

A G E N D A

Architectural Review Board

February 27, 2018

Council Auditorium, City Hall

103 North Perry Street

ARCHITECTURAL REVIEW BOARD MEMBERS

Mr. Walter L. Bush, Jr., Chairman

Ms. Elizabeth Brown, Vice-Chairman

Mr. David Payne

Mr. Barrett Penney

Rev. Willie Welch

Mr. Cedric Campbell

Mr. John Foshee

Mr. Jon Hayden

Ms. Katie Williams

PLANNING CONTROLS DIVISION

I. Approval of the Actions from the January 23, 2018 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Bryant Aspinwall	Garden District	1256 South Lawrence Street
2.	Cindy Clark	St. Charles-Capitol Heights	109 N. Lewis Street
3.	Alex Whitley	Old Cloverdale	1859 Ridge Avenue
4.	Celeste Sabel	Cloverdale Idlewild	3325 LeBron Road / 3312 Cloverdale Road
5.	Jeremy & Lauren Vinson	Old Cloverdale	1227 Woodward Avenue
6.	Scott Taylor	Cloverdale Idlewild	3179 Norman Bridge Road
7.	John & Erika Tracy	Cloverdale Idlewild	3317 Montezuma Road
8.	Philip Cameron	Old Cloverdale	1343/1347 Felder Avenue
9.	Tim Riley	Old Cloverdale	1254 Magnolia Curve
10.	Barrett Penney	Old Cloverdale	728 Felder Avenue
11.	Ben Blanchard	Cottage Hill Annex	454 S. Goldthwaite Street
12.	April Hampton	Cottage Hill Annex	447 S. Goldthwaite Street

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
March 27, 2018 at 5:30 p.m.**

OLD BUSINESS

1. PRESENTED BY: Bryant Aspinwall

SUBJECT: Request for approval of tree removal and replacement for the property located at 1256 South Lawrence Street (Garden District).

REMARKS: The petitioner is requesting permission to remove a popcorn tree that is growing into the porte cochere column and roof. The proposed replacement is a 5-gallon flowering pear to be planted in the rear yard in early spring.

STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

DEPARTMENT COMMENTS

- Proposed replacement should meet city landscape standards (2.5” caliper replacement, no invasive species). No objection to the removal subject to replacement.

COMMENTS _____

ACTION TAKEN _____





NEW BUSINESS

2. PRESENTED BY: Cindy Clark

SUBJECT: Request for approval of steps, sidewalk and handrail for the property located at 109 North Lewis Street (St. Charles—Capitol Heights).

REMARKS: The petitioner is requesting permission to remove the existing series of front steps to install new steps with wider treads and a lower rise (current steps are steep and narrow). A simple polished wood handrail on metal supports is also proposed.

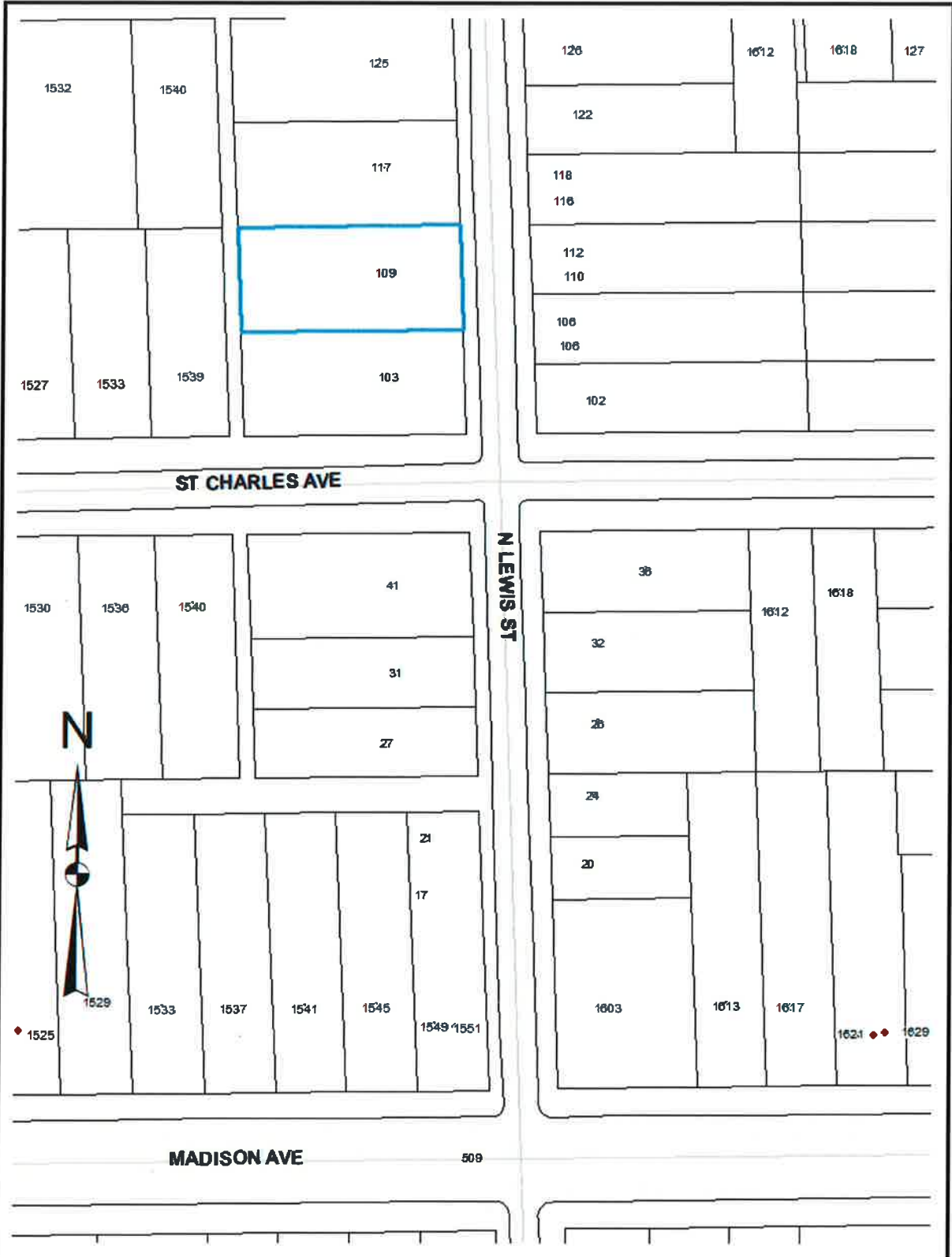
STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

