

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 05/06/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a proposal to make improvements to a property located at 602 College Street, in the Historic Preservation District.

Discussion

602 College Street is located in the Residential Zoning District and the Historic Preservation District.

The applicant proposes to make improvements to the existing single-family dwelling and property that will alter the appearance of the exterior elements visible from the public right-of-way.

Note: The plans in this packet have not been formally reviewed by the City Building Official.

Code References:

Sec. 98-347. Approval for alteration within historic preservation districts.

Sec. 98-349. Permit application.

Sec. 98-350. Criteria for approval. (adopted design guidelines)

Recommendation

Staff recommends approval of the proposed improvements to the existing single-family dwelling and property, subject to the following conditions:

1. Appropriate building and trade permits must be approved and issued prior to the commencement of any work.
2. The project must adhere to the Planning and Zoning Commission's approved design elements as submitted on May 6, 2025 and based on the adopted design guidelines for the City of Montgomery.
3. Any modifications to the approved plans that alter the appearance of exterior elements visible from the public right-of-way must be resubmitted to the Planning and Zoning Commission for review.

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/01/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/01/2025

602 College Street is located in the Residential Zoning District and Historic Preservation District.

Findings:

The applicant has followed standard procedures and submitted information for review by the Planning and Zoning Commission.

Criteria for approval, guided by the adopted design guidelines:

1. Building placement form and treatment.

Architectural detail, awnings, color, columns, façade materials, front entrances and porches, windows and doors, front façade openings

This finding is met. The proposed use of hardi plank cement siding with wood grain and painted with "bungalow blue" Sherwin Williams paint are similar to other structures in the district. Other elements such as the windows, trim, soffit, eaves, and the front porch will be replaced with new, low-maintenance materials, painted white, while maintaining the original style of each. There is no proposed change to the existing gutters and downspouts and existing roof.

2. Fences

Form, height, location, materials, wooden fences

This finding is met. The proposed wood privacy fence is similar to other properties in the district.