

PLANNING & ZONING COMMISSION RECOMMENDATION AND REPORT

TO: MONTGOMERY MAYOR AND CITY COUNCIL
FROM: PLANNING & ZONING COMMISSION

CC: DAVE MCCORQUODALE, INTERIM CITY ADMINISTRATOR
NICI BROWE, CITY SECRETARY

SUBJECT: REPORT CONCERNING A REQUESTED DEMOLITION OF A PORTION OF THE STRUCTURE LOCATED AT 504 CAROLINE STREET, MONTGOMERY, TEXAS IN THE HISTORIC PRESERVATION DISTRICT.

Mayor and Members of City Council,

Pursuant to Sections 98-349 and 98-352 of the City of Montgomery Code of Ordinances ("the Code"), the Montgomery Planning and Zoning Commission met on June 7, 2022 to consider a request from Gracepoint Homes to demolish a portion of the structure at 504 Caroline Street in the Historic Preservation District. A map of the property with the current zoning overlay along with supporting documents provided by the applicant is attached as Exhibit "A."

After duly considering the request, the Commission found:

- The proposed demolition of the north wing of the existing structure is warranted based on the extensive damage caused by lack of maintenance over a number of years.
- The proposed applicant works in the residential construction industry, is knowledgeable of the technical details of construction and able to accurately assess the structural condition of the structure. A structural engineer has provided the applicant with an assessment of the structure that affirms the structural damage to the north wing is beyond reasonable repair.
- The applicant's proposed plan for the property reviewed by the Commission appropriately considers the historical context of the site and preserves the original portion of the structure.

By a 5-0 vote, the Planning and Zoning Commission hereby presents this Recommendation and Report pursuant to Section 98-352 of the City Code, recommending to **approve** the demolition of the north wing of the structure at 504 Caroline Street. I, Jeffrey Waddell, Chairman of the Montgomery Planning and Zoning Commission, certify this Report to be true and correct to the best of my knowledge.

Signed: 
Jeffrey Waddell, Chairman

Attest: 
Nici Browe, City Secretary

City Of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

Gracepoint Homes
3300 Egypt Lane Ste. H-100
Magnolia, TX 77354

June 2, 2022

To Whom it May Concern:

Gracepoint Homes is a residential home builder located in Magnolia, Texas. They have purchased several large tracks around the city of Montgomery. Gracepoint has been seeking out the perfect location, within the heart of our historic district for their local sales office. The historical property, 504 Caroline Street, is the perfect fit. Gracepoint's intentions are to restore the home back to its original state.

Phase I

The home as it sits now has been added onto several times over the past years. These additions were improperly constructed and as a result, they cannot be salvaged. Our intentions are to dismantle and repurpose all the original facade. For example, the original windows, doors and siding will be removed and used to recreate the original plan of the house. Gracepoint has hired a structural engineer to assess the current state of the property. In their opinion, the original structure is sound and can be restored to its previous state.

Phase II

Phase II of the project would be to build an open concept style bar and restaurant that would face Liberty Street. In an effort to maintain the vision of the cities' future plans, Gracepoint plans to tear out the parking lot on the North-East corner (next to Wings Over Montgomery), and create an outdoor, landscaped seating area. Bystanders will be able to sit, relax and enjoy the new venue.

Parking

In an effort to preserve the trees, on the corner of Caroline and Pond Street, we are looking at options to minimize parking in the back and possibly do parallel spots down Pond Street and also to speak with other business on shared lot use.

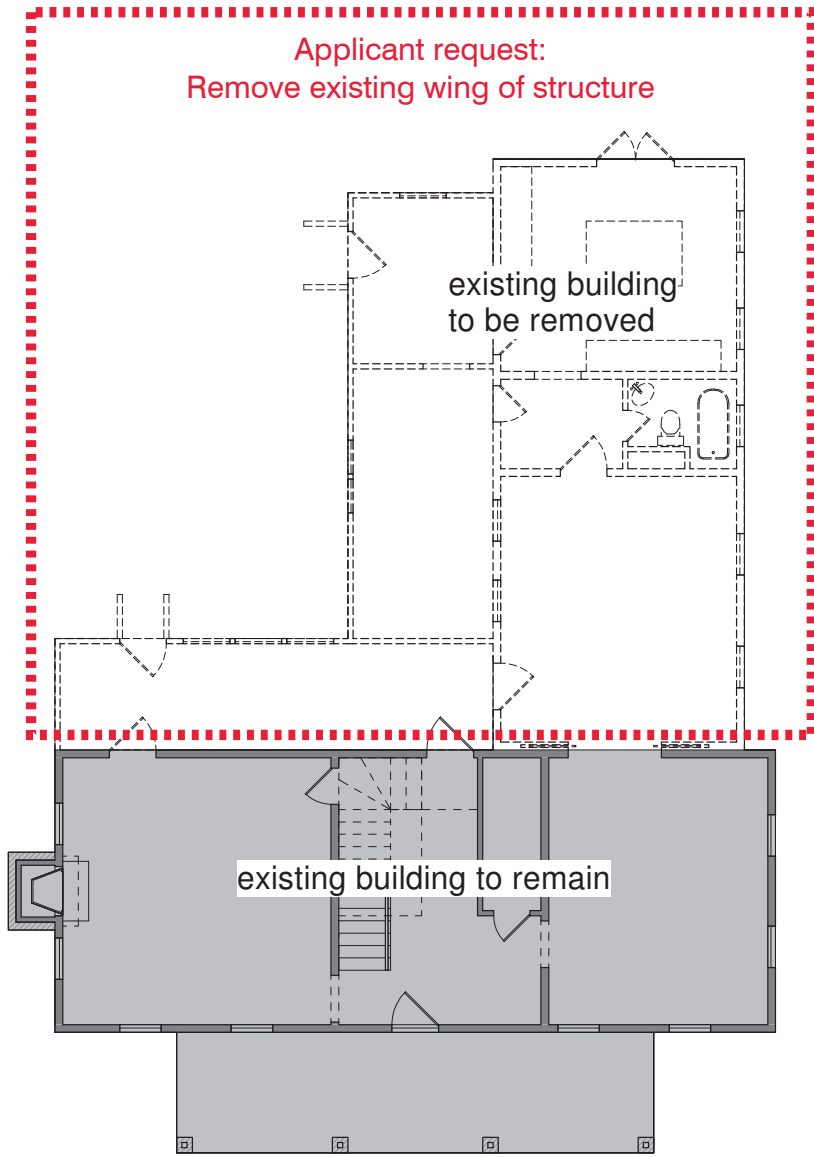
We look forward to developing a close working relationship with the City Officials throughout these projects and the years to come.