DEPARTMENT COMMENTS

- No objection

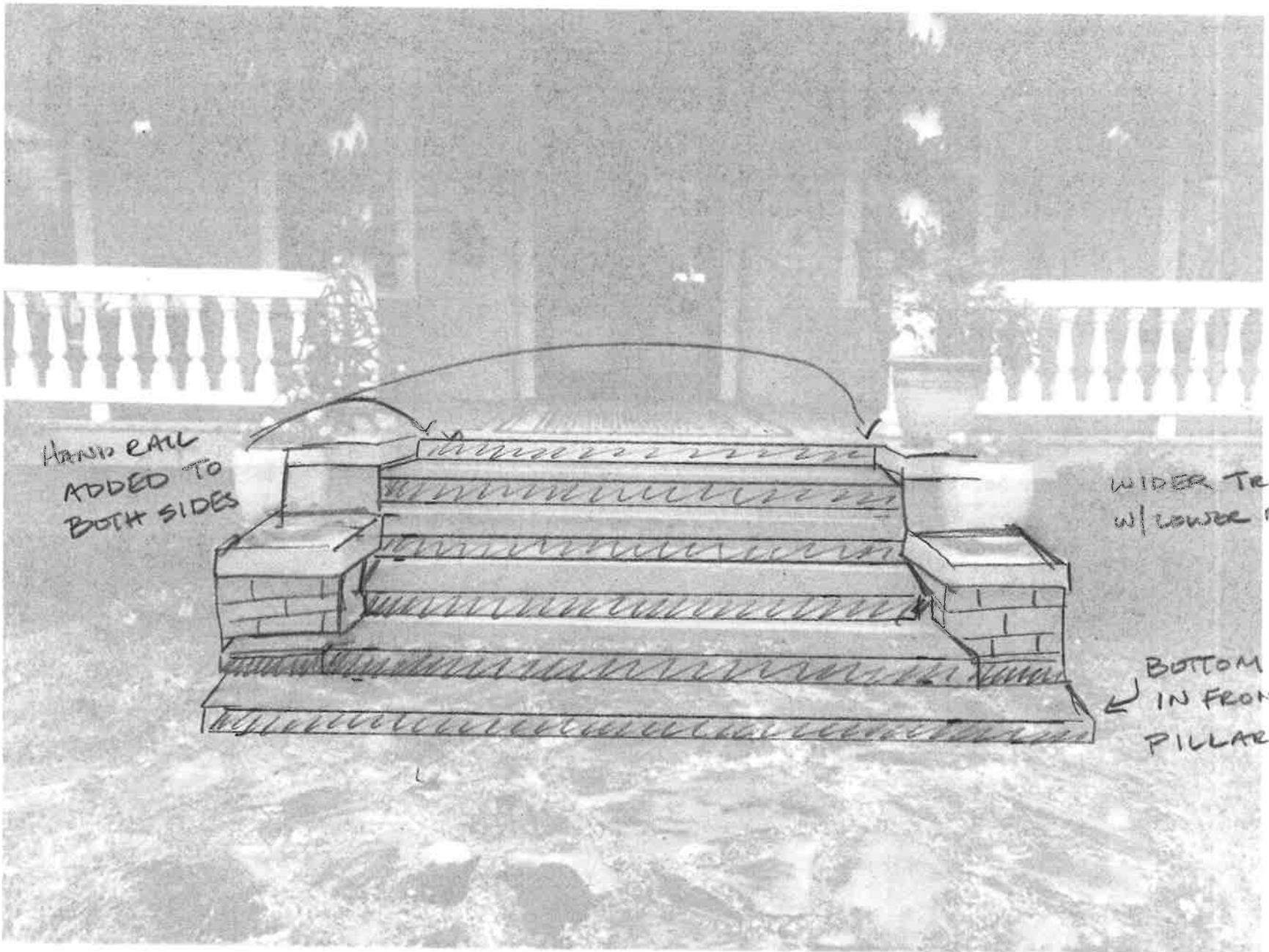
COMMENTS _____

ACTION TAKEN _____







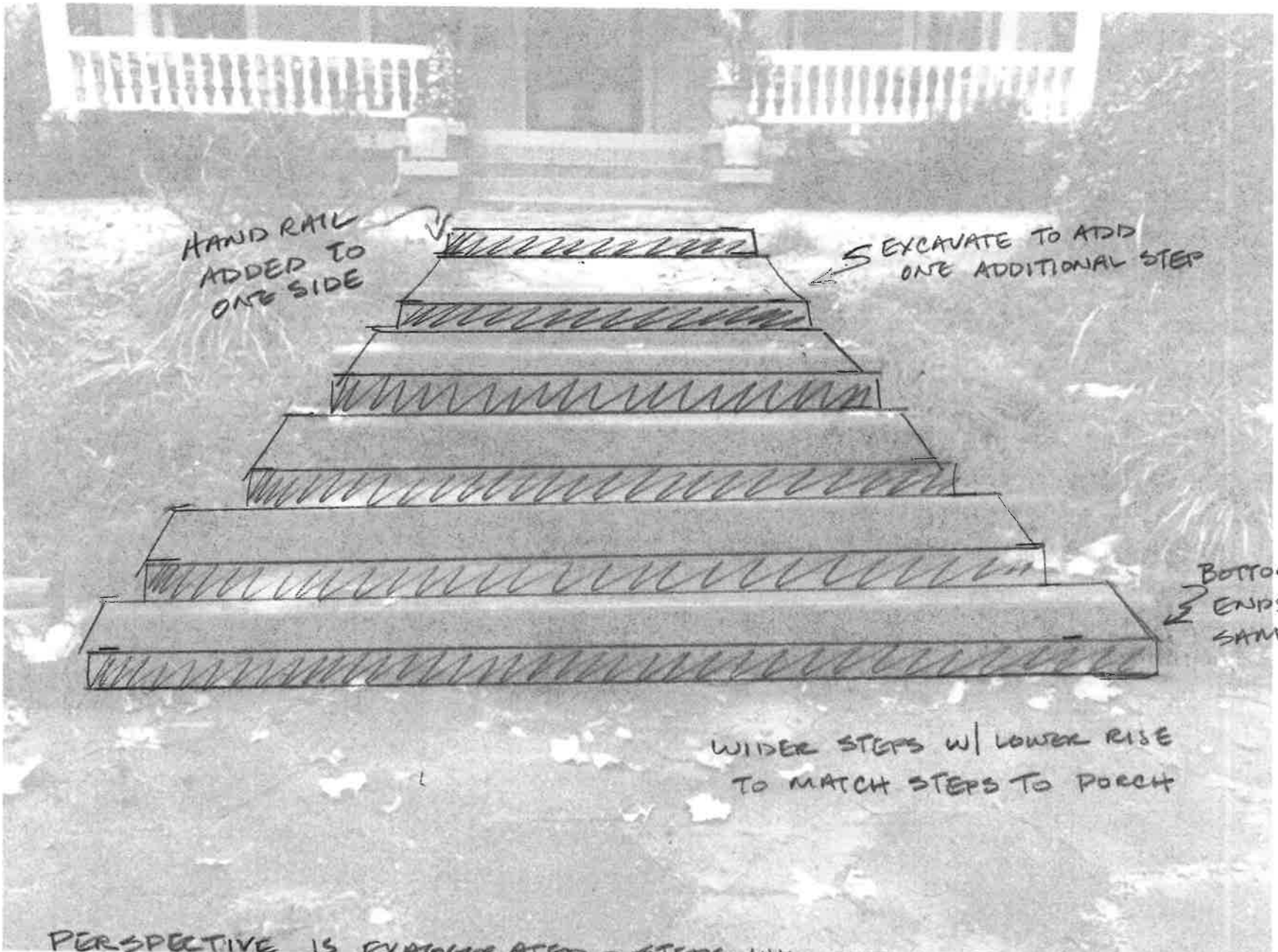


HAND RAIL
ADDED TO
BOTH SIDES

WIDER TREADS
W/ LOWER RISE

BOTTOM STEP
IN FRONT OF
PILLARS

STEPS TO FRONT PORCH



HAND RAIL
ADDED TO
ONE SIDE

EXCAVATE TO ADD
ONE ADDITIONAL STEP

BOTTOM STEP
ENDS IN
SAME SPOT

WIDER STEPS W/ LOWER RISE
TO MATCH STEPS TO PORCH

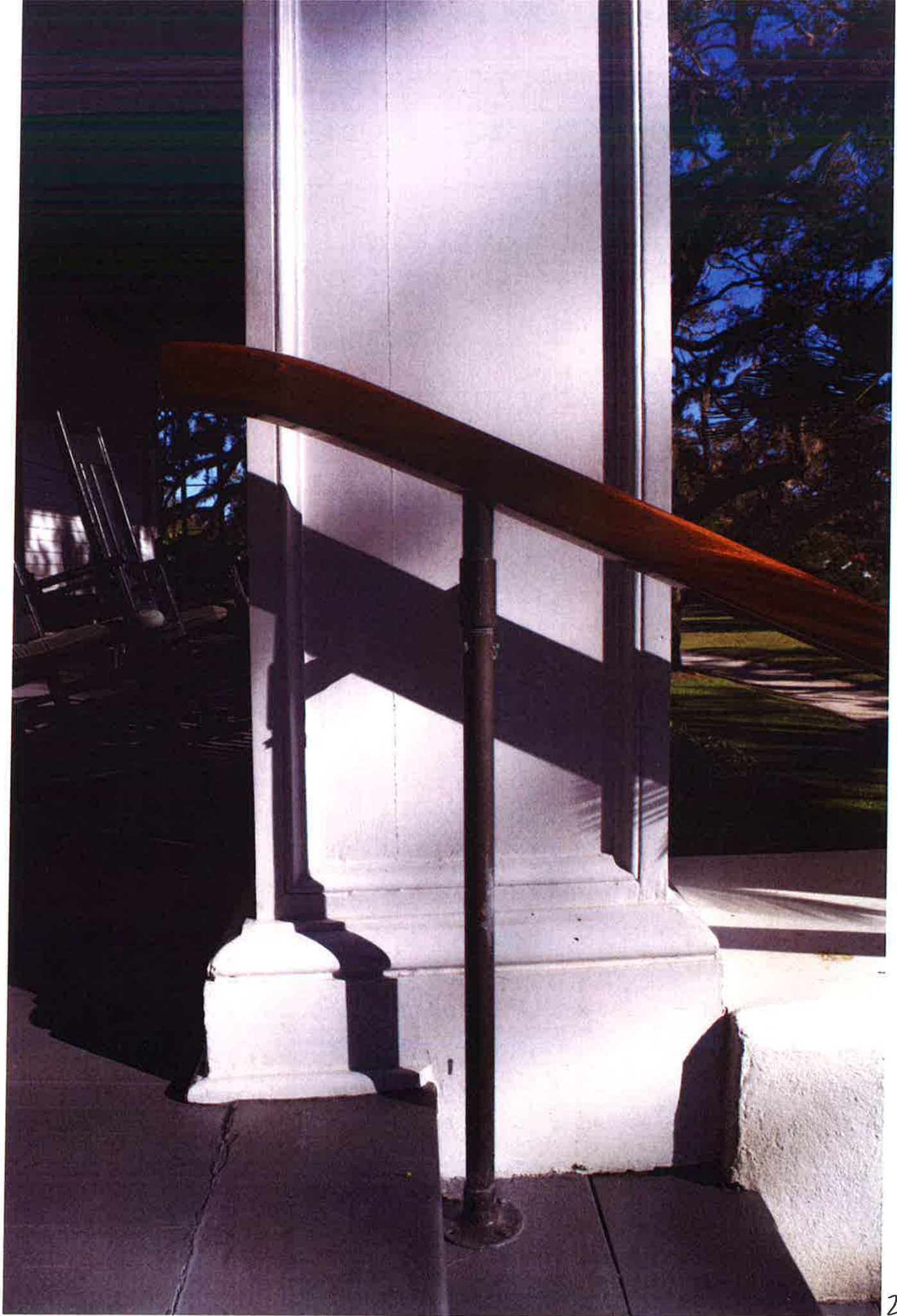
PERSPECTIVE IS EXAGGERATED - STEPS WILL NOT GO THIS FAR INTO THE YARD.

STEPS FROM STREET LEVEL TO FRONT LAWN

2E



EXAMPLE OF HAND RAIL STYLE PROPOSED



3. PRESENTED BY: Alex Whitley

SUBJECT: Request for approval of new driveway material for the property located at 1859 Ridge Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to replace the existing gravel driveway with exposed aggregate concrete to match the existing driveway apron in the same footprint. The driveway is at the rear of the property, accessed from Lockerbie.

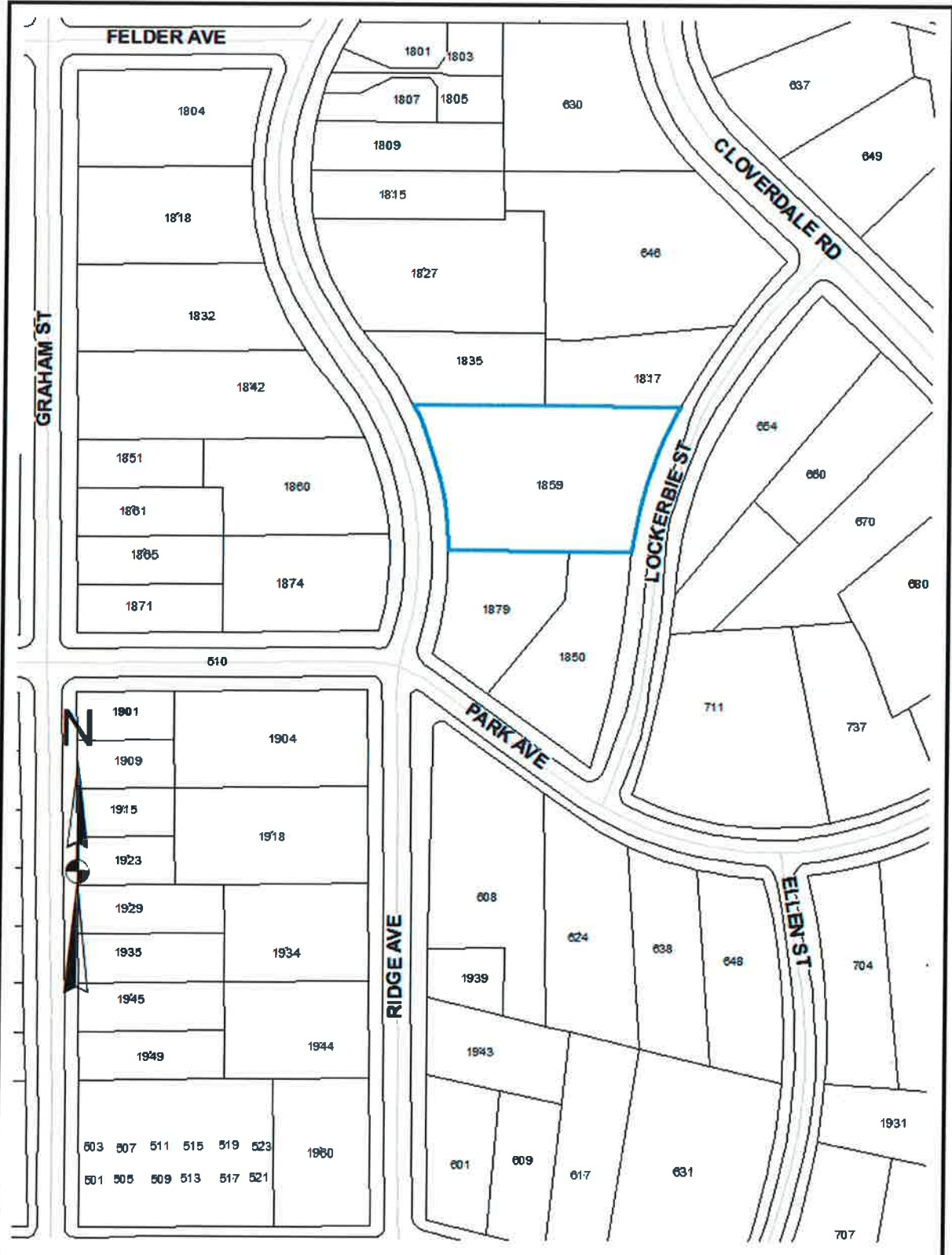
STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

DEPARTMENT COMMENTS

- No objection

COMMENTS _____

ACTION TAKEN _____









Line between exposed pebble apron and
pebble drive

4. PRESENTED BY: Celeste Sabel

SUBJECT: Request for approval of tree removal and replacement for the property located at 3325 LeBron Road/3312 Cloverdale Road (rear property line—Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to remove a large hackberry tree at the rear property line. The tree is behind an existing workshop on the adjacent property, and growing into the roof of the building. Several roofers have indicated to replace the roof the tree needs to be removed. The petitioner proposes to work with the Urban Forester on the selection and location of a replacement tree.

