (if it falls, no approval would be required).

**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."

Additionally, for demolitions: "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**

- For outbuildings the Board has felt were significant in design, photos and measurements have been requested to keep on file prior to demolition. Replacement has not been required.

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

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



1466 Watson Avenue





1466 Watson Avenue



1466 Watson Avenue



1466 Watson Avenue



1466 Watson Avenue

3E



1466 Watson Avenue

3F



1466 Watson Avenue

**4. PRESENTED BY:** Bill Wilson

**SUBJECT:** Request for approval of partial roof replacement for the property located at 670 Cloverdale Road (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to consolidate the concrete roof tiles on the front slopes of the house (and have a stockpile for future repairs), and replace the rear portions with standing seam metal 5 v-crimp roof in "Burnished Slate". Efforts to locate additional tiles have been fruitless, and the roof already utilizes a combination of tile and metal at the rear.

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

**DEPARTMENT COMMENTS**

- No comment.

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

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



670 Cloverdale Road





670 Cloverdale Road



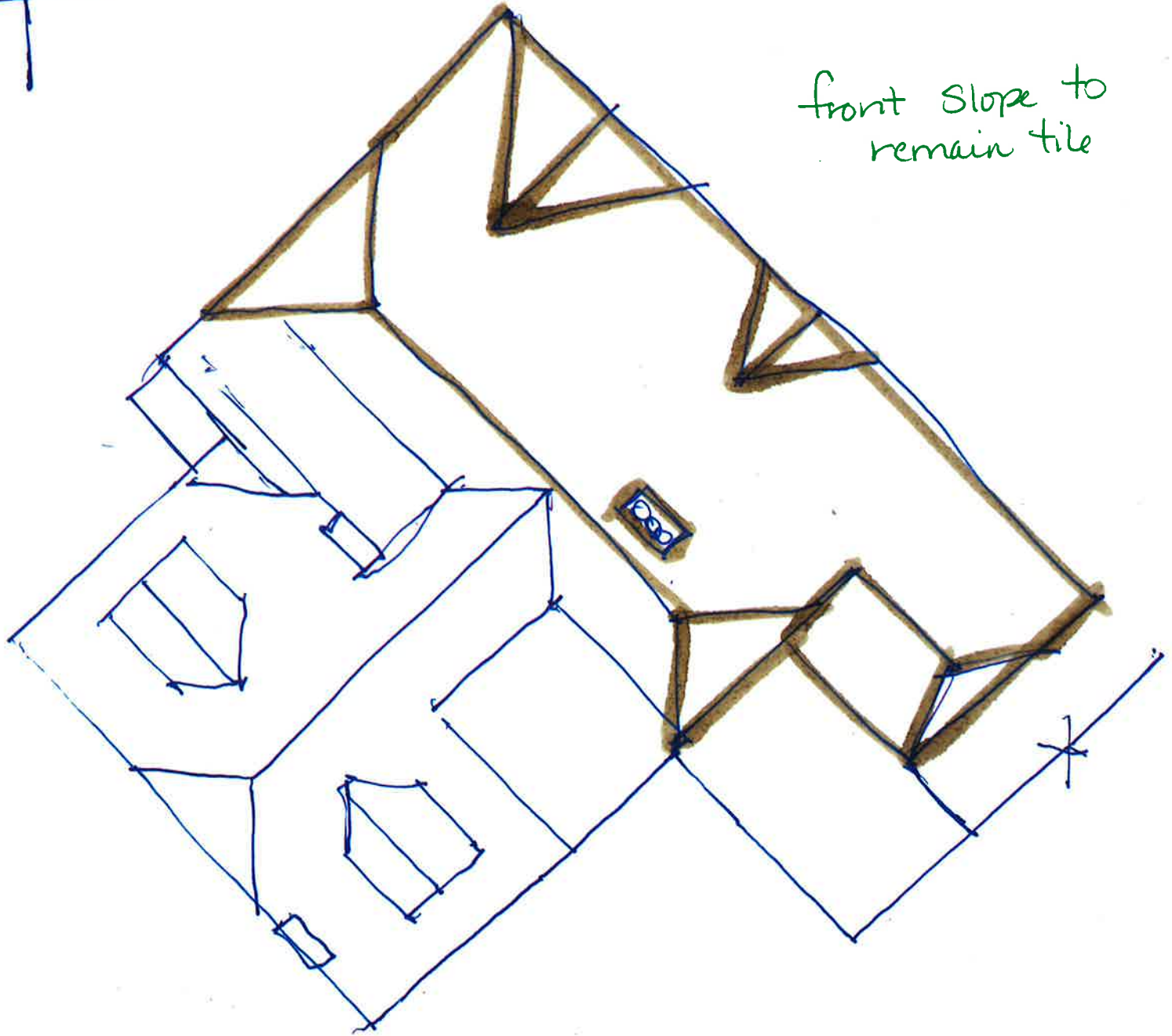
670 Cloverdale Road

4C

clover DAL



front slope to  
remain tile



**5. PRESENTED BY:** John T. Campo and Associates

**SUBJECT:** Request for approval of signage and exterior alterations for the property located at 152 Coosa Street (Lower Commerce).