Respectfully,

Nate Robb

RCC Group

Commercial Contractor representing Gracepoint Homes



existing
1st floor plan
scale: 1/8" = 1'-0"

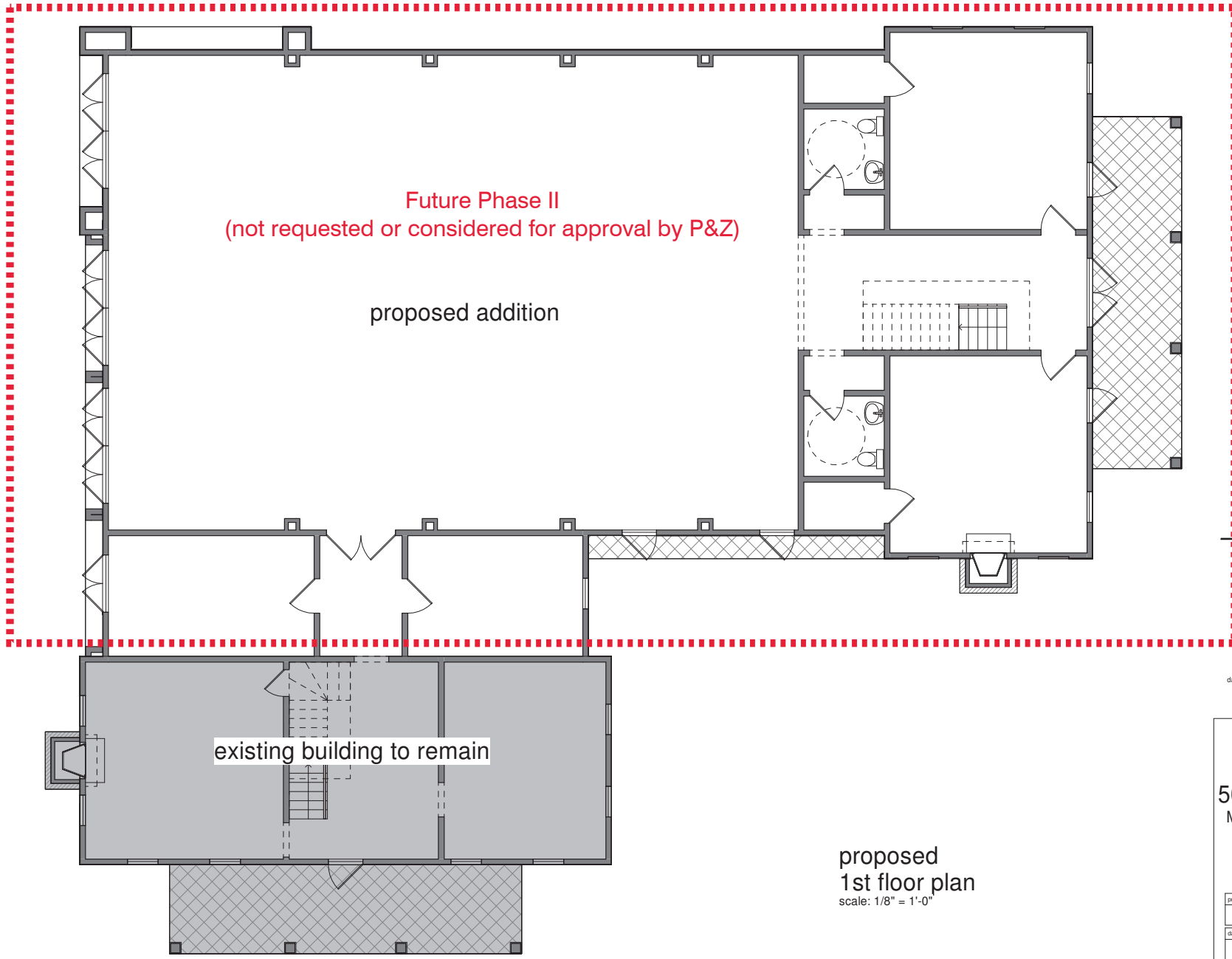
DANIE VAN LOGGERENBERG
ARCHITECTURE



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504 Caroline
Montgomery, TX
77356

project no.	sheet no.
TX1000	13
date	scale
04/26/22	1/8" = 1'-0"



proposed
1st floor plan
scale: 1/8" = 1'-0"

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project no.	sheet no.
TX1000	14
date	scale
04/26/22	1/8" = 1'-0"



Material to be repurposed:

Original Siding, Windows, Doors, Interior Trim, Casings, Plumbing Fixtures



1st Addition to the original structure. This picture shows the condition of the framing.



