

Montgomery Planning and Zoning Commission
AGENDA REPORT

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| 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

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