**REMARKS:** The owner is pursuing the Federal Tax Credits for Rehabilitation, so all alterations will also be reviewed by the Alabama Historical Commission and National Park Service.

All existing stone, brick and windows to be cleaned and damaged or missing components will be repaired or replaced. The main entrance will have transom glass replaced to match the historic configuration, and a contemporary canopy installed as illustrated. The sign face on the canopy is less than 20 square feet. First floor windows on the street elevations (Coosa and Tallapoosa) will be opened as illustrated to introduce storefront openings with new steel windows with dark frames. On the North Court Street facing elevation (parking lot frontage), a new ramp, windows, and doors are proposed where illustrated, removing the existing fire escape.

A 22'x3.5' (77 SF) blade sign is proposed on the Coosa Street side of the building as illustrated. The sign will not be back lit.

**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**

- Sign guidelines: proposed signs should not exceed 20 square feet of surface area. Designs for the mounting, framing, etc. must be approved. The material for the mounting should be compatible with the materials in the building. Style and color of lettering must be compatible with the building and location. Lighting: top or ground lighting. No moving or flashing lights.
- The Board has approved (noting guidelines say should not and not shall not) larger signs when the scale was appropriate for the building.
- Hampton Inn is 75SF, Printing Press Lofts is 31.5 SF. Both were approved by ARB. Mellow Mushroom was 250 SF, and several Board members commented after installation that it was a mistake.

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

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



152 Coosa Street



152 Coosa Street

Included Drawings for Minor Renovation or Repair to Existing Buildings:

- Existing Elevations
- Site Plan
- Basement Plan
- Level 1 Plan
- Level 2 Plan
- Level 3-4 Plan
- Roof Plan
- Door Elevations
- Demo Elevations
- Elevation – Tallapoosa Street
- Elevation – Coosa Street
- Elevation – West Jefferson Street
- Elevation – North Court Street

# EXISTING ELEVATIONS



COOSA STREET



TALLAPOOSA STREET



WEST JEFFERSON STREET



NORTH COURT STREET





# I.D. Sign Permit Application

(Commercial and Office ID signs)

**\*\*Attach to the completed ARB Application for Proposed Work\*\***

**Please provide the information listed below. In addition, please include photographs of the building, a site plan or building elevation showing the location of the proposed signage, and a scaled, color drawing or picture of the proposed signage.**

Name of Sign Owner: John Tampa, Montgomery DT Hospitality, LLC

Address of Applicant: 3616 South Bogan road, Suite 201, Buford, GA 30519

Address of Sign Location: 152 Coosa Street, Montgomery, AL 36104-2507

Type of Business: Hotel

Contact Phone Number: (504) 598-4440

Name of Sign Contractor: Persona Signs

Address of Sign Contractor: 700 21st St SW, Watertown, SD 57201 Phone: (800) 843-9890

## **Signage Dimensions and Lighting**

Height (from ground level to top of sign) 10 feet 6 inches

Height (from ground level to bottom of sign) 8 feet 10 inches

Width of sign 9 feet 11 inches      Single face  Double face

Monument       Freestanding       Projecting

Walls       Sandwich Board       Banner       Other

Total square footage of Signage 15 square feet

Describe the type of lighting to be used: The lighting will be in compliance with Montgomery Smart Code

Article 8 code 5.1.4 and the Architectural Review Board standards as not to be back lit

How will the sign be mounted: 'SPRINGHILL SUITES' will be on top of the new proposed canopy, and 'MARRIOTT' will be mounted to the fascia of the canopy.

Sign materials (sample materials may be requested by the review board): Matte Black aluminum channel letters

Linear foot frontage of principal building: 188 feet 7.5 inches

Square footage of Existing Signage: 180 feet<sup>2</sup>      inches      N/A   
(36 ft x 5 ft)

**Note: Signs should not exceed 20 square feet of surface area. Signs should be illuminated from top or ground lighting. Internal illumination, moving or flashing lights are not appropriate.**

1



EXISTING:  
8'-2" DOOR

PROPOSED



GRAPHIC DETAIL  
SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>SPRINGHILL SUITES</b>	Date: <b>08/28/17</b>	Prepared By: <b>AT/IDV</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: <b>MONTGOMERY, AL</b>	File Name: <b>160556 - R1 - MONTGOMERY, AL</b>	Eng -	

**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1 800 843 9888 · www.personasigns.com

SG

# I.D. Sign Permit Application

(Commercial and Office ID signs)

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Address of Applicant: 3616 South Bogan road, Suite 201, Buford, GA 30519