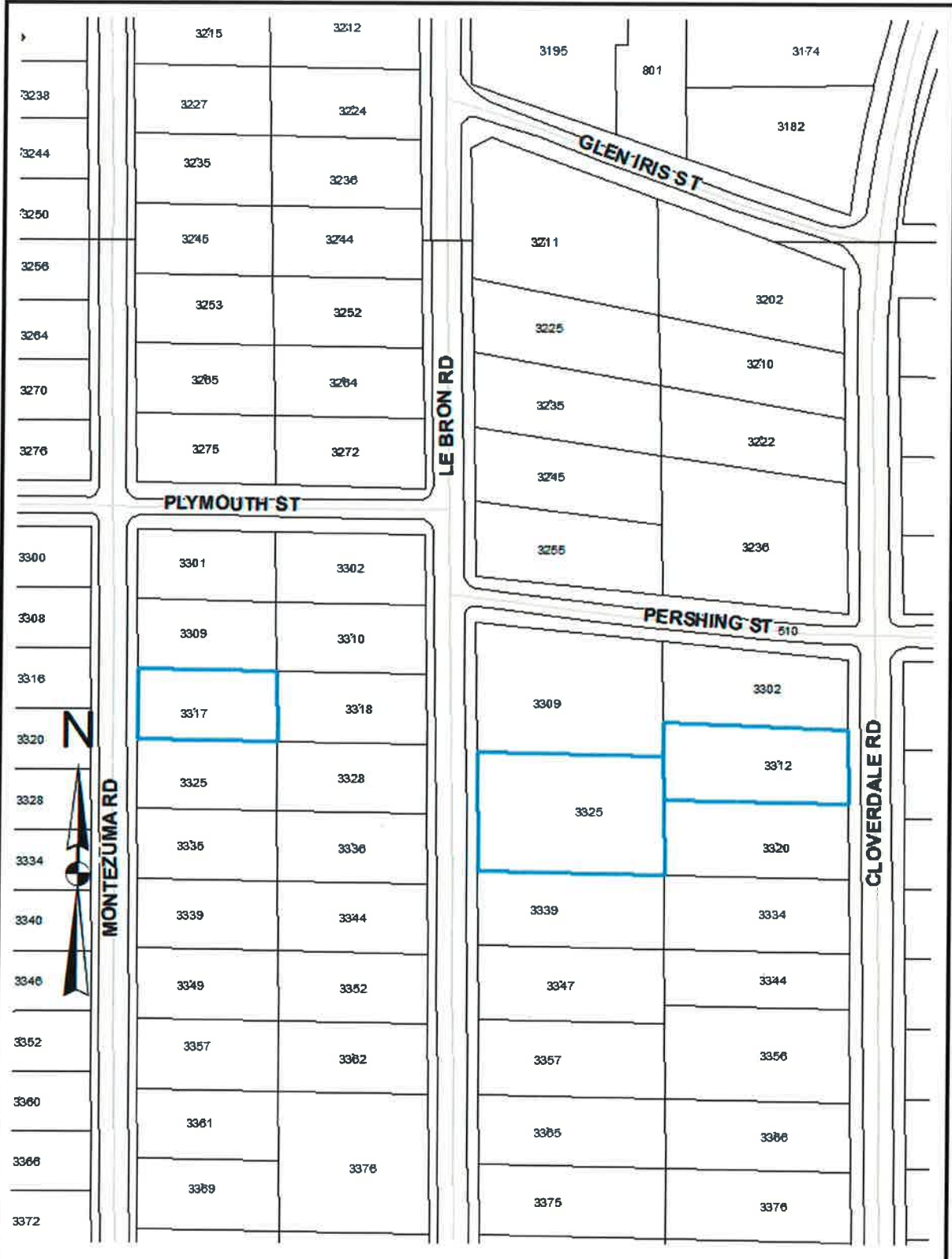
STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

DEPARTMENT COMMENTS

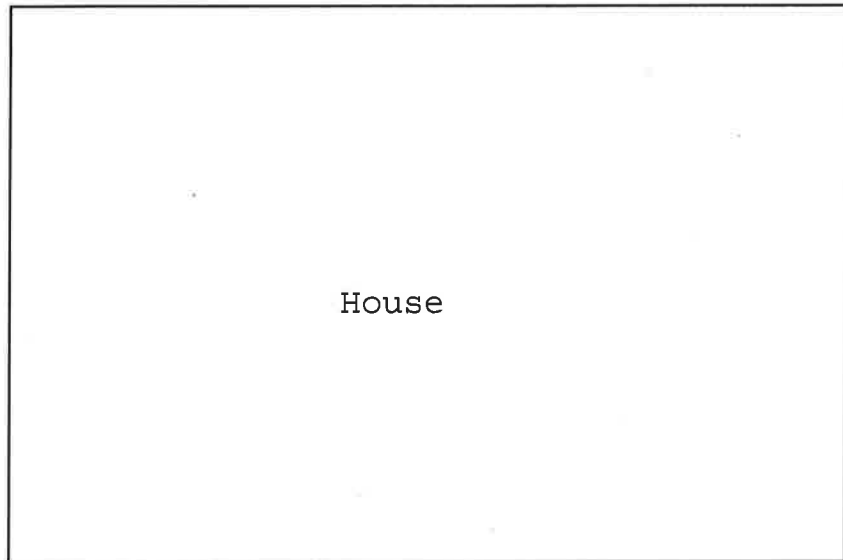
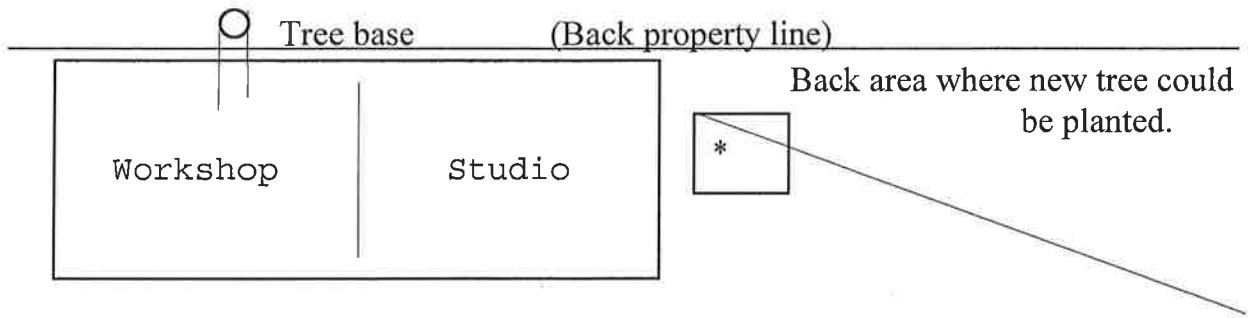
- No objection

COMMENTS _____

ACTION TAKEN _____







3325 Le Bron Road, Montgomery, 36106
Site Plan

* Garden equipment shed









Tree that is leaving
on The workshop.



Area where new tree can
be planted.

5. PRESENTED BY: Jeremy & Lauren Vinson

SUBJECT: Request for approval of tree removal and replacement and new driveway for the property located at 1227 Woodward Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove an 18" diameter pecan tree to install a driveway for the house, which currently has no driveway. The attached site plan illustrates the driveway (8' wide and approximately 30' long) and curb cut, as well as possible replacement trees in the ROW.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

DEPARTMENT COMMENTS

- No objection to the replacement plan locations, 2.5" caliper is the city landscape standard.
- No objection to a single car width driveway

COMMENTS _____

ACTION TAKEN _____

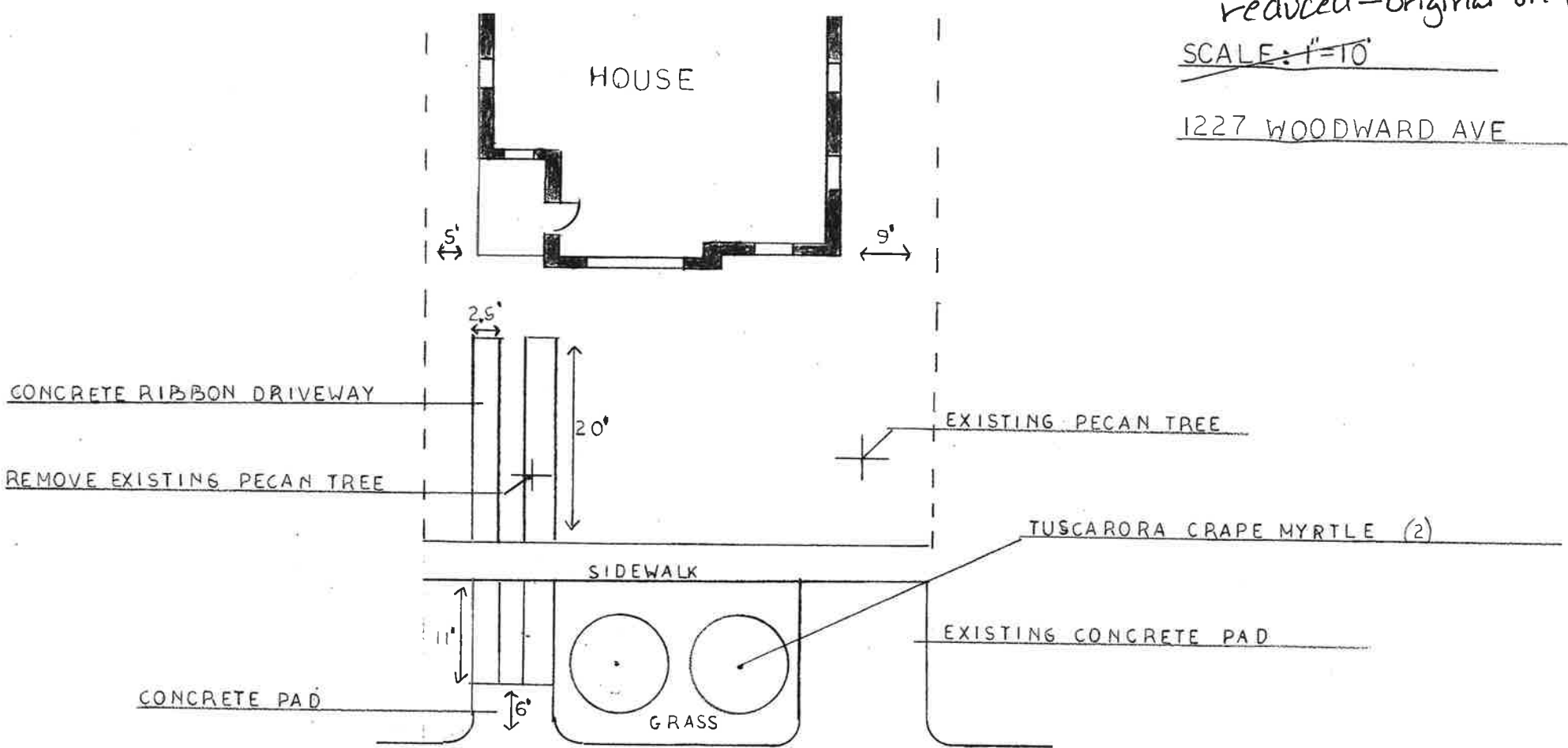




reduced-original on file

SCALE: 1"=10'

1227 WOODWARD AVE



CONCRETE RIBBON DRIVEWAY

REMOVE EXISTING PECAN TREE

EXISTING PECAN TREE

TUSCARORA CRAPE MYRTLE (2)

SIDEWALK

EXISTING CONCRETE PAD

CONCRETE PAD

GRASS

54

6. PRESENTED BY: Scott Taylor

SUBJECT: Request for approval of tree removals after the fact, replacement, and parking area for the property located at 3179 Norman Bridge Road (Cloverdale Idlewild). **PARTIAL VIOLATION**

REMARKS: The petitioner is requesting permission after the fact to remove 4 trees (cedar, hackberry, mock orange). The proposed replacements are 3 tulip poplar, 2.5" caliper as illustrated on the site plan to be planted within 180 days. The proposal also includes a gravel rear parking area in the dimensions illustrated. At least a portion of the back yard had been previously graveled for parking, but is no longer clearly defined. Mr. Taylor proposes edging the gravel with railroad ties spiked in place.