This is another example of the 1st failed addition to the home. Along with extensive frame damage, there are multiple areas where the subfloor is rotting.



The 2nd addition to the original home. The ceiling has fallen due to water intrusion, massive frame and subfloor damage.



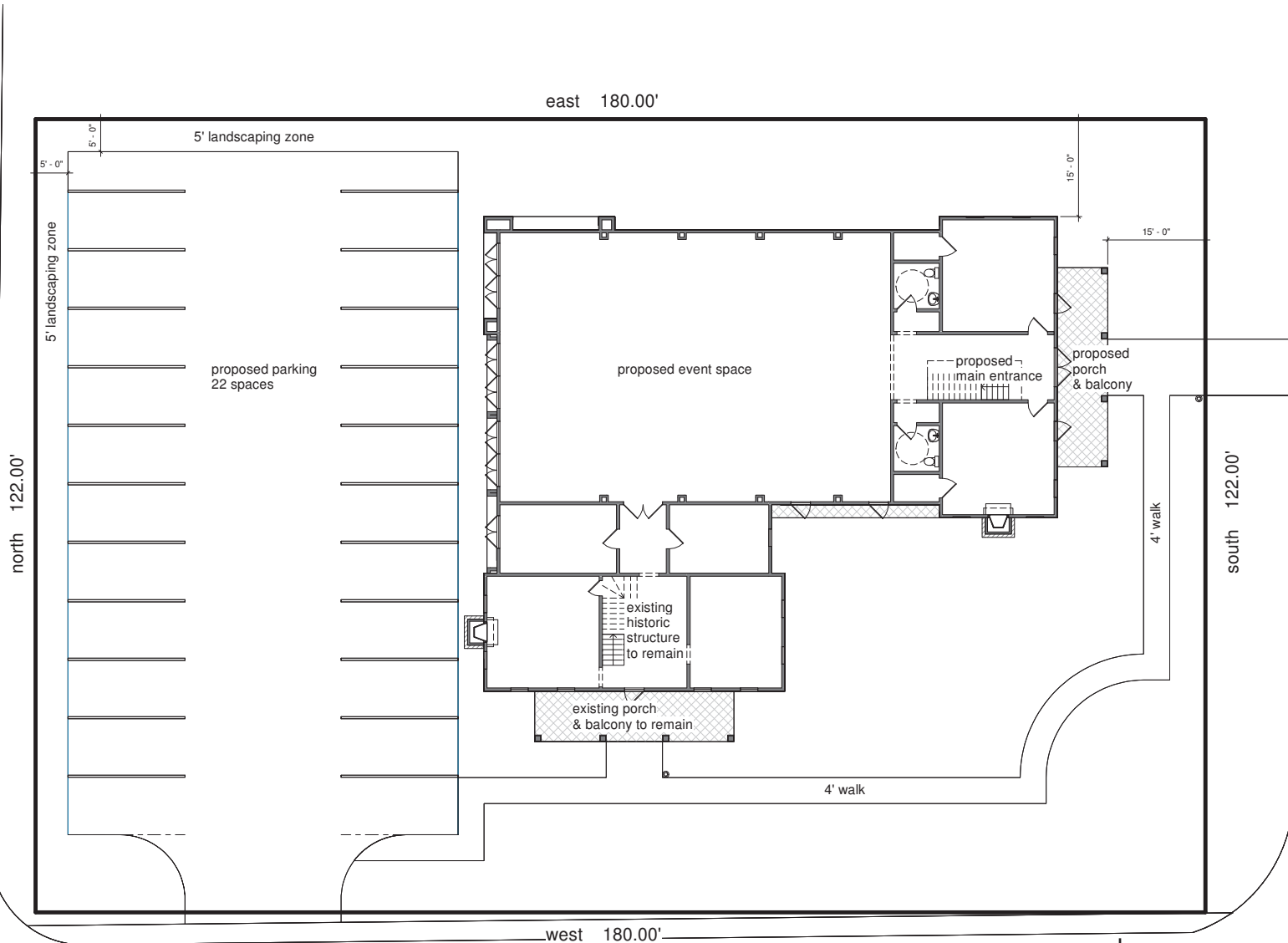
This is also located in the 2nd addition.