Address of Sign Location: 152 Coosa Street, Montgomery, AL 36104-2507

Type of Business: Hotel

Contact Phone Number: (504) 598-4440

Name of Sign Contractor: Persona Signs

Address of Sign Contractor: 700 21st St SW, Watertown, SD 57201 Phone: (800) 843-9890

## Signage Dimensions and Lighting

Height (from ground level to top of sign) 47 feet 0 inches

Height (from ground level to bottom of sign) 25 feet 0 inches

Width of sign 3 feet 6 inches      Single face  Double face

Monument       Freestanding       Projecting

Walls       Sandwich Board       Banner       Other  Blade

Total square footage of Signage 77 square feet

Describe the type of lighting to be used: The lighting will be in compliance with Montgomery Smart Code

Article 8 code 5.1.4 and the Architectural Review Board standards as not to be back lit

How will the sign be mounted: 'SPRINGHILL SUITES MARRIOTT' will be on the new proposed blade sign at the corner of Coosa Street and West Jefferson Street. It will be mounted to the brick face of the building.

Sign materials (sample materials may be requested by the review board): \_\_\_\_\_

Linear foot frontage of principal building: 188 feet 7.5 inches

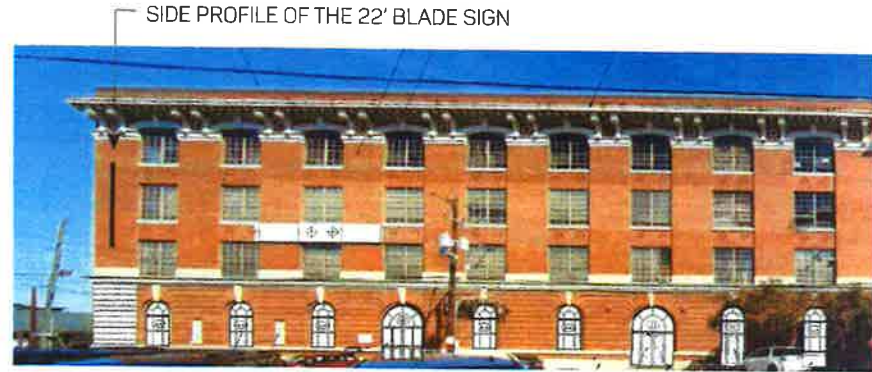
Square footage of Existing Signage: 180 feet<sup>2</sup> \_\_\_\_\_ inches      N/A   
(36 ft x 5 ft)

**Note: Signs should not exceed 20 square feet of surface area. Signs should be illuminated from top or ground lighting. Internal illumination, moving or flashing lights are not appropriate.**

2

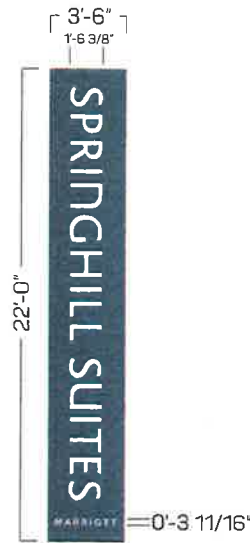


EXISTING:  
8'2" DOOR



SIDE PROFILE OF THE 22' BLADE SIGN

PROPOSED  
22' X 3'-6" BLADE SIGN



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




APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>SPRINGHILL SUITES</b>	Date: <b>08/24/17</b>	Prepared By: <b>AT</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest DMYM equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <b>personna</b> SIGNS   LIGHTING   IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personnainsigns.com
Location: <b>MONTGOMERY, AL</b>	File Name: <b>160556 - R1 - MONTGOMERY, AL</b>	Eng: -			

SI

**6. PRESENTED BY:** Five Points Cultural Commission

**SUBJECT:** Request for approval of parking lot, screening, courtyard and exterior appurtenances for the properties located at 15-21 North Goldthwaite and 41-45 North Goldthwaite (Cottage Hill).

**REMARKS:** The petitioner is requesting permission to create rear gravel parking lot behind existing commercial buildings. The parking lot will be accessible from Martha Street. The existing concrete and asphalt will be removed, the lot graveled with planting strips, a paved dumpster pad screened with wood fence and gate, handicap parking, and a separate courtyard between the two buildings. Proposed landscape installation as illustration, utilizing Bald Cypress, Willow Oak, Tulip Poplar, Eleagnus Fruitlandii, and Needlepoint Holly.