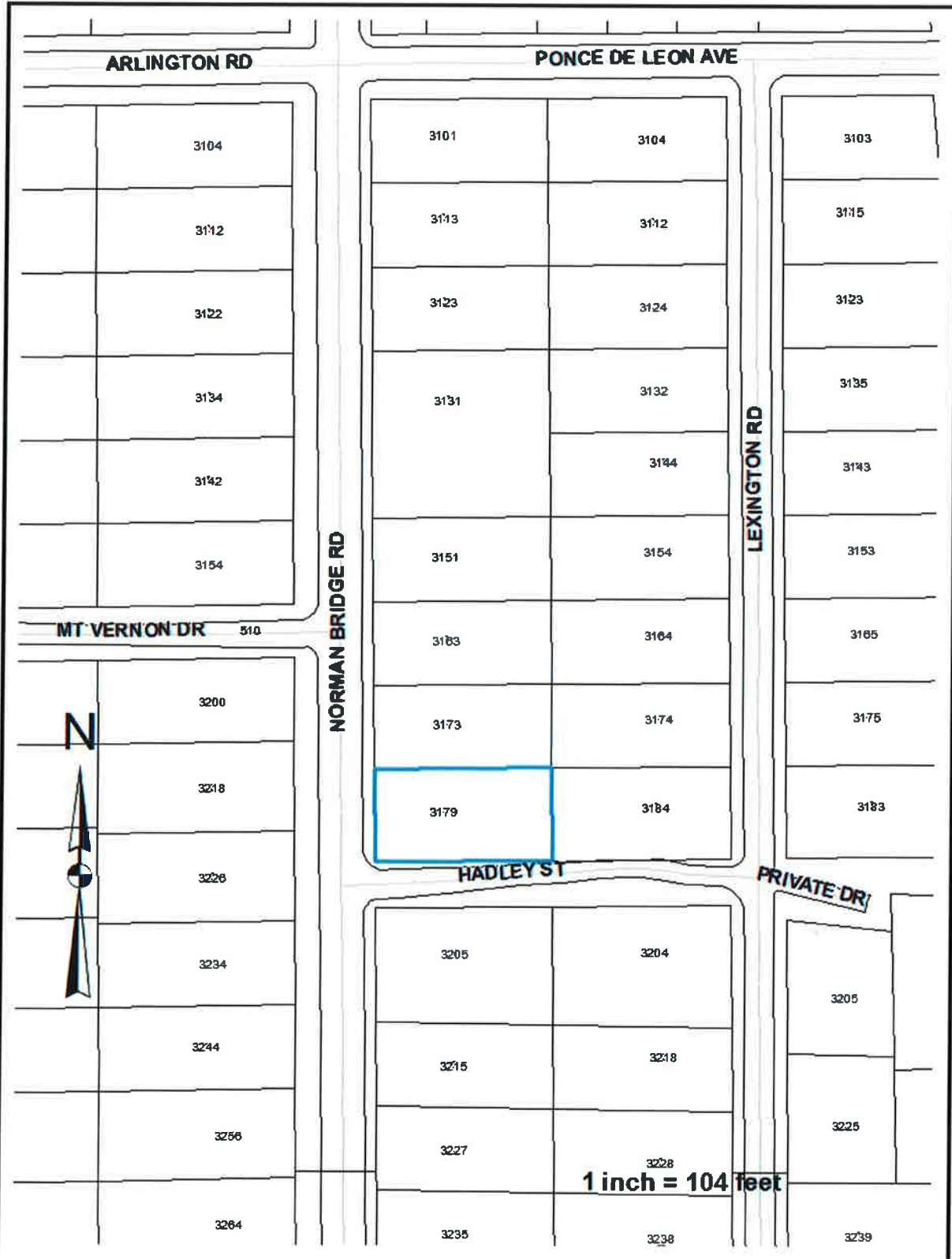
STANDARD OF REVIEW: Section 15-127 of the City Code states that "The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

DEPARTMENT COMMENTS

- The large cedar tree was the most significant tree and contributed to the character of the property—this property is part of a plat known as The Cedars. No objection to the replacement plan.
- Rear yard parking is always preferable to paving over a front yard.

COMMENTS _____

ACTION TAKEN _____









1 inch = 20 feet

6
7



Adjacent gravel



Across street



6H

4



I 9

5



65

9





Sent from my iPhone

7

5
大

7. PRESENTED BY: John & Erika Tracy

SUBJECT: Request for approval of a rear deck for the property located at 3317 Montezuma Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to construct a 12'x12' deck at the rear of the house with a 42" handrail. An example of the railing and skirting are attached. The deck will be constructed of treated pine with a clear finish.

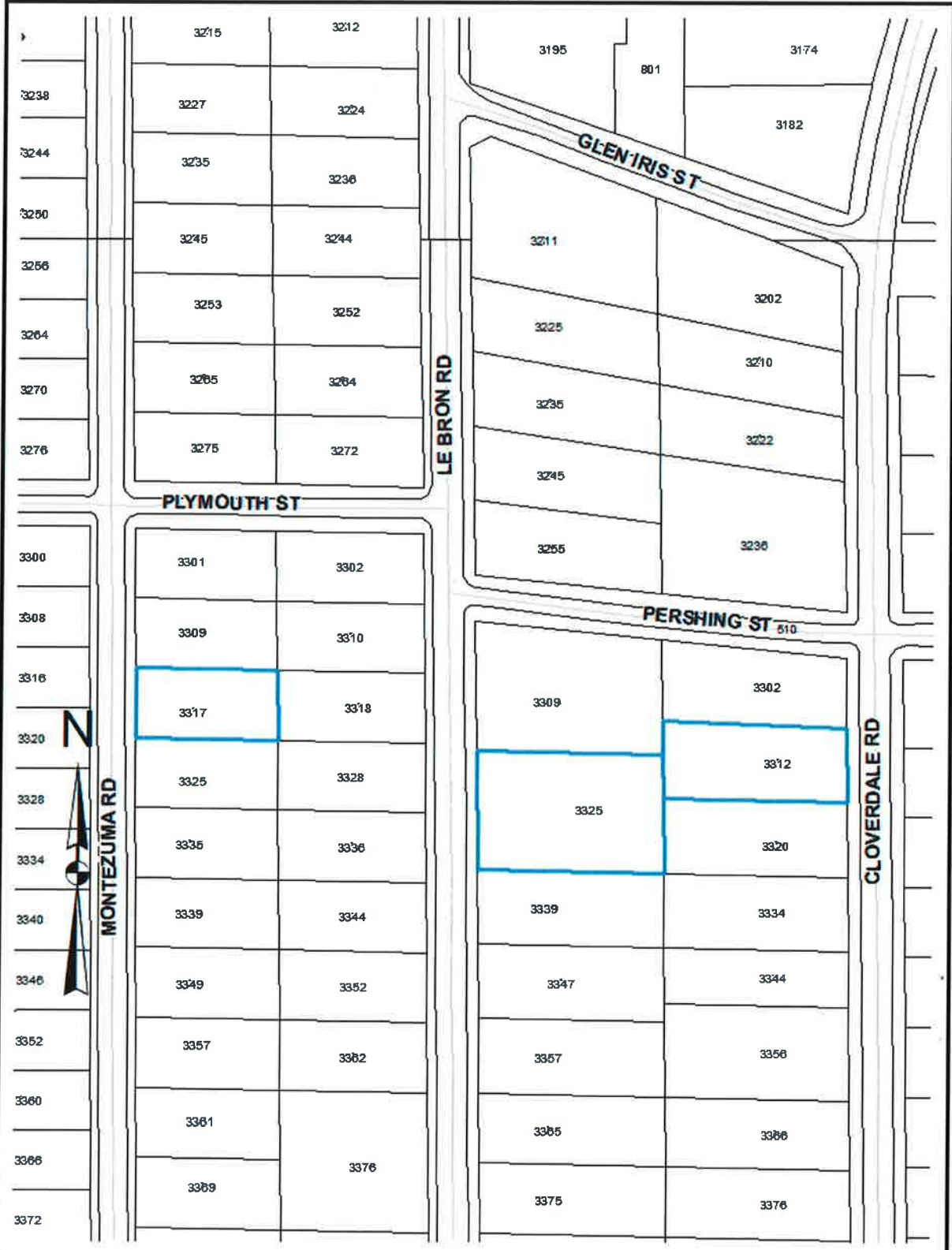
STANDARD OF REVIEW: Section 15-127 of the City Code states that "The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

DEPARTMENT COMMENTS

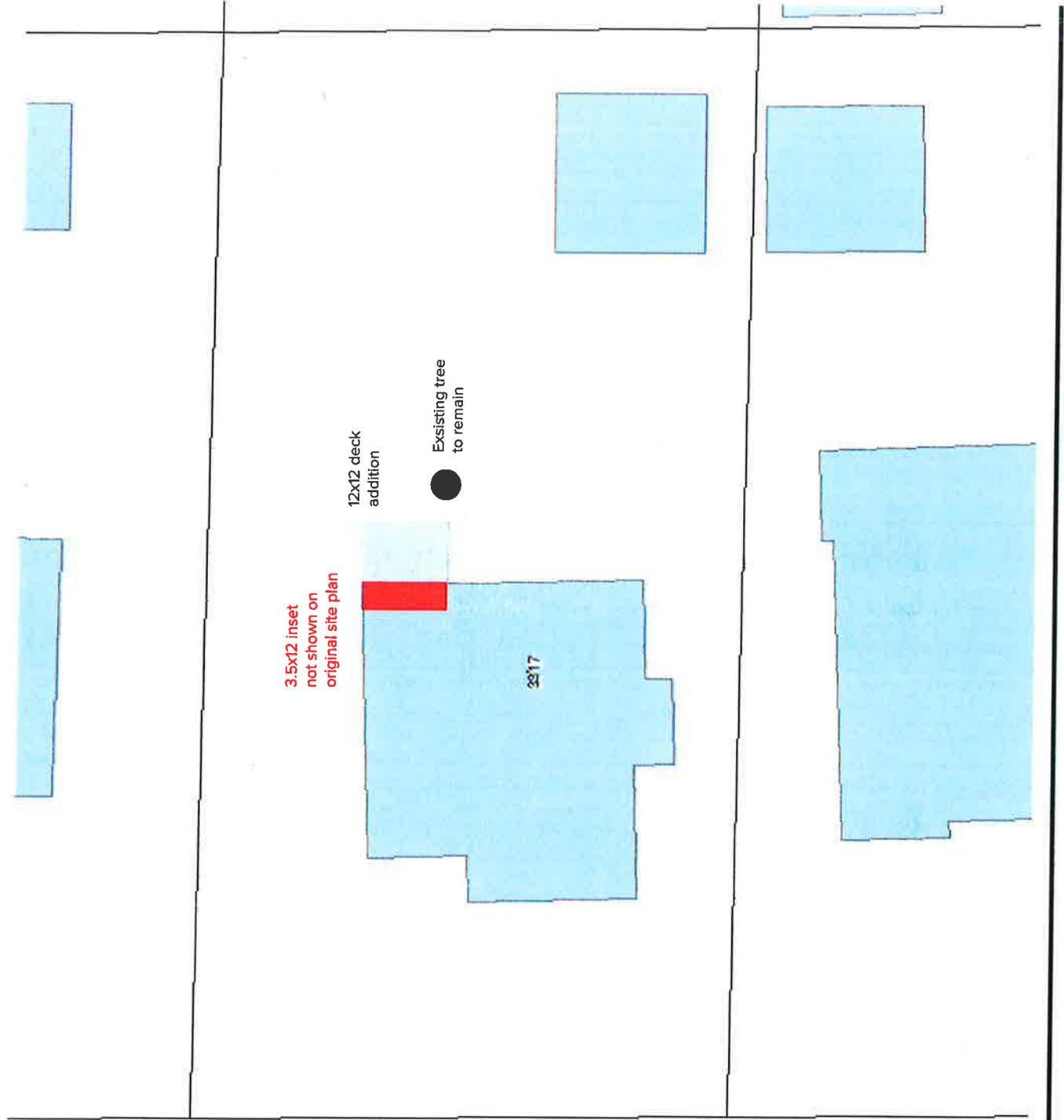
- The Board has routinely approved rear decks.