Additional Examples



pond street



north 122.00'

east 180.00'

5' landscaping zone

5' landscaping zone

proposed parking 22 spaces

proposed event space

proposed main entrance

proposed porch & balcony

existing historic structure to remain

existing porch & balcony to remain

4' walk

4' walk

south 122.00'

liberty street

west 180.00'

caroline street



proposed
site plan
scale: 1/16" = 1'-0"

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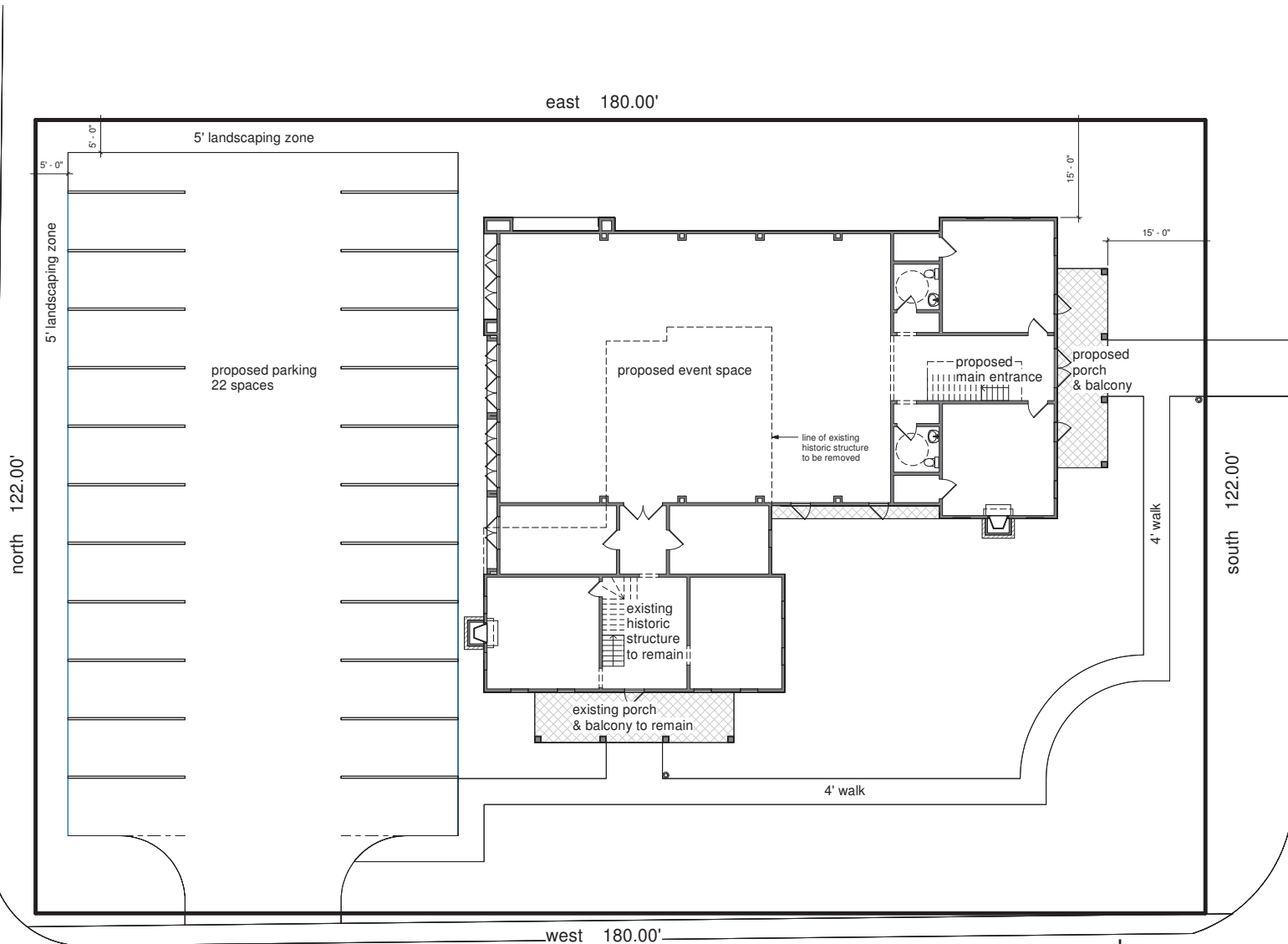


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project no.	sheet no.
TX1000	01
date	scale
04/21/22	1/16" = 1'-0"

pond street



north 122.00'

east 180.00'

5' landscaping zone

5'-0"

5' landscaping zone

proposed parking
22 spaces

proposed event space

proposed
main entrance

proposed
porch & balcony

line of existing
historic structure
to be removed

existing
historic
structure
to remain

existing porch
& balcony
to remain

4' walk

south 122.00'

liberty street

west 180.00'

caroline street



proposed
site plan
scale: 1/16" = 1'-0"