**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**

- Landscaping proposed conforms to the Smart Code Landscape Guidelines, which requires screening from the street. It does not require screening from adjacent properties, which was recommended, but does not appear to be called for in the plan where the property abuts residential properties. Some of those houses have rear yard privacy fences, some do not.
- Any parking lot lighting needs to conform to Smart Code AND needs to be directed away from the adjacent residential properties.
- Full sized plans will be available at the meeting

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

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



15-21 and 41-45 North Goldthwaite Street

leA



Trees to be removed

15-21 and 41-45 North Goldthwaite Street

LB



Some adjacent properties have rear yard privacy fences for screening



Others only have tree line

*15-21 and 41-45 North Goldthwaite Street*

60



**7. PRESENTED BY:** Jeffrey and Elisabeth Titrud

**SUBJECT:** Request for approval of the demolition of a dwelling (fire damage) for the property located at 3154 DuPont Road (Cloverdale Idlewild).

**REMARKS:** The petitioner is requesting permission to demolish the main dwelling that was destroyed by arson earlier this year. Significant fire damage to roof and floor joists in 1/3 of house, total damage to wiring, plumbing, walls and ceilings as a result of water and smoke damage in the entire house. Insurance company determined it could not be repaired and declared it a total loss based on significant structural damage to the roof joists and floor joists. The house and accompanying legal non-conforming garage apartment had been renovated at the time of the fire. The owners intended the property to be their retirement home.

The owners pursued repairs with Guy Goulet, who could not give them an estimate on repair costs. Owners also pursued a sell "as is" option to an investor/contract, who determined it could not be feasibly repaired. Service Master Restoration Services Catastrophe Response conducted an inspection for the insurer, and declared the property a total loss.

Owner is considering selling the cleared lot or rebuilding a main structure subject to ARB approval. The demolition needs to occur before February 6, 2018 to comply with the insurer's time limitation on the claim.

**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."

Additionally, for demolitions: "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**

- Any replacement/new construction on this property would be subject to review.

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

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



3154 DuPont Road

7A



3154 DuPont Road



3154 DuPont Road

70

3154 DuPont Fire Damage

Main House Front



Storage Bldg and Second Floor Single Apt Behind House



Left Side Main House Bedroom Where Fire Started



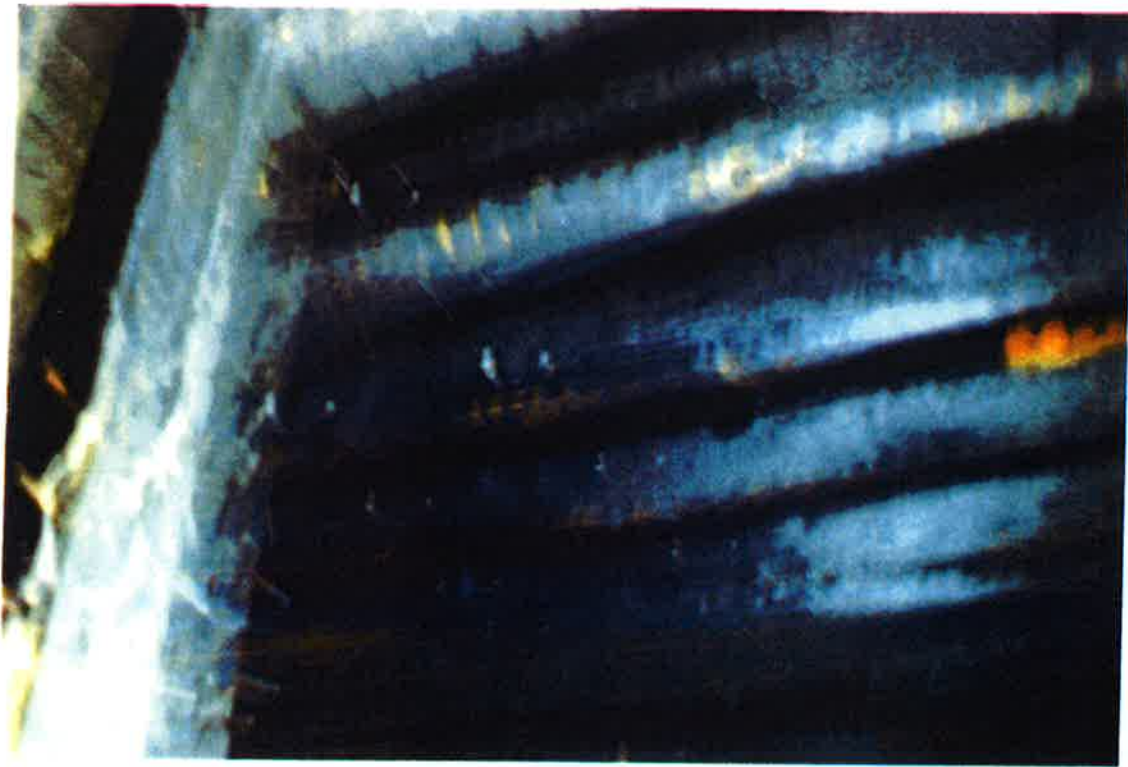
Interior Looking Through Burned Kitchen Wall into Bedroom Floor Where Fire Started