COMMENTS _____

ACTION TAKEN _____

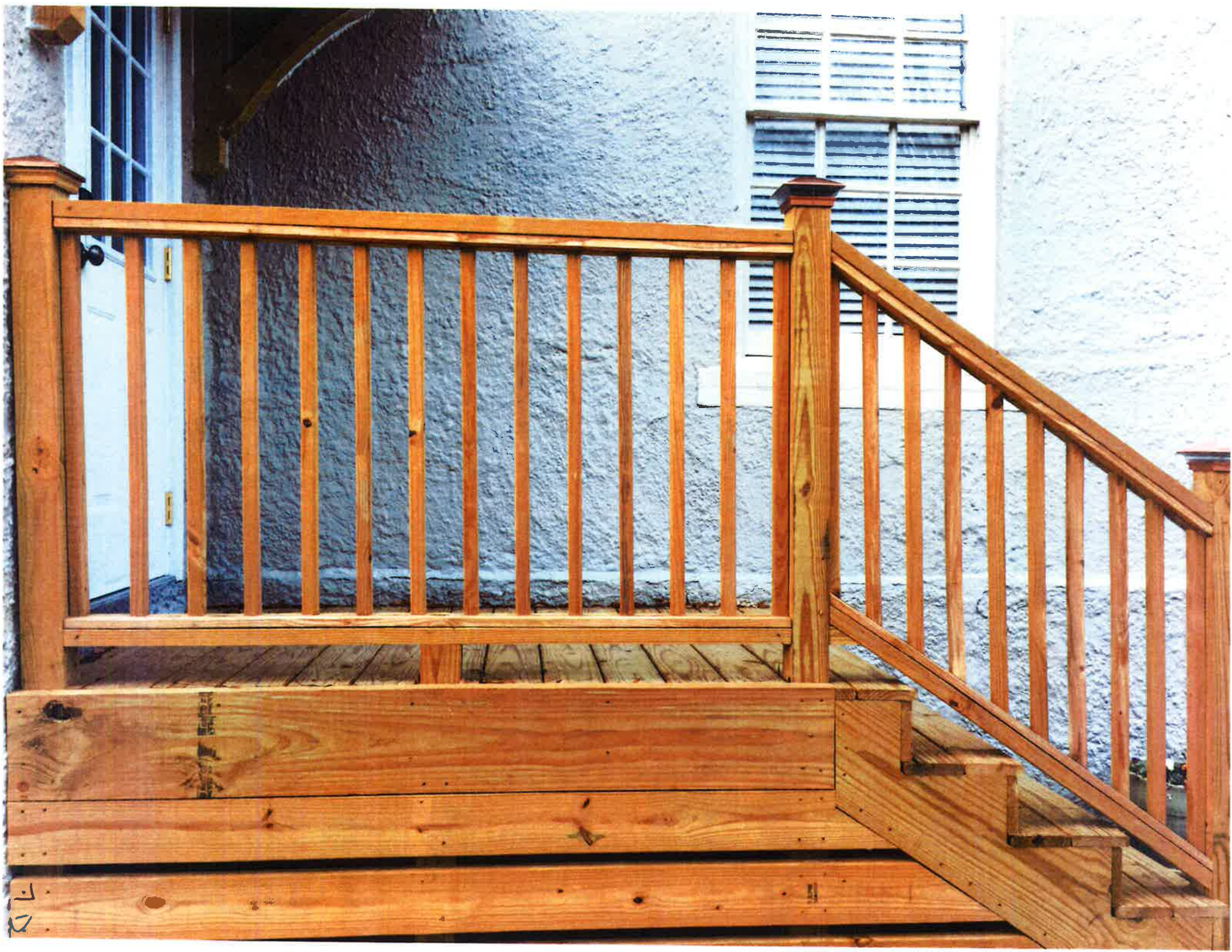






MONTENZUMARD











8. PRESENTED BY: Philip Cameron

SUBJECT: Request for approval of window and door replacement for the property located at 1343/1347 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install new windows to replace the existing wood 6:6 windows and sills. The proposed window is the Tucker Ultimate 2300 PVC Sash Kit, which would leave the jamb in place but replace the sill, nose and brick mold with PVC equivalents. Windows would match those they replace with a simulated divided lite (grid on the glass). A sample will be provided at the meeting.

The petitioner is also requesting permission to replace the exterior doors. The rear doors would match the existing doors but would be in metal. The front doors are solid panel doors that they would like to replace with matching fiberglass doors.

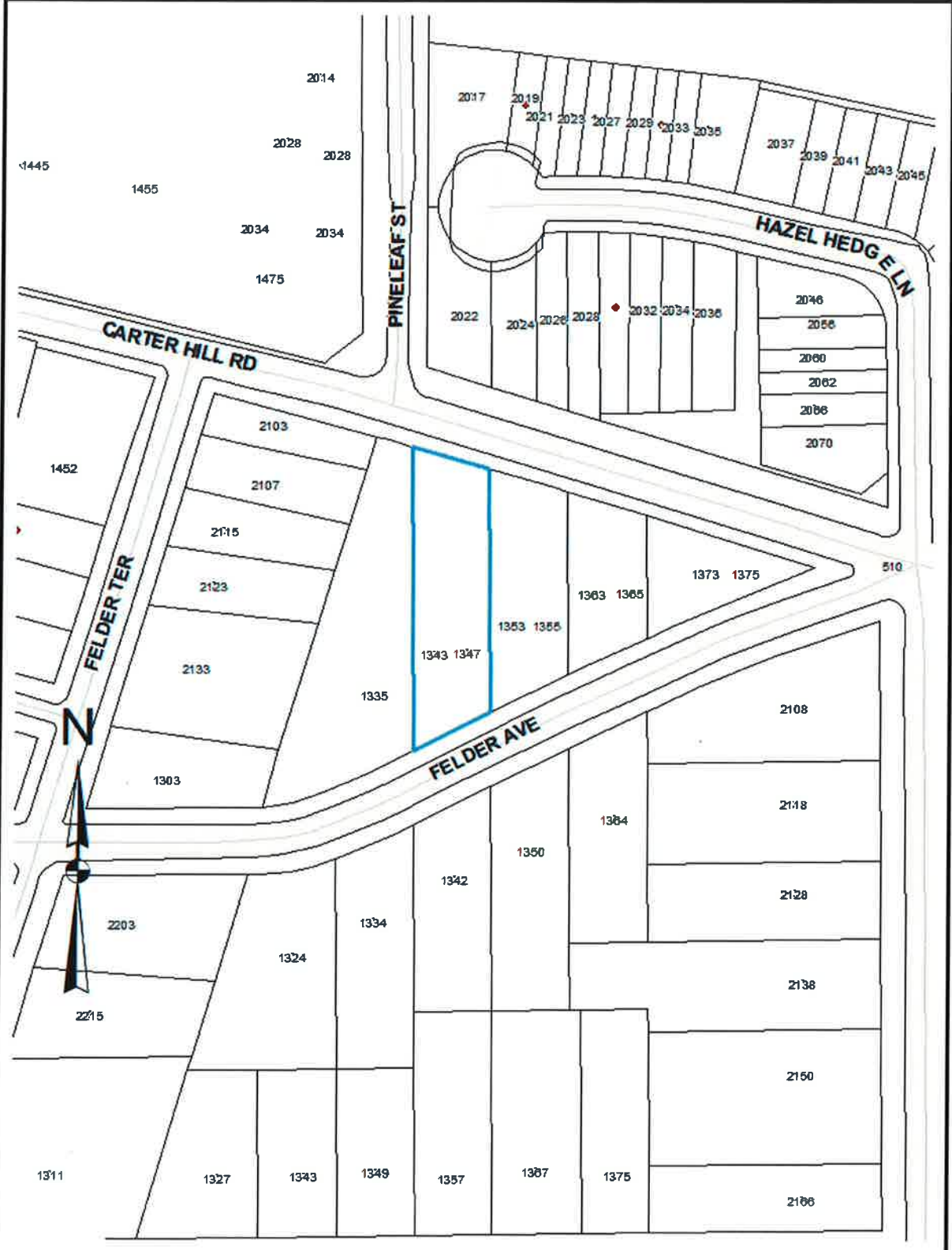
STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

DEPARTMENT COMMENTS

- The Board has previously approved fiberglass doors for the front of the structure, and metal doors on the rear.
- The Board has previously approved a Tucker PVC window, this appears to be a new version of the solid molded PVC windows.

COMMENTS _____

ACTION TAKEN _____













9. PRESENTED BY: Tim Riley

SUBJECT: Request for approval of window replacement for the property located at 1254 Magnolia Curve (Old Cloverdale).

REMARKS: The petitioner is requesting permission to replace 3 pairs of metal casement windows at the left rear of the house. The proposed replacement is a fixed window with grids between the glass that mimic the current windows. Wood around the windows would be repaired.

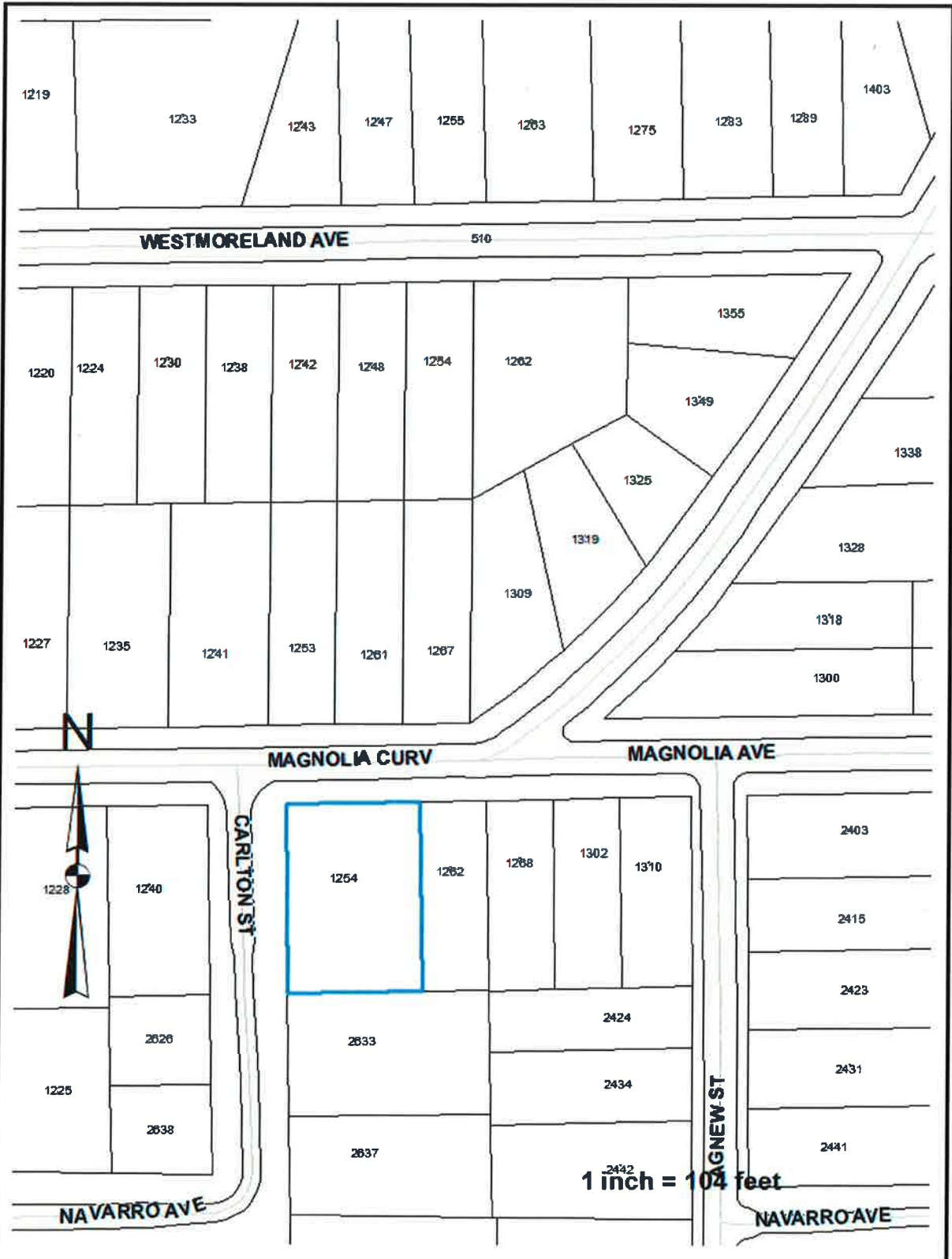
STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

