

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 1, 2022	Budgeted Amount:
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action regarding a proposed balcony roof for the Kemifer Building located at 401 College Street in the Historic Preservation District.

Recommendation

Consider the information and decide what subsequent information, if any, the Commission would like to see once the formal design work is completed.

Discussion

Kevin Barnes owns the Kemifer Building at 401 College Street on the north end of downtown. He would like to add a roof over the balcony and stairwell on the northwest corner of the building that will match the balcony roof on the southwest corner of the building. The primary reason for the proposed roof is to cover the wooden stairwell from rain and prevent rotting. Staff suggested bringing the project concept to P&Z prior to getting architectural drawings done to get input from P&Z in order to identify any specific considerations or suggestions the Commission feels are important. Examples might include:

- Matching the existing columns exactly; if not available, what alternatives are desirable?
- Matching existing framing & roof materials
- Overall size & scale appropriateness
- What lighting is planned (or required by code)?

Staff recommends the project be reviewed again by P&Z once the final architectural and engineered drawings are complete to see the final design, though the Commission could approve the modifications in its current conceptual form. The final design will be required to follow City building codes.

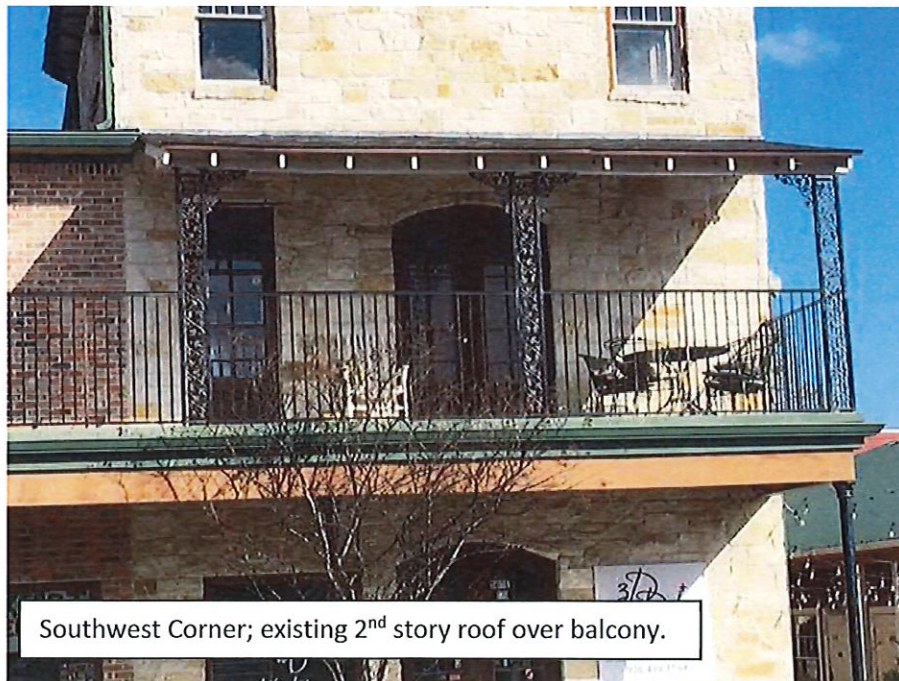
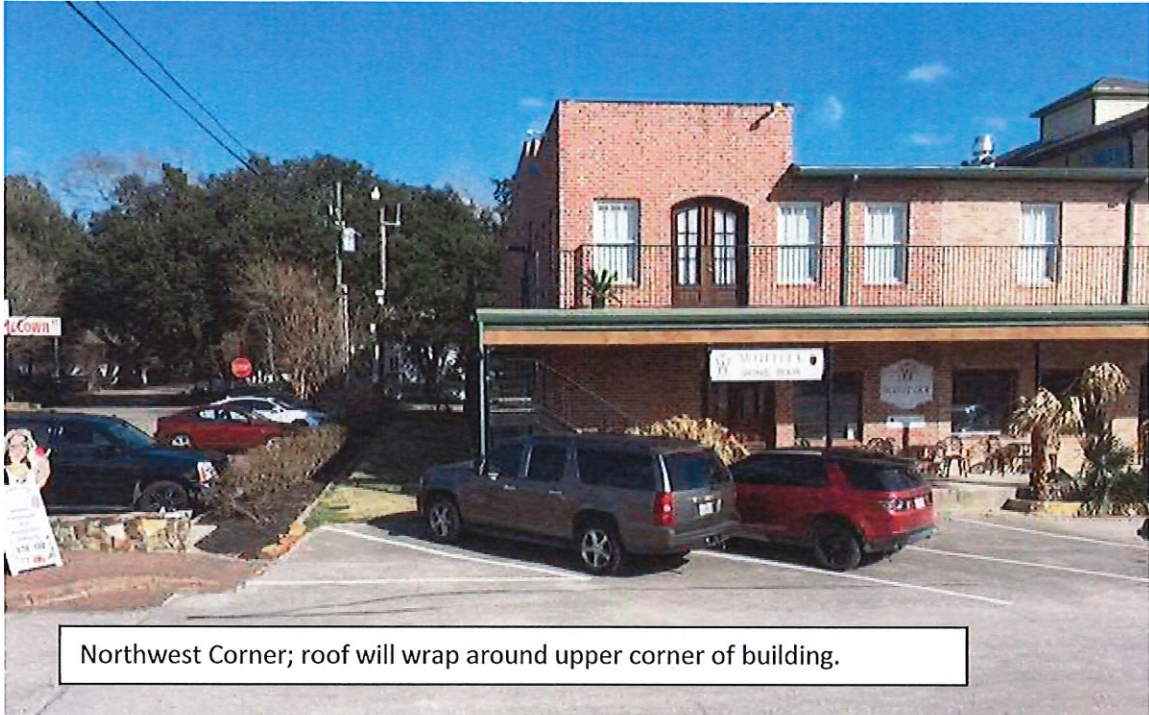
In addition to P&Z approval, the project will require a building permit and inspections by the City Building Official.