Looking into Bathroom and Burned Out Wall to Bedroom



Fire Damaged Alligating on Roof Joists



Floors in Bedroom-See Fire Alligating on Floor Joist in Center of Picture



Second View of Floor Joists with Alligating Fire Damage of Joists





**Demolition Application**  
Attach to the completed ARB Application for Proposed Work

Name of applicant: Jeffrey and Elisabeth TITRUD

Property address: 3154 DuPont Rd

Nature of request:      Main structure                      Outbuilding

Reason for request: Fire damage to main house as result of arson that resulted in complete loss of property as determined by Foremost Insurance claims adjuster(Jacob Janes)

Date owner acquired property: 15 Sep 2005

Condition of property at acquisition: Main House vacant and usable but not updated since early 1950s- Apt above garage rented-acquired from Estate of Lucille Zerbe original owner (House built in 1922). House was acquired to be retirement home for owners subject to interior renovation of residence and apt.

Current condition of the property (inspection and structural reports may be attached): Significant fire damage to roof and floor joists in 1/3 of house and total damage to wiring, plumbing sheetrock walls and ceilings as result of water and smoke damage in rest of house. Insurance Company determined that house could not be repaired and declared a total loss based on significant structural damage to roof and its supporting joists for the flat roof and to floor joists for the conventional crawl space foundation(See attached Foremost Insurance claim settlement letter dated 16 March 2017). Existing apt above storage building not damaged. Apt renovated as part of renovation of main residence. Renovation of both apt and main residence was complete at time of arson fire on 6 Feb 2017.

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: Pursued repair with Guy Goulet, renovation contractor in Old Cloverdale but he could not estimate any repair cost for damage. Discussed resale of house "as is" with contractor/investor Frank (Rusty) Powell through Sandra Nickel Real Estate but after inspecting damage he concluded it could not be repaired. For insurance claim had inspection by Service Master Restoration Services-Catastrophe Response Prattville AL (David Cyr) and he concluded that house was total loss and could not be repaired based on structural damage. While looking for a demolition contractor had house inspected by local renovation contractor Francisco Vega who thought house might be repairable but he concluded that it could not be repaired after visual interior inspection. Considering sale of lot with garage apt. after demolition while looking at house plans/costs and evaluating rebuilding of a main residence subject to Architectural Review Board approval at that time. We have not made final determination on rebuilding a main residence but need to demolish fire destroyed house to comply with insurer's time limitation on coverage of the demolition(6 Feb 2018)

Proposed time frame for demolition and rebuilding: Demolition complete by December 30 2017.

Rebuilding option will be reviewed by owners to determine suitable plan within budget by May 30, 2018. Insurance policy provided coverage for demolition/clean up but demolition must be completed by 6 Feb 2018 to be covered.

**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.

Planning Controls Division—25 Washington Ave., 4<sup>th</sup> Floor, P.O. Box 1111--Montgomery, AL 36101-1111—(334)625-2722



Toll-Free: 800.527.3307  
 One State Plaza, 10th Floor  
 National Center and Center  
 PO Box 769824  
 Oklahoma City, OK 73176-9824  
 Fax: 877.227.6383

March 16, 2017

JEFFREY TITRUD  
 215 ARROW HEAD DR  
 MONTGOMERY AL 36117-4105  
 Delivered by email to: jeffrey.titrud@usafm il

RE: Insured: Jeffrey and Elizabeth Titrud  
 Claim Unit Number: 3007993008-1-1  
 Policy Number: 0068462873  
 Loss Date: 02/07/2017  
 Location of Loss: 3154 Dupont St, Montgomery, AL  
 Subject: Settlement Notice

Dear Mr. and Mrs. Titrud:

Thank you for choosing us to provide for your insurance needs. We value you as a customer and appreciate the opportunity to be of service. You'll receive payment separately from this email.

The following table of information outlines your claim settlement.

Line of Coverage	AMOUNT
Applicable Policy Limit	\$182,000.00
Settlement Amount	\$182,000.00

The above settlement is based on the Total Loss Payment Method for Coverage A - Dwelling. Your policy also includes an additional coverage for debris removal. This additional coverage is 5% of your Coverage A - Dwelling limit of \$182,000 or up to \$9,100. This coverage is paid when the work is completed and the cost incurred. Please submit a paid invoice for payment consideration.

Your policy requires I include your mortgage company as a payee. To maintain the disbursements in your home repairs, you may want to contact your mortgage company to find out their requirements for endorsing the payment and releasing the funds.

We do not know of any party legally responsible for causing or contributing to this loss, therefore we are unable to pursue recovery of the amount paid, including your deductible, if applicable. In the absence of additional information, the pursuit of any recovery is your responsibility. However, if you have additional information that would identify a responsible party, please contact me.