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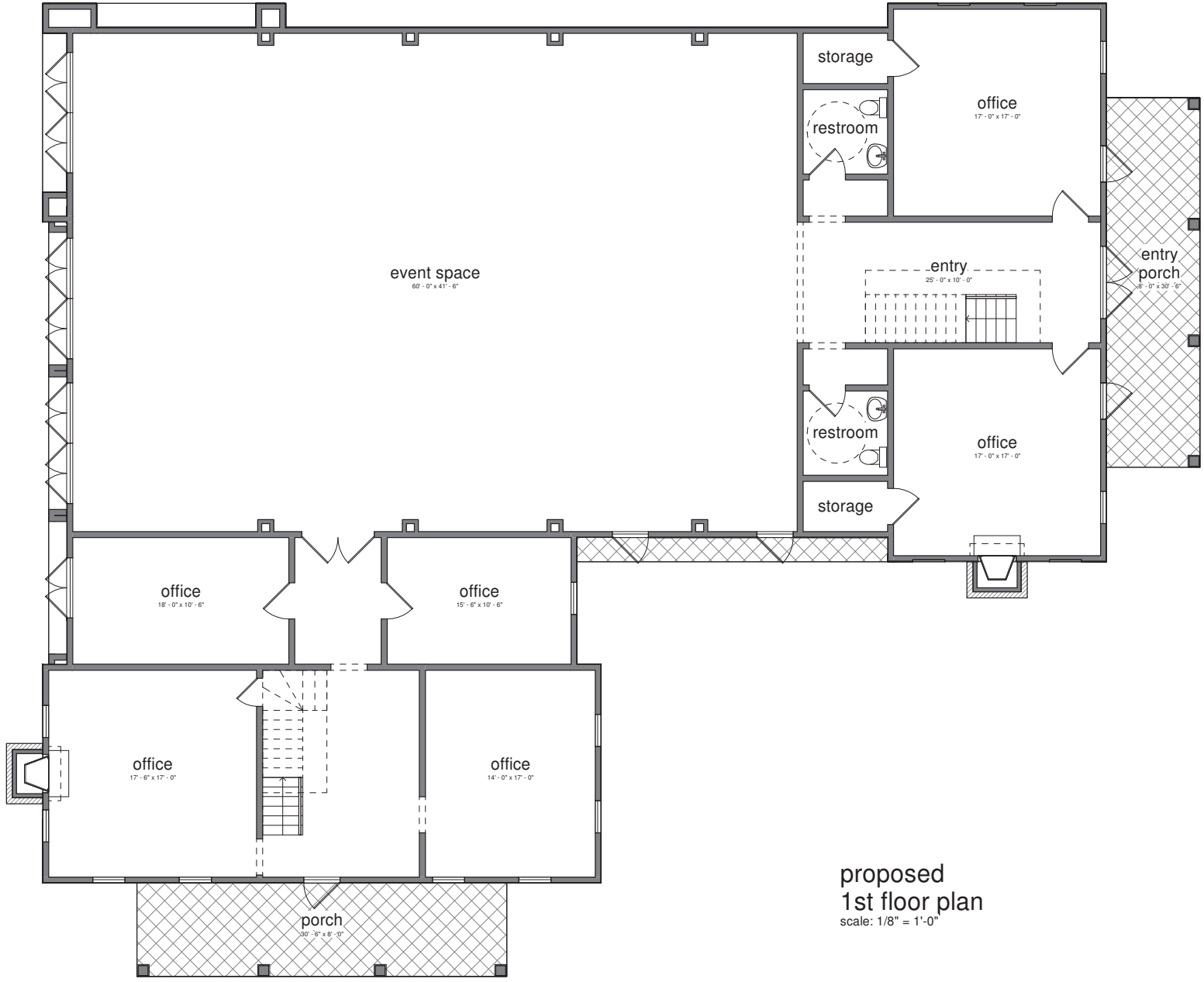
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project no.	sheet no.
TX1000	02
date	scale
04/21/22	1/16" = 1'-0"

area calculations

1st floor	5010 SF
2nd floor	2527 SF
living area total	7537 SF
porches	475 SF
balconies	479 SF
non living area total	954 SF
gross covered area	8491 SF



proposed
1st floor plan
scale: 1/8" = 1'-0"