DEPARTMENT COMMENTS

- To date, the Board has NOT approved an extruded vinyl window, and has not approved any window that does not have a grid affixed to the glass. The grid between the glass does not sufficiently simulate the appearance of a true divided lite window. While the SDLs are not perfect, the exterior grid breaks up the plane of the glass to make it appear more like true divided lites with muntins.

COMMENTS _____

ACTION TAKEN _____





9B

Windows located at the
back left side of the house.

Window #1

Window #2



Home Depot USA #10645569
1254 Magnolia Curve Montgomery, AL 36106
Homeowner: David Grimes

Windows located
on the left, back
side of the house.

Window #2

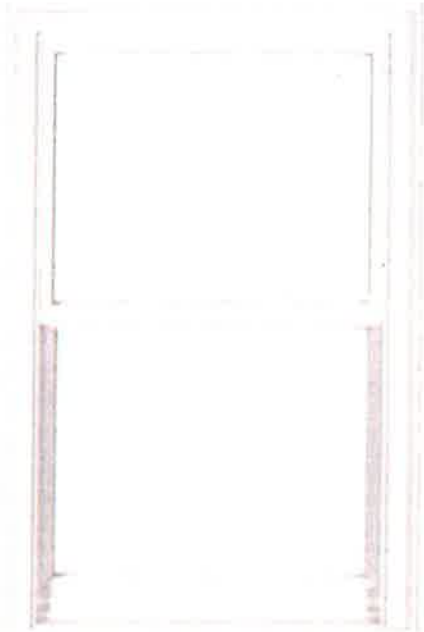


Window #3

Home Depot USA #10645569
1254 Magnolia Curve Montgomery, AL 36106
Homeowner: David Grimes



INSPIRATION & PLANNING THE HOME DEPOT DIFFERENCE
[Window](#) > VantagePointe 6500 Double Hung Window



VantagePointe 6500 Double Hung Window



VantagePointe 6500 Double Hung Window

Our most popular window in the series, the 6500 Double Hung suits classic tastes and goes beyond with an array of custom color and hardware options. Features include:

- Overlapping and interlocking meeting rail seals tightly to inhibit air and water infiltration
- Fusion-welded frame and sash for maximum strength
- Unique sill design that forces water away from your home
- Lift rail molded into the sash for greater stability
- Tilt-in/lift-out sash for easy cleaning
- Easy-glide sash for smooth operation
- Equal glass sightlines for enhanced aesthetics

Exterior Colors



Interior Colors



Hardware Finishes



Grid Styles



Share



Availability limited in some areas.
[Use zip code search](#)

SCHEDULE NOW

Description

Features

Options

Colors

A Breath of Fresh Air

- With an attractive streamlined appearance, the durable extruded frame offers a concealed weep system and integrated lift handles
- Fiberglass mesh screen is crease-resistant and durable
- Air Lok™ provides ventilation without fully opening the window

Built to Weather Life

- Fusion-welded construction provides durability and weather-resistance
- Multiple points of weatherstripping inhibit wind and rain penetration

Energy Efficiency

- Vinyl is one of the least conductive materials available to help maintain consistent temperatures in your home
- ProSolar® Low E glass with Argon gas reduces temperature transfer to help lower energy costs and keep your home comfortable all year long
- Double-strength, 7/8" insulating glass unit set deep into the sash reduces temperature transfer and condensation
- Supercept™ spacer system utilizes a stainless steel alloy that offers increased durability and thermal efficiency

Beauty that Endures

- A deeply beveled, miter-cut frame and sash provides a classic stance
- Premium vinyl will retain its beauty for years with virtually no maintenance
- Color-matched hardware blends seamlessly with the window



Find your Series

Our windows and doors make the perfect fit, every time for every home. Start here when you sort by series or style.



10. PRESENTED BY: Barrett Penney

SUBJECT: Request for approval of a revised porte cochere plan (previously approved) for the property located at 728 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting a review of a revised porte cochere plan based on the discussion with the Board in January. The new design will accommodate 2 vehicles, bringing the outside columns 2'-3" from the property line.

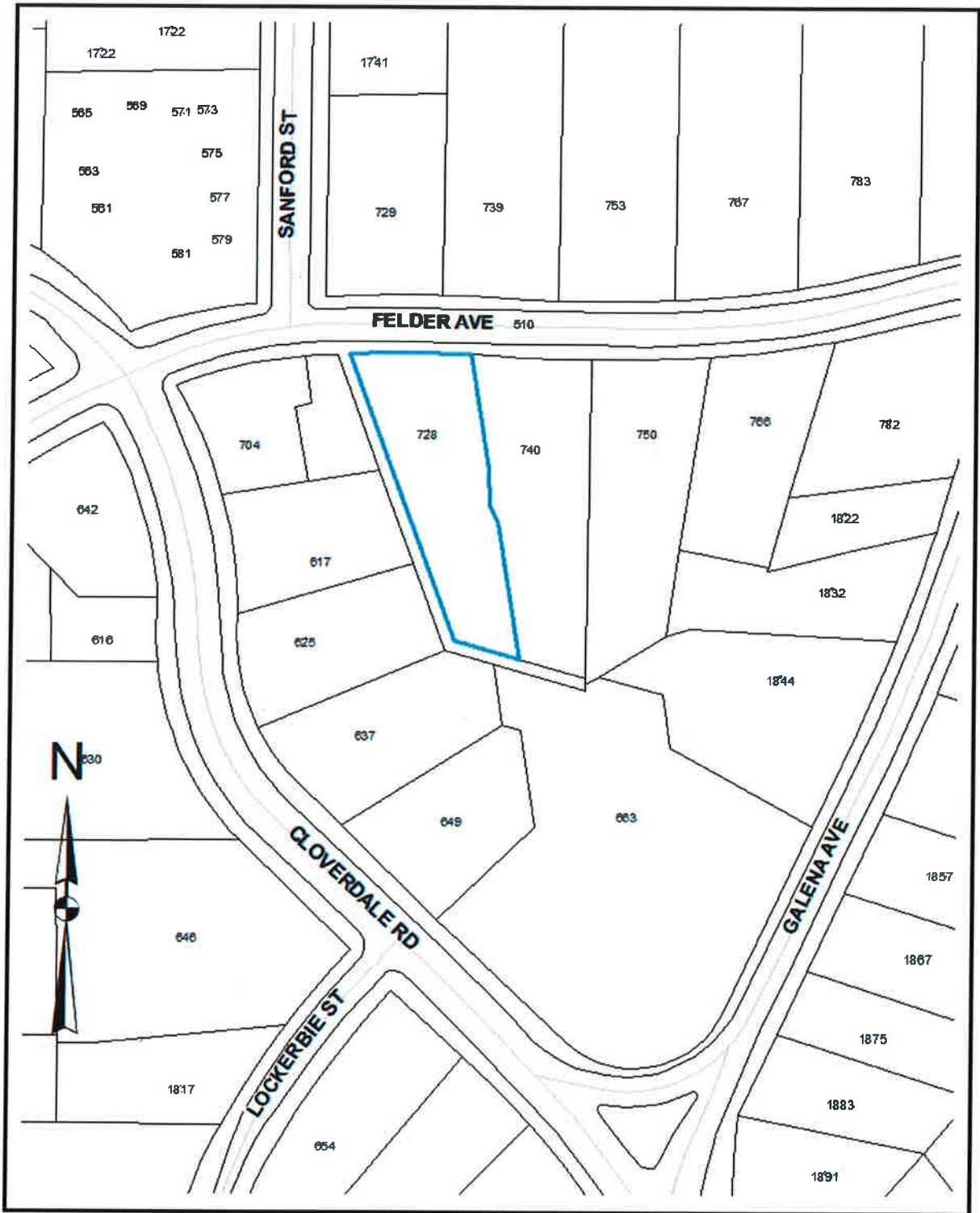
STANDARD OF REVIEW: Section 15-127 of the City Code states that "The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

DEPARTMENT COMMENTS

- A variance is required to build that close to a property line, and is on the February 15, 2018 Board of Adjustment agenda.

COMMENTS _____

ACTION TAKEN _____



1 inch = 102 feet







11. PRESENTED BY: Ben Blanchard

SUBJECT: Request for approval of roofline alterations for the property located at 454 S. Goldthwaite Street (Cottage Hill Annex).

REMARKS: The petitioner is requesting permission to alter the roofline above the existing kitchen addition. The roof on this section of the house is hipped, the proposed roof would extend a mansard roof matching the existing roof over this space in order to accommodate a master bath addition over the kitchen.