00000002

We reserve all rights and defenses under the policy and law and no activity on our part should be construed as a waiver. Even though only parts of the policy may be mentioned or quoted in this letter, additional portions of the policy may be relevant and will be applied.

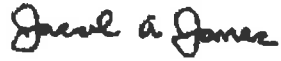
Please note there are time limits set forth in the Conditions ("Suit Against Us" or "Legal Action Against Us") section of the policy which, depending on your state, may affect the time within which you may pursue your claim. This period may have been extended by statute or case law.

We encourage you to visit [www.hpcs.com](http://www.hpcs.com) to learn more about our self-service options available to you, including the ability to view your claim status, upload documents and photos and find local service providers.

If you have any questions, please contact me at (334) 726-4229.

Thank you.

State Farm Insurance Company General Agent, Michigan



Jacob Jones  
Senior General Claim Adjuster  
jacob.jones.jf@farmersinsurance.com  
834) 728-4229

CC: LMECAR AGENCY INC

EXCERPT

### Subject Photo Page

Borrower/Client	JEFFREY TITRUD				
Property Address	3154 Dupont Rd				
City	Montgomery	County	MONTGOMERY	State	AL Zip Code 36106
Lender/Client	JEFFREY TITRUD				



#### Subject Front

3154 Dupont Rd  
Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location CLOVERDALE  
View RESIDENTIAL  
Site  
Quality  
Age



#### Subject Det. Apartment



#### Subject Street

**CITY OF MONTGOMERY, ALABAMA  
BUILDING PERMIT APPLICATION**

JOB SITE ADDRESS 3154 DuPont Road, Montgomery, AL 36106  
 LEGAL DESCRIPTION LOT 7 BLK 11 PLAT Parcel 10041940112000 BK4 pg 71  
 OWNER Jeffrey Litard CONTRACTOR 2 Cray Peak Quality Dirtworks  
 ADDRESS 215 Arrowhead Dr ADDRESS 1962 Ala River Parkway  
 PHONE 334-271-4519 PHONE 334-299-1880  
 ARCHITECT N/A ADDRESS N/A PHONE \_\_\_\_\_  
 RESIDENTIAL  COMMERCIAL \_\_\_\_\_ NO. OF UNITS \_\_\_\_\_ NO. OF STORIES 1 SPRINKLER YES \_\_\_\_\_ NO   
 NEW \_\_\_\_\_ ADDITION \_\_\_\_\_ ALTERATIONS \_\_\_\_\_ OTHER Demolition Main Residence  
 USE Residential NUMBER OF BEDROOMS 3 BATH 3 HALF BATHS \_\_\_\_\_  
 FEET FRONT \_\_\_\_\_ FEET DEPTH \_\_\_\_\_ CONSTRUCTION TYPE I II III IV V VI (CIRCLE ONE) *Wes type 1*  
 TOTAL SQUARE FEET 1800 sq ft IS A NPDES PERMIT REQUIRED? YES \_\_\_\_\_ NO   
 LIVING AREA 1ST \_\_\_\_\_ 2ND N/A PERMIT # \_\_\_\_\_  
 GARAGE \_\_\_\_\_ OTHER None ENERGY COMPLIANCE METHOD \_\_\_\_\_  
 ESTIMATED COST \_\_\_\_\_

TOTAL COST OF WORK 00  
 DEPT. ESTIMATED COST \$4,200.00

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT, AND THAT THE DRAWINGS SHOWN HEREON, ALTHOUGH NOT DRAWN TO SCALE, ARE DIMENSIONED APPROXIMATELY CORRECT AND DISTANCES SHOWN ARE ACCURATE.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**FOR OFFICE USE**

ZONE \_\_\_\_\_

PLAT SHEET \_\_\_\_\_

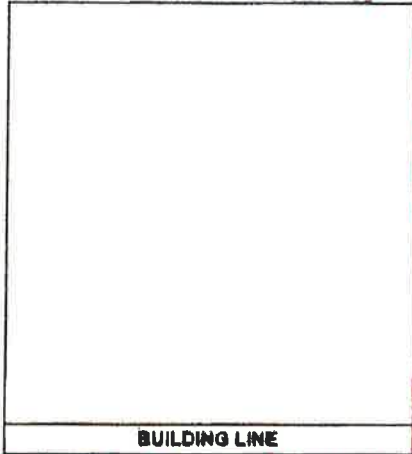
BD. OF ADJUSTMENT \_\_\_\_\_

DEVELOPMENT PLAN \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

DATE \_\_\_\_\_

APPROVED \_\_\_\_\_



DRAW IN ALL STRUCTURES AND SHOW DISTANCES FROM ALL LOT LINES.