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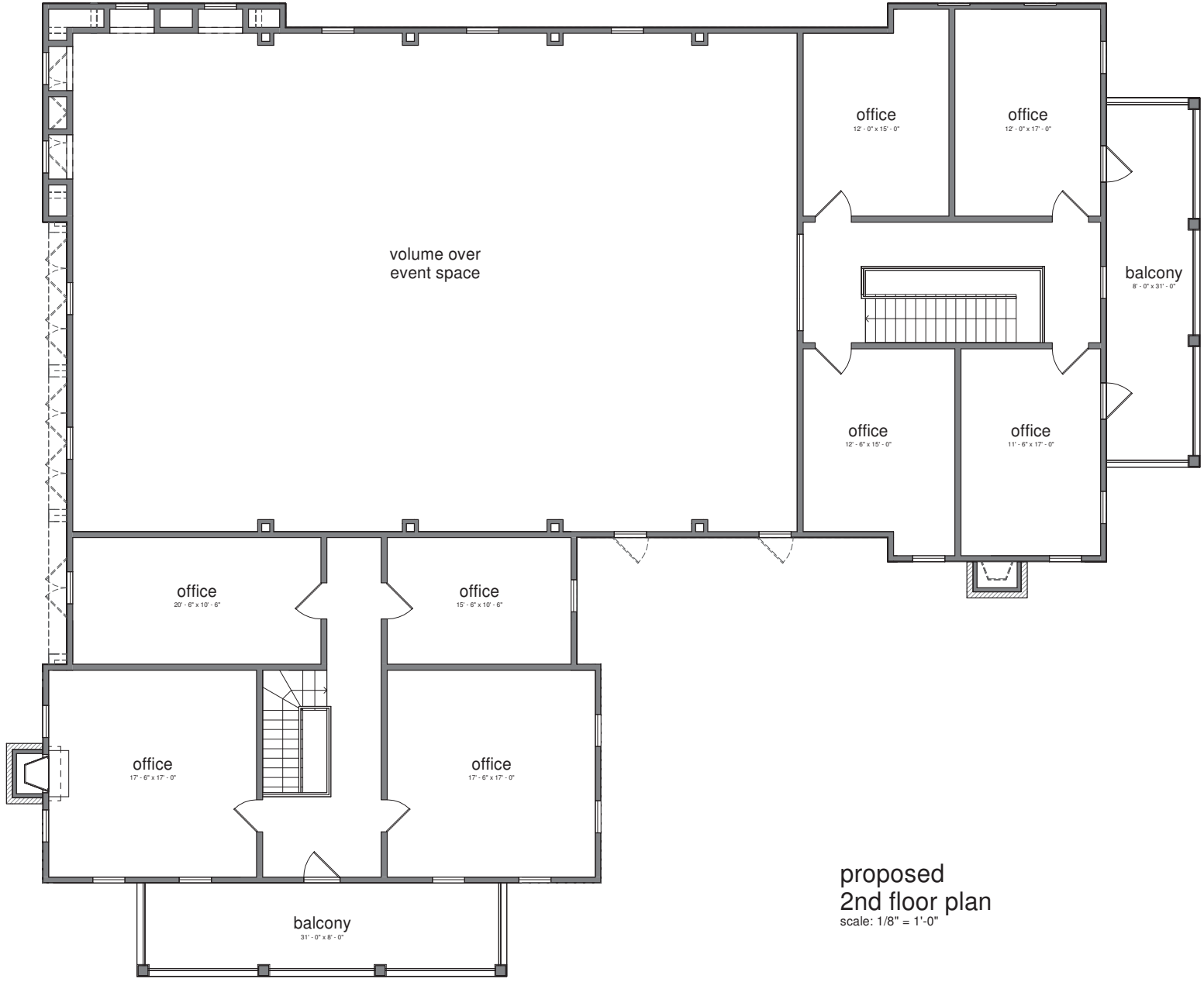
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project no.	sheet no.
TX1000	03
date	scale
04/21/22	1/8" = 1'-0"

area calculations

1st floor	5010 SF
2nd floor	2527 SF
living area total	7537 SF
porches	475 SF
balconies	479 SF
non living area total	954 SF
gross covered area	8491 SF



proposed
2nd floor plan
scale: 1/8" = 1'-0"

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project no.	sheet no.
TX1000	04
date	scale
04/21/22	1/8" = 1'-0"

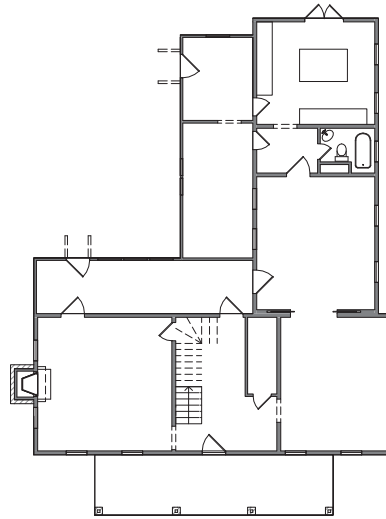
pond street

north 122.00'

east 180.00'

south 122.00'

liberty street



west 180.00'

caroline street



existing
site plan
scale: 1/16" = 1'-0"

