

**PLANNING & ZONING COMMISSION**  
**AGENDA**  
**Regular Meeting: April 1, 2025**

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**AGENDA ITEM:**

Consideration and possible action regarding a proposed new single-family dwelling located at 990 Caroline Street in the Historic Preservation District.

**SUBMITTED BY:** Corinne Tilley, Code Enforcement Officer, Planning/Zoning Administrator

**APPROVED FOR AGENDA:** Ruby Beaven, City Secretary and Director of Administrative Services

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**BACKGROUND:**

990 Caroline Street is located at the west end of Caroline Street in the Residential zoning district and Historic Preservation District.

This proposed new single-family dwelling was initially introduced to the Planning and Zoning Commission (P&Z) on November 5, 2024. At that time, an overview of the concept was provided and P&Z gave feedback. A copy of the November 5 meeting minutes is provided for your reference.

References:

Sec. 98-347. Approval for new construction within the historic preservation district.

Sec. 98-349. Historic preservation district/landmark building permit application procedures.

Sec. 98-350. Criteria for approval by the planning and zoning commission. Design Guidelines For The City of Montgomery – for residential structures within the Historic Preservation District

Findings:

1. Prior to the commencement of any work requiring planning and zoning commission approval, the owner shall follow standard procedures for a building permit application and provide information for review.

This finding is met. The applicant has submitted a building permit application, included a detailed description of the work, provided location and property photographs, elevation drawings, description of materials and colors.

2. Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the other buildings and compatible with similar, conforming structures in the historic district.

This finding is met. The applicant proposes the use of charcoal shingles and black metal roofing materials with a natural sealant on cherry siding and black garage and front door. Photographs of other single-family dwellings along Caroline Street are provided for your reference.

3. Building placement form and treatment. All structures within a historic district must comply with the standards contained in the City of Montgomery Code of Ordinances.

- This finding is met. The proposed structure meets setback requirements.
4. Color.  
This finding is met. There are no fluorescent or metallic colors proposed. The applicant proposes one dominant color of black to be used on trim, roof shingles, and metal awnings.
  5. Gutters and downspouts.  
This finding may be met. A plan for gutters and downspouts was not submitted; however, we may require that, when applied, they match or coincide with the proposed dominant color of black, as indicated for the trim, roof, garage door, and front door.
  6. Roof color.  
This finding is met. The roof color of black appears to complement the style and overall scheme of the structure.
  7. Stain.  
This finding is met. The stain proposed is a natural sealant.
  8. Columns.  
This finding is met. The columns are vertical supports for the carport area, constructed of wood, matching the style of the structure.
  9. Façade materials.  
This finding may be met. The siding proposed in the exterior selection images indicates James Hardie Rustic Series, Old Cherry (appears like wood) lap siding; however, the plans indicate “TBD, wood look hardie siding or wood look metal”. The design guidelines specifically states, “The only permitted façade materials are stone, brick and lap siding composed of wood or fiber cement that looks like wood.”
  10. Front entrances and porches.  
This finding is met. The proposed front entrance/porch does not appear to be enclosed. The floor covering proposed is brushed concrete.
  11. Roof forms.  
This finding is met. The proposed roofing elements of shingles and standing seam metal roof over the awnings appear to meet the design guidelines.
  12. Front façade openings.  
This finding may be met. A detailed sheet indicating glass on windows and doors along the front façade was not submitted. Submit a detailed sheet that includes the proposed glass in any window opening along the front façade, and dimensions of proposed glass pane not exceeding 16 square feet.
  13. Screens, storm doors, and storm windows.  
This finding may be met. A detailed sheet indicating screens, storm doors, and storm windows was not submitted. Indicate if this detail will be included in the design of the front or side facade. If so, submit a detailed sheet showing how the frame will match or complement the building color scheme and that it will not obscure features of the window or door it would cover.
  14. Style.  
This finding is met. The elevations appear to show windows, doors, sidelites in the front or side of the structure are proportionally balanced.

**FISCAL ANALYSIS:**

N/A

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**RECOMMENDATION:**

Based on the findings, staff recommends approval of the proposed design with the following modifications:

Include detailed specification sheets that clearly address the following elements:

**Gutters and Downspouts:** Ensure they match or coincide with the proposed dominant color of black, as seen on the trim, garage door, and front door.

**Facade Materials:** Ensure the facade materials meet the design guidelines.

**Front and Side Facade Openings:** Include detailed plans for front and side facade openings that conform to the design guidelines.

**Screens/Storm Doors/Storm Windows:** Ensure these elements are in strict adherence to the design guidelines in the Historic District.