**APPLICANT'S RESPONSIBILITY**

I, Jeffrey Litard, the Applicant, hereby certify that I have carefully read, or have had read to me, this document, and I agree to comply with and be bound by its terms and conditions:

**1. APPLICANT SOLELY RESPONSIBLE:**

The Applicant understands and appreciates, that he/she is solely responsible for ensuring that the proposed construction/renovation fully complies with the City of Montgomery Zoning Ordinance and Building Code Regulations, any other state or local laws pertaining to this type of construction, all relevant plat restrictions and covenants and/or subdivision/homeowner's association restrictions and covenants, and any other restrictions or covenants applicable to this property that may be found in the public records of Montgomery County. *For this reason, you are strongly urged to obtain approval from the appropriate subdivision/homeowner's association before you apply for a permit and begin construction. Failure to do so could result in legal action by the subdivision property owner's association to enforce the restrictions or covenants. The City of Montgomery does not warrant that, or assume any duty to determine if, an application for a building permit is in compliance with said restrictions and/or covenants.*

**2. CITY OF MONTGOMERY ASSUMES NO RESPONSIBILITY:**

The City of Montgomery in no way warrants, in approving an application for a Building Permit, that the construction/renovation to be undertaken is in compliance with and satisfies any plat, subdivision or homeowner's association restrictions or covenants, or any other state or local laws governing this type of construction.

**3. VOIDING OF BUILDING PERMIT BY CITY OF MONTGOMERY:**

This Building Permit has been issued on the basis of the information provided. If, at any time, the City of Montgomery determines that any material information you have submitted is false or misleading, or that you have withheld pertinent material information, the City is authorized to revoke and void this Building Permit. The granting of this permit does not authorize or excuse non-compliance, on your part, with any City zoning or building code requirement, any state or local law covering this type of construction, or any relevant plat, subdivision, or homeowner's association restrictions or covenants, nor does it remove the Applicant's obligation to meet the requirements for plumbing, gas, electrical or other permits, as applicable, and such violation or noncompliance may result in the City's voiding or revoking this Building Permit.

Signature - For the City of Montgomery \_\_\_\_\_

Signature of Owner/Applicant \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

