

Montgomery City Council
AGENDA REPORT

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| Meeting Date: June 14, 2022 | Budgeted Amount: N/A |
| Department: Admin | Prepared By: Dave McCorquodale |

Subject

Consideration and possible action regarding a request to demolish a portion of a structure at 504 Caroline Street located in the Historic Preservation District.

Recommendation

The P&Z Commission recommends approval of the request.

Discussion

The Historic Preservation Ordinance, part of the City's zoning regulations, requires approval of City Council and the Planning & Zoning Commission for demolition requests within the Historic Preservation District. The prospective owners of 504 Caroline Street have requested approval of the demolition of a portion of the historic structure deemed to be beyond reasonable repair due to structural rotting and water damage.

As you may recall, the owner of the property has requested the City rezone the property from R1-Single Family Residential to B-Commercial. The Council will hold a Public Hearing and act on the request at the June 28th meeting.

Gracepoint Homes is a custom home builder and developer in the region and is considering moving their company office into the historic building at 504 Caroline. The applicant has provided the following documents (included with P&Z's Report) with the request for demolition of a portion of the structure:

- Narrative description of proposed project
- Photos of interior structure damage
- Architect's drawings of existing structure with portion to be removed
- Architect's drawings and renderings of future Phase II

While the information regarding an anticipated Phase II is included for context, the request is only for the demo/deconstruction of the north/rear wing of the structure. The applicants have inspected the building and found significant damage that is purported to be beyond reasonable repair.

Approved By

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| | | Date: |
| Interim City Administrator | Dave McCorquodale | Date: 06/10/2022 |