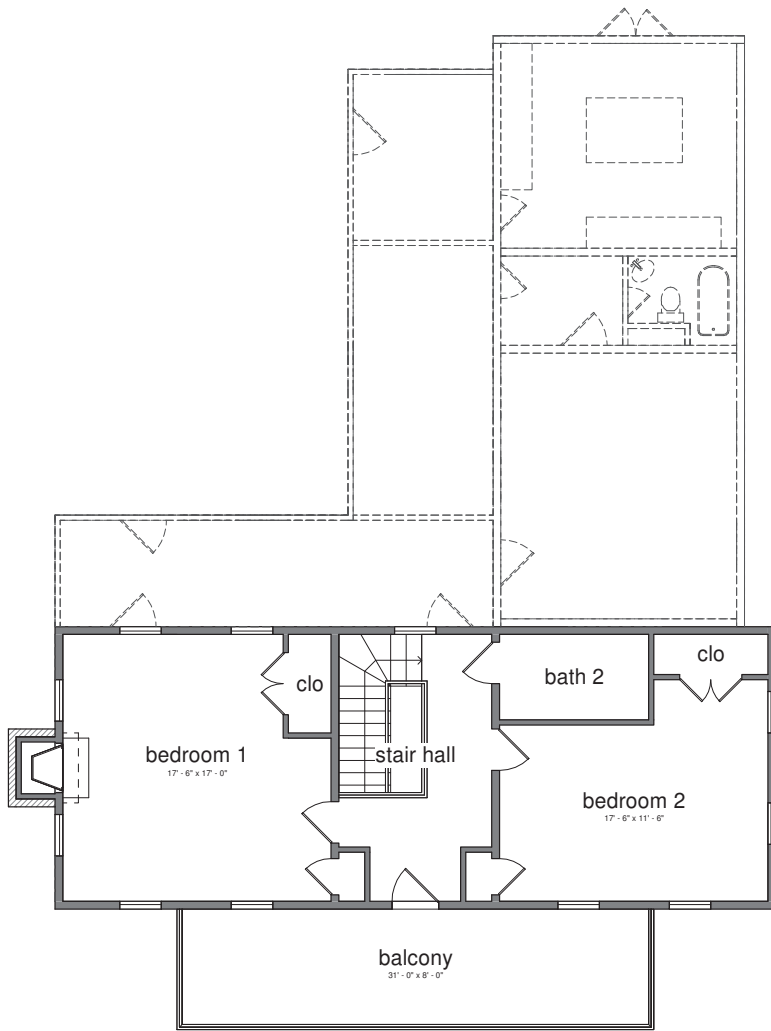
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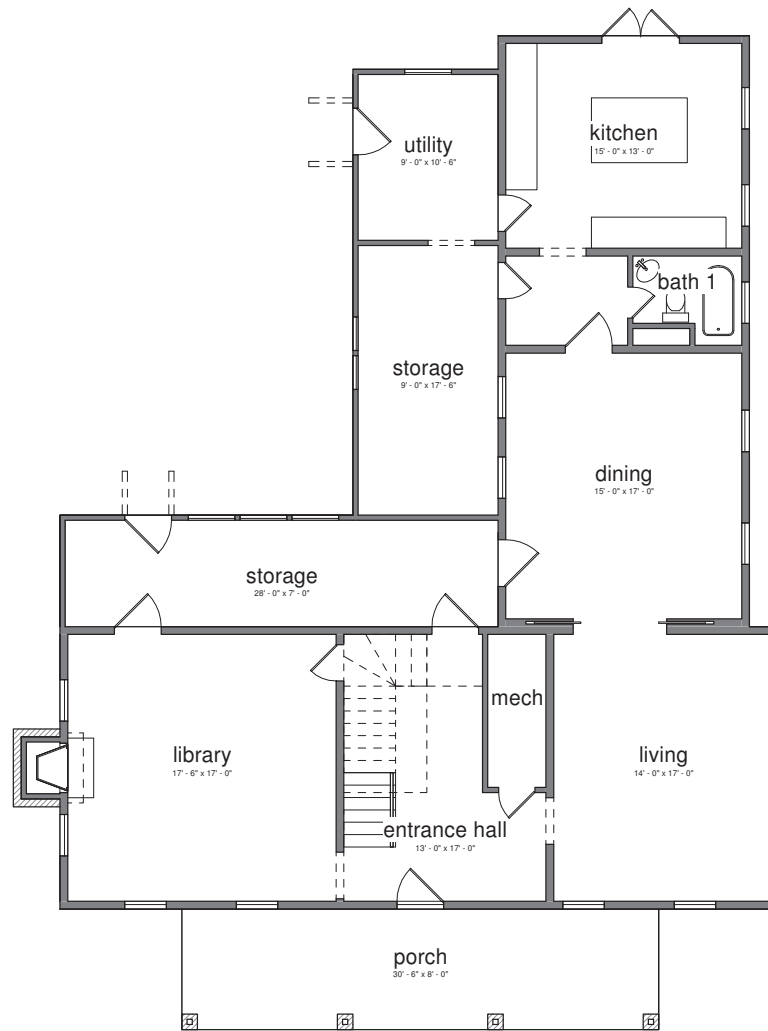
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project no.	sheet no.
TX1000	05
date	scale
04/21/22	1/16" = 1'-0"



existing
2nd floor plan
scale: 1/8" = 1'-0"



existing
1st floor plan
scale: 1/8" = 1'-0"

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project no.	sheet no.
TX1000	06
date	scale
04/21/22	1/8" = 1'-0"



front elevation
scale: 1/8" = 1'-0"



right elevation
scale: 1/8" = 1'-0"

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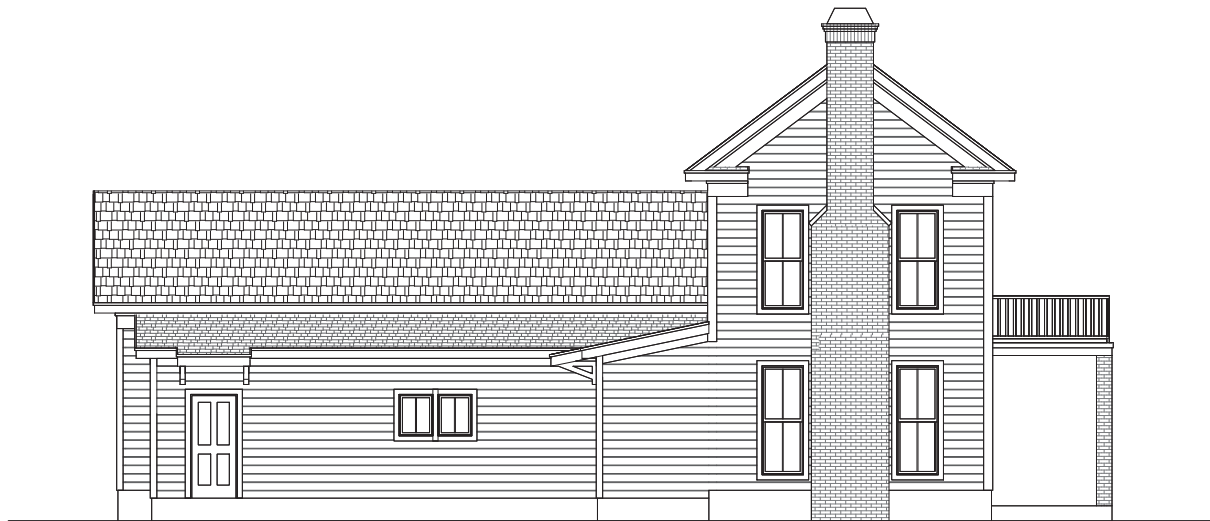
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project no.	sheet no.
TX1000	07
date	scale
04/21/22	1/8" = 1'-0"