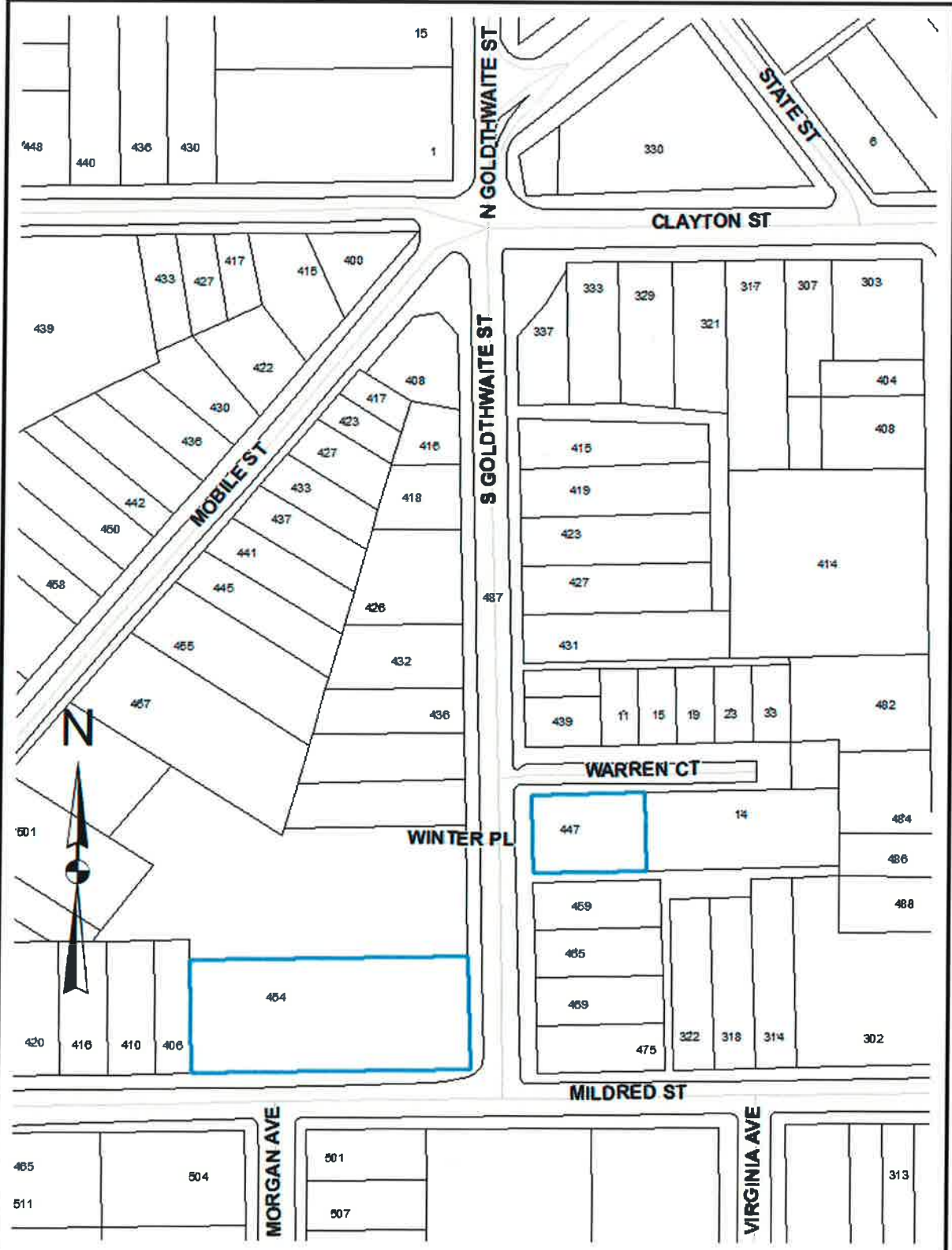
STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