Approved By

Asst. City Administrator	Dave McCorquodale	Date: 02/25/2022
City Administrator	Richard Tramm	Date: 02/25/2022

Kemifer Building Existing Photos

401 College Street



MINUTES OF REGULAR MEETING

March 1, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:08 p.m.

Present: Jeffrey Waddell, Britnee Ghutzman, Bill Simpson, Merriam Walker

Absent: Allyson Clark

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

VISITOR/CITIZENS FORUM

No comments given.

1. Consideration and possible action regarding a proposed balcony roof for the Kemifer Building located at 401 College Street in the Historic Preservation District.

Staff reviewed the included information and noted Mr. Barnes was in attendance to answer questions. Mr. Barnes spoke about the need for rain protection above the emergency access stairs at the upper balcony to prevent the balcony wood from rotting at this location. He also stated his intent is to match the existing building materials as closely as possible. Commissioners Waddell and Walker asked if the new roof would match the existing and if the height of an existing door would allow the roof to be the same height as the existing roof on the other side of the façade. Mr. Barnes said they would match and his intent is to use the same lumber sizes and roof material to maintain a consistent look. Merriam Walker asked Mr. Barnes what the timeline is for his project and Mr. Barnes stated he was talking to contractors now to determine costs. Mrs. Walker also asked to ensure that he consider overhead safety when working above the entrances to the lower businesses on the ground floor. Mr. Barnes appreciated the advice and will talk to the affected businesses to coordinate construction timing. He also stated that he understood the requirements for obtaining a building permit for the work.

Britnee Ghutzman moved to approve the proposed exterior modifications contingent on the applicant obtaining a building permit and staff ensuring final details were consistent with the information presented to the Commission. Bill Simpson seconded the motion, the motion carried unanimously. (4-0)