rear elevation
scale: 1/8" = 1'-0"



left elevation
scale: 1/8" = 1'-0"

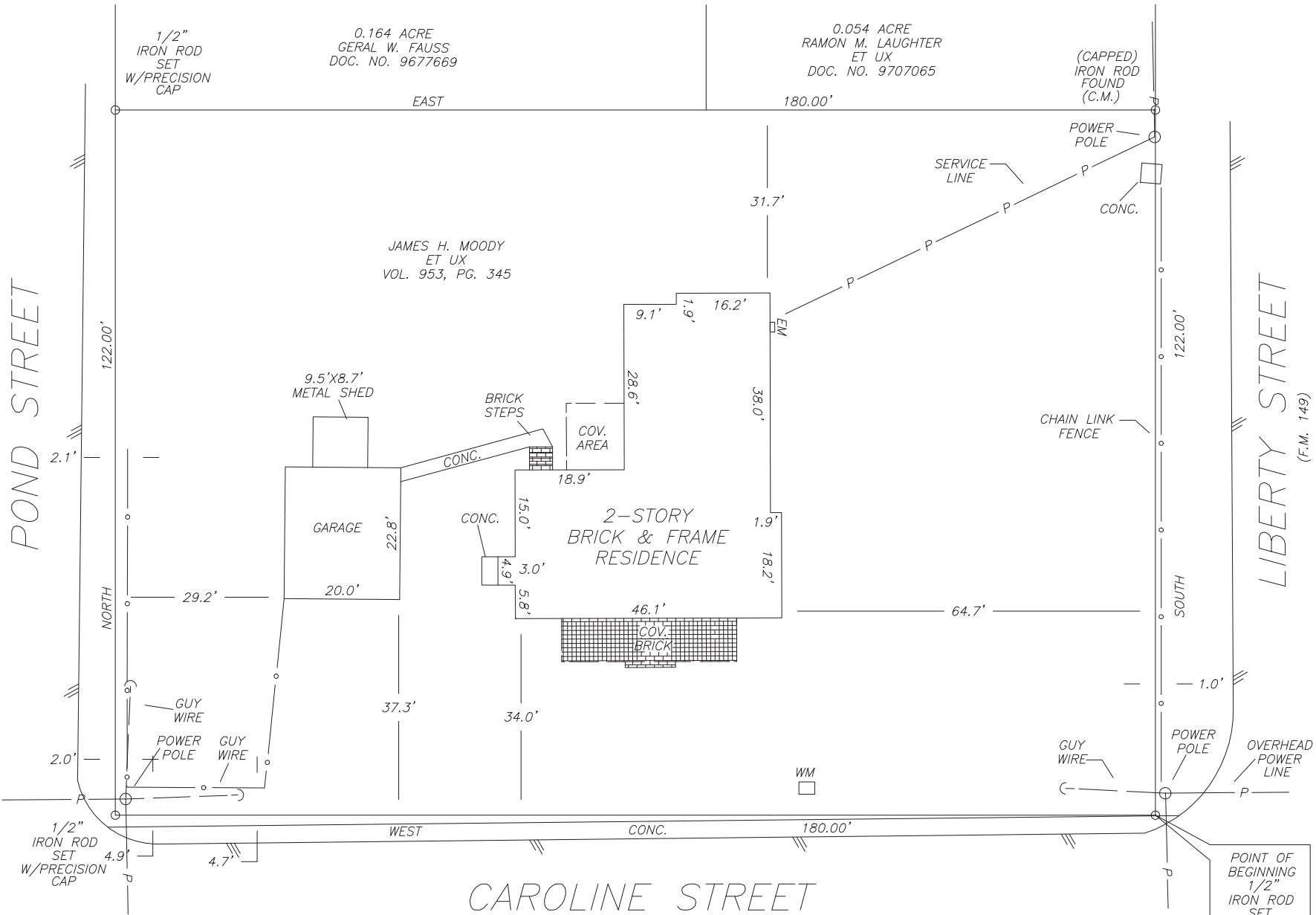
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project no.	sheet no.
TX1000	08
date	scale
04/21/22	1/8" = 1'-0"



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project no.	sheet no.
TX1000	09
date	scale
04/21/22	1/16" = 1'-0"



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project no.	sheet no.
TX1000	10
date	scale
04/21/22	



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project no.	sheet no.
TX1000	11
date	scale
04/21/22	



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project no.	sheet no.
TX1000	12
date	scale
04/21/22	