DEPARTMENT COMMENTS

- No objection

COMMENTS _____

ACTION TAKEN _____







11C







110



119

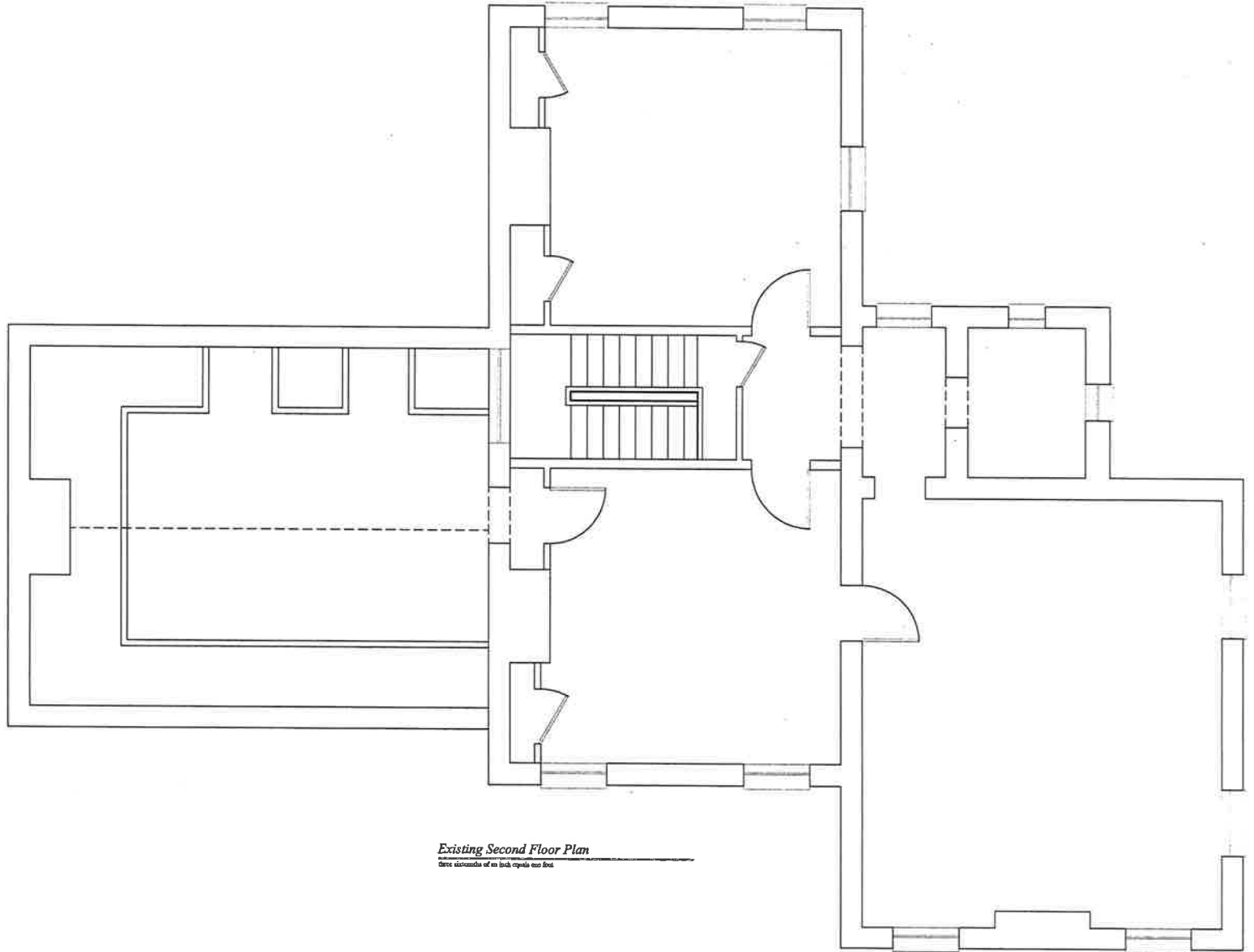




111

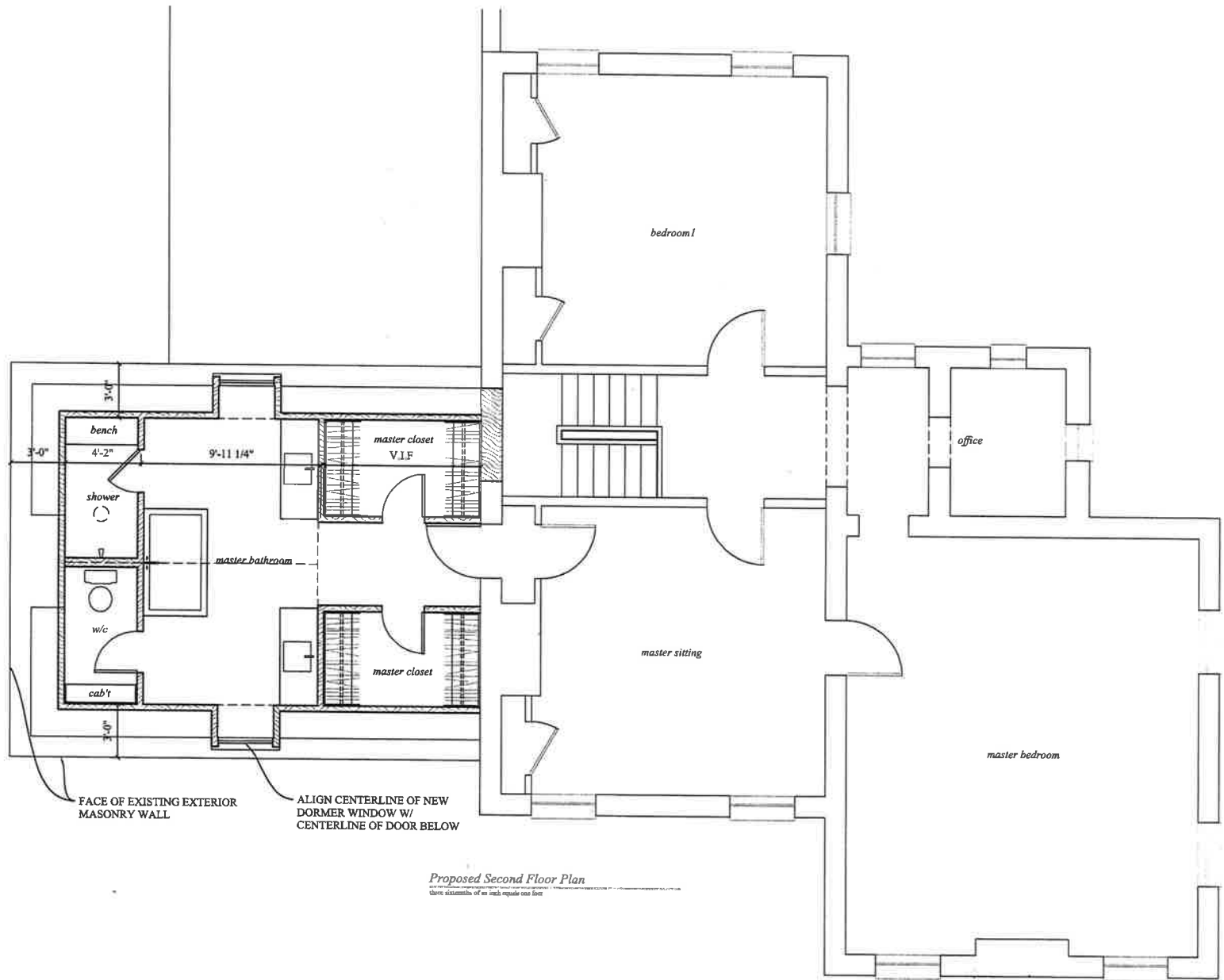






Existing Second Floor Plan

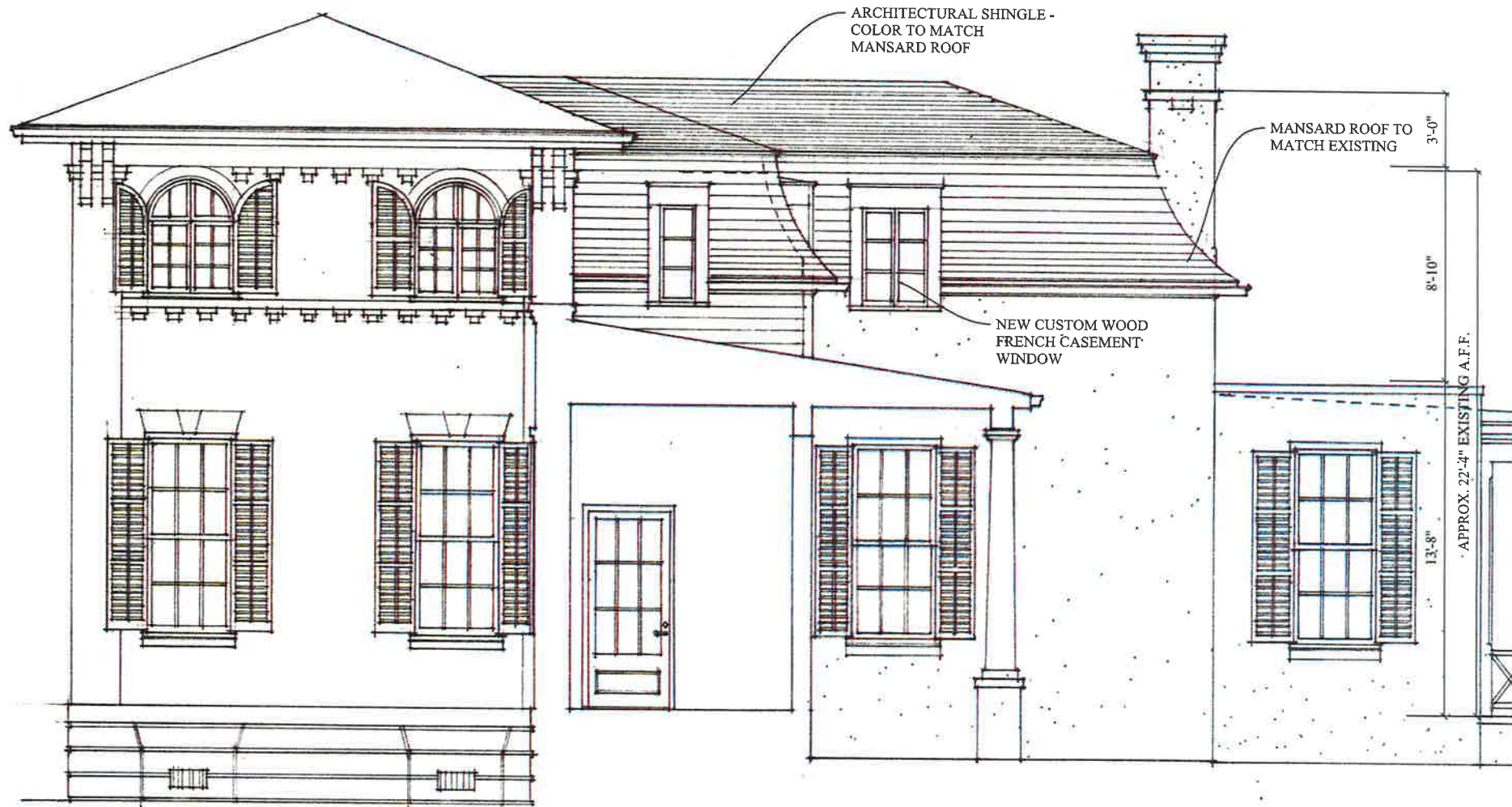
Scale: 1/8" = 1'-0"



Proposed Second Floor Plan

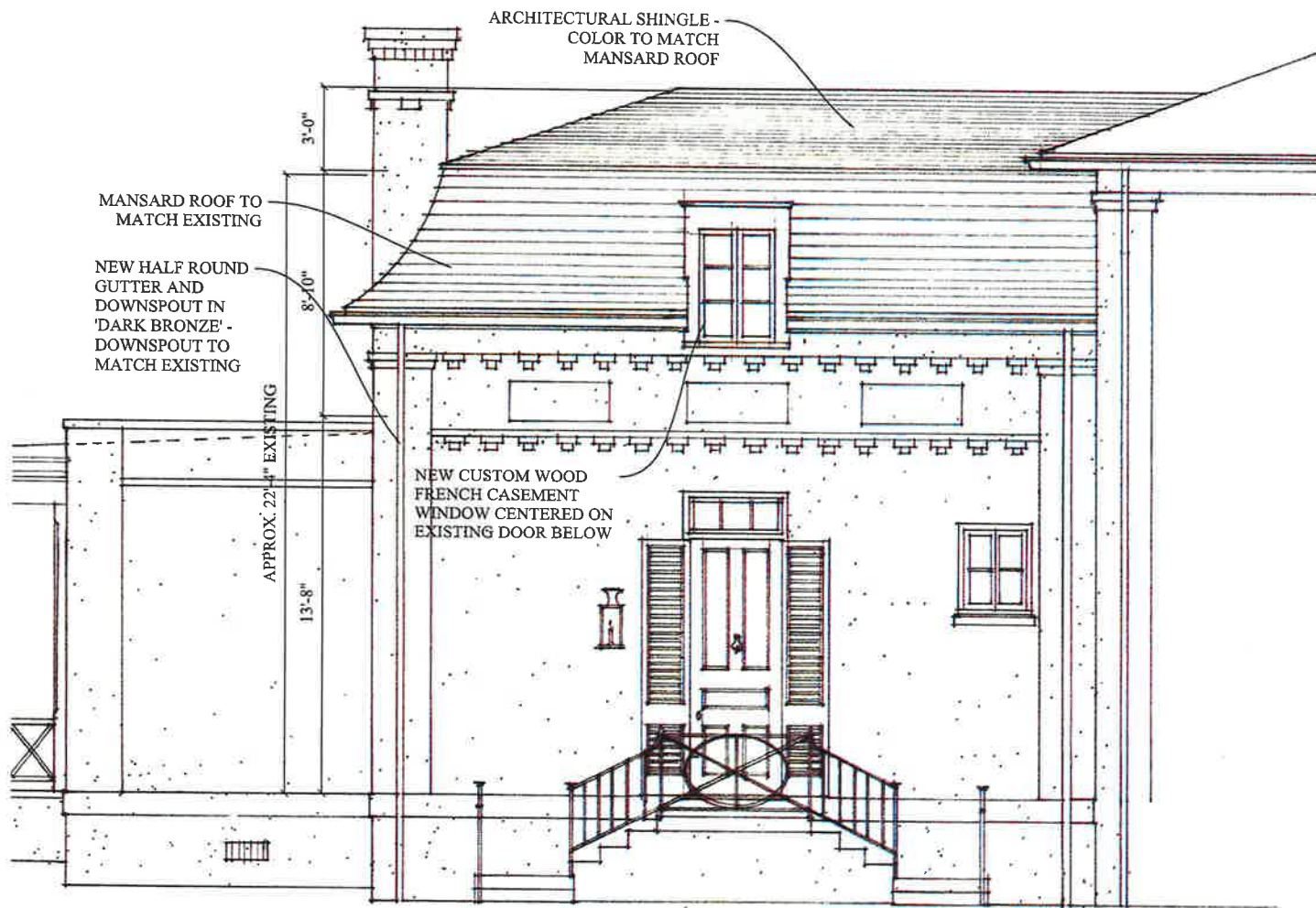
show dimensions of each space on floor

11 M



Proposed North Elevation

one quarter inch equals one foot



Proposed South Elevation

one quarter inch equals one foot

All trim colors, window colors, and mansard roof color to match existing. Stucco patching if needed shall match existing in color and texture.



Proposed West Elevation

one quarter inch equals one foot

12. PRESENTED BY: April Hampton

SUBJECT: Request for approval after the fact of tree removal and replacement and a storage building for the property located at 447 S. Goldthwaite Street (Cottage Hill Annex).

REMARKS: The petitioner is requesting permission after the fact to remove an arborvitae measuring greater than 12” at the base. A contractor believed the tree was an overgrown shrub and needed to be removed because it interfered with a porch column. The petitioner is willing to work with the Urban Forester to discuss a replacement.

The petitioner is also requesting permission to erect an 8’x12’ shed on the Warren Court side of the property. The structure would be clad in horizontal smart panels with architectural shingles to match the house, a small storm window with no lites, and a 48” double doors that match the solid doors on the house.

STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

DEPARTMENT COMMENTS

- The arborvitae contributed to the character of the property. Arborvitae were typically planted at the corners of houses.
- Proposed shed placement is compliant with Smart Code requirements.

COMMENTS _____

ACTION TAKEN _____



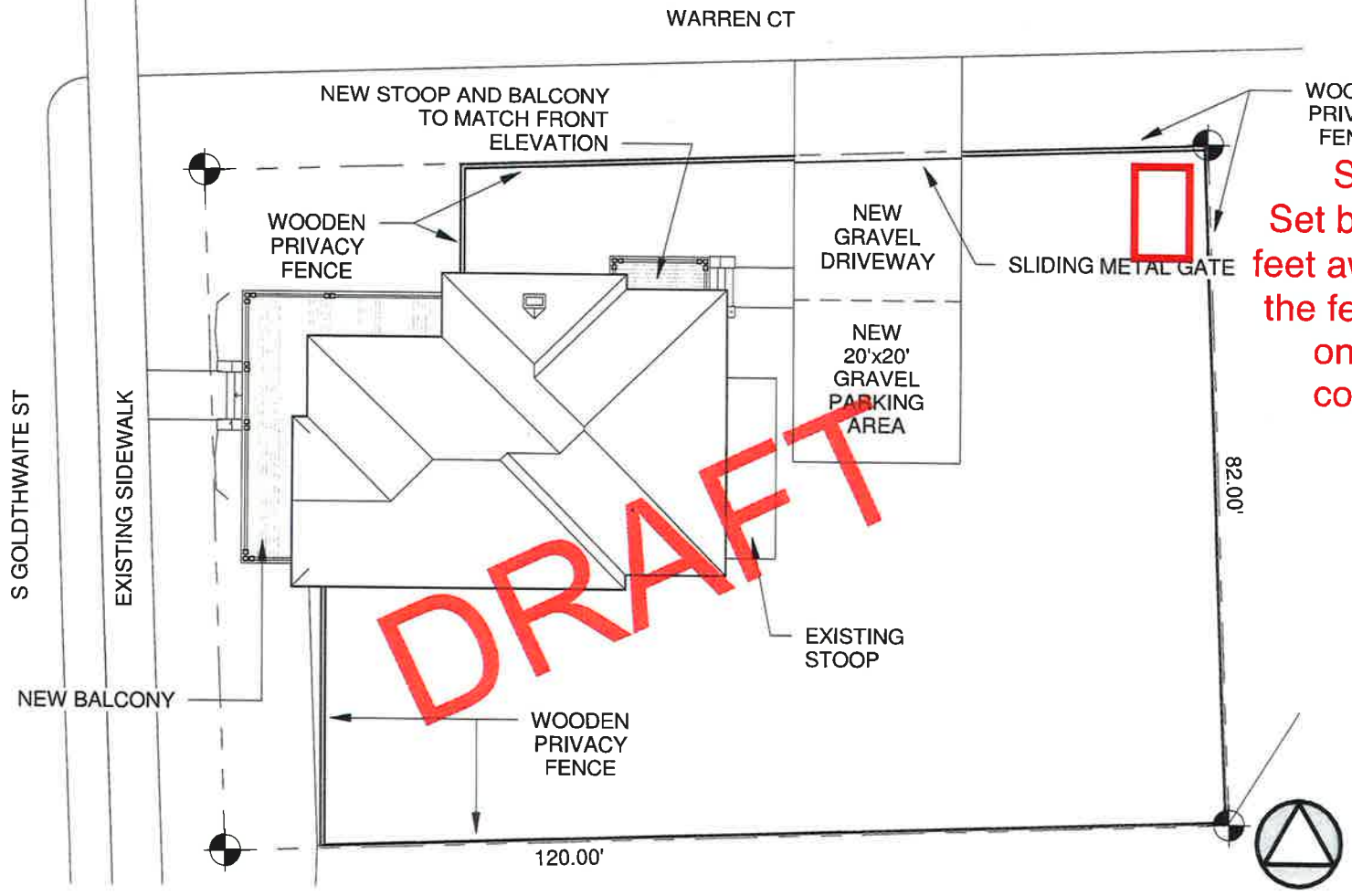


removed
tree





1215



Shed
Set back is 5
feet away from
the fence line
on both
corners

DRAFT



W3 COLLECTIVE

**EXTERIOR HOUSE RENOVATIONS
MRS. APRIL HAMPTON**

447 S. GOLDTHWAITE ST. MONTGOMERY, AL 36104

SITE PLAN

Project number	1710
Date	12 DEC 2017
Drawn by	Author
Checked by	Checker

A 1
Scale 1" = 20'-0"

