

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: May 4, 2021	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Building images, Design Guidelines excerpt on color

Subject

Consideration and possible action regarding recent exterior painting for Southern Roots Salon located at 14275 Liberty Street in the Historic Preservation District.

Description

The applicant has recently painted the building, unaware of the requirement that all exterior modifications within the Historic District must first be reviewed by the Planning & Zoning Commission. Information supplied by the applicant is as follows:

*14275 Liberty Street - previous location of Masonic Lodge #25
Owners - Carl and Angie Reed
Contact number - 936-xxx-xxxx (number redacted by City staff)
Tenant - Southern Roots*

Our building suffered major damage during the freeze in February. Our damage occurred because of our loss of utilities. The entire interior had to be gutted from water damage. We also had to get rid of the old rock steps as per our insurance and also will rebuild the back porch because of rot. We like to maintain our property so it is presentable. We chose the color black because it is a primary color from Masonic history. We have owned this building for 7 years. No one has ever said we cannot maintain our property as we wanted or needed. This is a well taken care of building and a thriving business in Montgomery.

Attached is an excerpt from the Historic District Design Guidelines pertaining to building color.

Recommendation

Consider the exterior painting and act as you see fit.

Approved By

Asst. City Administrator	Dave McCorquodale <i>DM</i>	Date: 04/30/2021
City Administrator	Richard Tramm <i>RT</i>	Date: 04/30/2021



14275 Liberty Street – Southern Roots Salon



similar, conforming structures in the historic district.

- d. *Awnings.* Awnings on the front and corner side facade must be made to complement the main building in style and color. Awnings must be typical of the style and period of the main building, and compatible with other conforming structures of a similar style in the historic district.
- e. *Building placement.* All structures within a historic district or on a property designated as a historic landmark must comply with the standards contained in the City of Montgomery Code of Ordinances.
- f. *Building widths.* All structures within a historic district must comply with the property setback standards established in the Zoning Ordinance of the City of Montgomery.
- g. *Chimneys.* All chimneys must be compatible with the style and period of the main building and the conforming structures of a similar style in a historic district. Chimneys on the front fifty (50) per cent of a main building or on a corner side facade must be:
 - (i) Constructed of brick or other materials that look typical of the style and period of the main building; and of a style and proportion typical of the style and period of the main building.

h. Color.

- (i) *Brick surfaces.* Brick surfaces not previously painted may not be painted unless the applicant establishes that the color and texture of replacement brick cannot be matched with that of the existing brick surface or that the painting is necessary to restore or preserve the brick itself.
- (ii) *Certain colors prohibited.* Fluorescent and metallic colors are not permitted on the exterior of any structure in a historic district.
- (iii) *Dominant and trim colors.* All structures must have a dominant color and no more than five (5) trim colors. Trim colors must complement the dominant color of a structure and be appropriate to and compatible with the structure, and the overall character of the historic district. The colors of a structure must be complementary to each other and the overall character of the historic district.
- (v) *Gutters and downspouts.* Where appropriate, gutters and

downspouts must be painted or colored to match the trim color or the roof color of the structure.

(vi) *Roof colors.* Roof colors must complement the style and overall color scheme of the structure.

(vii) *Stain.* The use and color of stain must be typical of the style and period of the building.

i. *Columns.*

(i) *Function.* Columns are only permitted as vertical supports near the front entrance of the main building or as vertical supports for porches.

(ii) *Materials.* Columns must be constructed of masonry or wood or other materials that match the style of the main building.

j. *Facade materials.*

(i) *In general.* The only permitted facade materials are stone, brick and lap siding composed of wood or fiber cement that looks like wood. All facade treatments must be done in a manner so as not to change the character of the building or obscure the architectural features and trim of the building.

(ii) *Facades.* Existing facades must be preserved to appear in a manner for which they were originally intended.

k. *Front entrances and porches.*

(i) *Detailing.* Railings, moldings, tile work, carvings, and other detailing and architectural decorations on front entrances and front porches must be typical of the style and period of the main building and the conforming structures of a similar style in the historic district.

(ii) *Enclosures.* A front entrance or front porch may not be enclosed with any material, including iron bars, glass, or mesh screening without approval by the P & Z Commission.

(iii) *Floor coverings.* Carpeting is not permitted as a front porch floor or step covering. Non-slip nosing and tread surfacing are allowed.

(iv) *Style.* Each front porch and entry treatment must have a shape, roof