7M

Values shown in parenthesis are taken from plat or deed

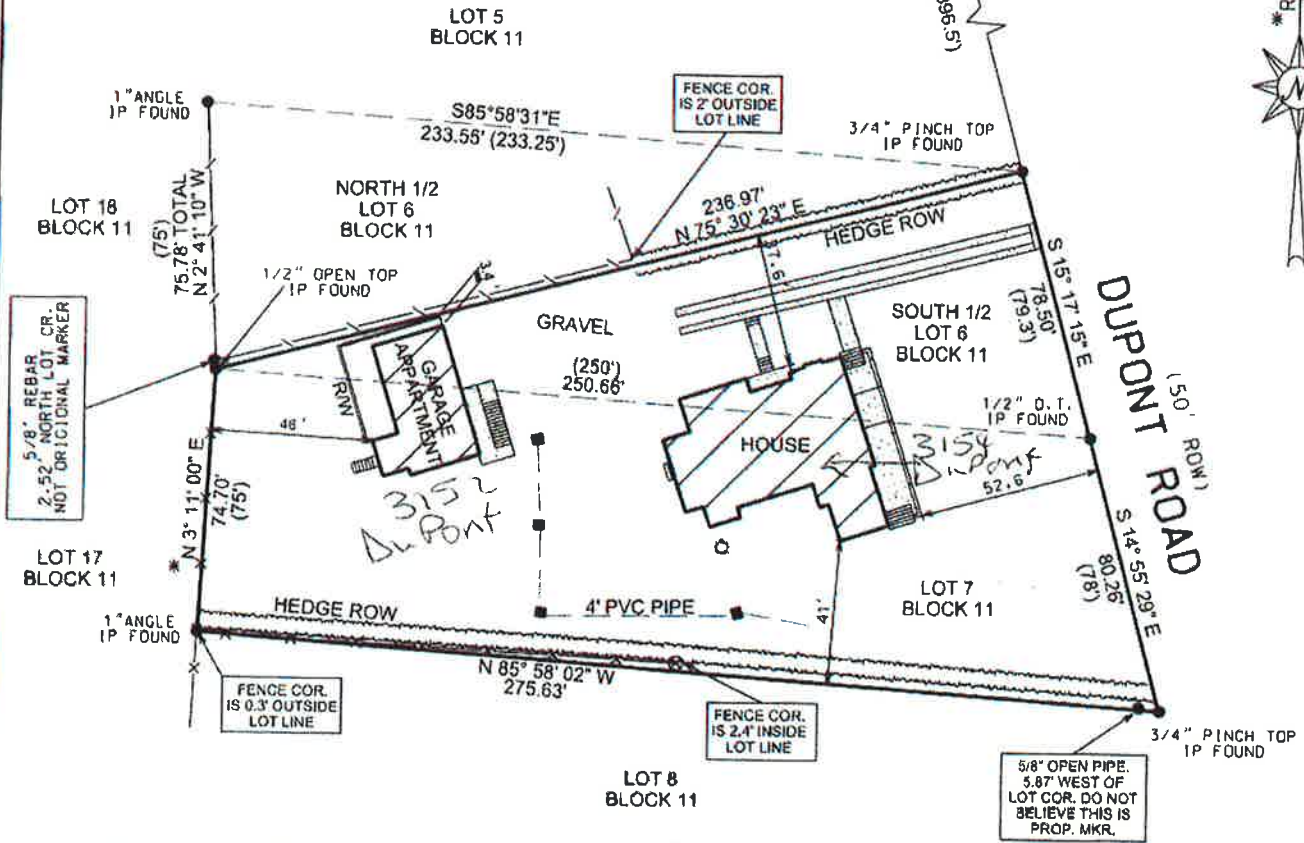
# CLOSING SURVEY

NOTE:  
THIS SURVEY IS TO BE USED BY THE PAYING CLIENT ONLY AND IS NOT VALID UNLESS SIGNED AND STAMPED WITH EMBOSSED SEAL.

## LEGEND

- |                      |                      |
|----------------------|----------------------|
| ■ Telephone Box      | ● Iron Pin found     |
| X Chip in Concrete   | ⊙ Conc. Marker found |
| ○ Utility Pole       | ○ #5 Rebar Set/Cap   |
| ▨ Wood Deck or Porch | ⊗ Fence corner       |
| ⊙ PK Nail found      | -X-X- Wire Fence     |
| △ Calculated Point   | -/-/- Wood Fence     |
| E Electric Box       | Concrete             |

PONCE DE LEON AVE.



SCALE: 1" = 50'

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

Survey of LOT 7 & SOUTH 1/2 LOT 6 BLOCK 11, MAP OF SOUTH CLOVERDALE PLAT NO. 1

as recorded in Plat Book 4 at page 71 in the office of the Judge of Probate of afore-said county; The buildings now erected on said property are within the boundaries of same and there are no encroachments by buildings on adjoining property visible on the surface of the ground (surveyor made no sub-surface investigation) except as shown; According to the National Flood Insurance Rate Map the described property is located within flood boundary zone "X" flood plain, according to Community Panel No. 01101C0135C dated 08-04-2003; The address based on reliable information and sources is 3154 DUPONT ROAD MONTGOMERY, ALABAMA.

Field work completed 07-27-2010

Drawing completed 07-27-2010

BURGER & ASSOCIATES, LLC  
CERT. AUTH. NO. 0710-L5

563 GEORGE TODD DRIVE  
MONTGOMERY, ALABAMA 36117  
PHONE (334) 274-0800

I, Jerry W. Burger, a registered Professional Land Surveyor, do hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

NOT VALID UNLESS SIGNED AND STAMPED WITH EMBOSSED SEAL.

JWBURGER@ATT.NET

*Jerry W. Burger*  
JERRY W. BURGER  
Al. Reg. No. 15687

7N



Toll Free: (800) 527-3907  
Email: [myclaim@foremost.com](mailto:myclaim@foremost.com)  
National Document Center  
P.O. Box 268994  
Oklahoma City, OK 73126-8994  
Fax: (877) 217-1389

October 4, 2017

JEFFREY TITRUD  
215 ARROWHEAD DR  
MONTGOMERY AL 36117-4105

RE: Insured:	Jeffrey Titrud
Claim Unit Number:	3007993008-1-1
Policy Number:	0068462873
Loss Date:	02/07/2017
Location of Loss:	3154 Dupont St, Montgomery, AL
Subject:	Important Claim Information

Dear Mr. Titrud:

Thank you for choosing us to provide for your insurance needs. We value you as a customer and appreciate the opportunity to be of service.

As requested, I have included the relevant policy language concerning the Total Loss Payment Method as described in your Dwelling Fire One - Vacant or Unoccupied Policy, Form 11004, which states in part:

**SECTION I — Our Payment Methods**

**Coverage A — Dwelling**

**Total Loss Payment Method**

A total loss occurs when the dwelling is damaged beyond reasonable repair.

When a total loss occurs, your loss will be equal to the Amount of Insurance shown on the Declarations Page.

...

Your dwelling was determined to be damaged beyond a reasonable repair and therefore considered a total loss.

We encourage you to visit [www.foremost.com](http://www.foremost.com) to learn more about our self-service options available to you; including the ability to view your claim status, upload documents and photos and find local service providers.



If you have any questions, please contact me at (334) 728-4229.

Thank you.

Foremost Insurance Company Grand Rapids, Michigan

A handwritten signature in black ink that reads "Jacob A. James". The signature is written in a cursive style with a large, prominent "J" and "A".

Jacob Janes

Senior General Claims Adjuster

[jacob.janes.jr@farmersinsurance.com](mailto:jacob.janes.jr@farmersinsurance.com)

(334) 728-4229