

A G E N D A

Architectural Review Board

November 14, 2018

Council Auditorium, City Hall

103 North Perry Street

ARCHITECTURAL REVIEW BOARD MEMBERS

Ms. Elizabeth Brown, Chairman

Ms. Katie Williams, Vice-Chairman

Mr. David Payne

Mr. Barrett Penney

Mr. Cedric Campbell

Mr. John Foshee

Mr. Jon Hayden

Mr. Jeremy Kelly

LAND USE DIVISION

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

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	VWG Properties PLLC	Individual	428 South Lawrence
2.	Bob & Lisa Knapp	Capitol Heights	2100 Madison Avenue
3.	Scott Taylor	Cloverdale Idlewild	3179 Norman Bridge Road
4.	Jim & Kathy Fisher	Capitol Parkway-Capitol Heights	106 South Capitol Parkway
5.	Russell Stringer	Old Cloverdale	707 Thorn Place (ROW)
6.	Brandy Price	Old Cloverdale	740 Felder Avenue
7.	Joseph Mitchell	Cloverdale Idlewild	554 E. Fairview Avenue
8.	Kyle Robinette	Cloverdale Idlewild	3112 Lexington Road

III. Other Business/Announcements

a. Advisory Review requested by Russell Stringer

**The next meeting of the Architectural Review Board will be on
WEDNESDAY DECEMBER 19, 2018 at 5:30 p.m.**

OLD BUSINESS

1. PRESENTED BY: VWG Properties PLLC

SUBJECT: Request for approval of window replacement for the property located at 428 South Lawrence Street (Individual).

REMARKS: The petitioner is requesting permission to replace 11 of the 17 2:2 windows with a matching 2:2 Enviroguard cellular PVC window with a simulated divided lite muntin (grid on glass). The main block of the house was moved in 1967, but a rear addition had deteriorated and was not salvaged. A new addition was constructed in a style to match, so most of the windows date from the 1960s. It is unknown if the windows in the front block (5 bays wide, 1 bay deep) were replaced when the house was moved or not.

At the October 23, 2018 meeting, the Board delayed the request pending additional information. The Board was concerned that the window profile might not be a delicate enough match for the historic windows, and asked that more information be provided on the dimensions of the current windows and the replacements with regards to the rails, stiles, and muntins.

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 Enviroguard PVC window has previously been approved by the ARB.
- Staff offered to meet on site with the window rep to discuss the concerns of the Board and get further clarification on the available products to better match the window. At the time the agenda was prepared, no meeting had been set.

COMMENTS _____

ACTION _____



428 South Lawrence Street



428 South Lawrence Street



428 South Lawrence Street

10



428 South Lawrence Street

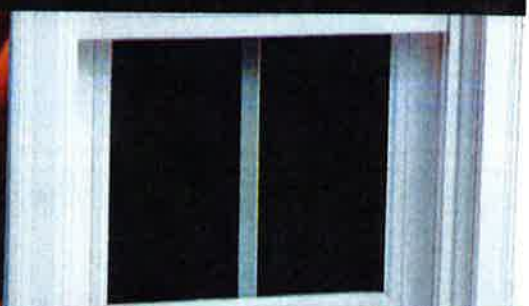
ENVIROGUARD
rot proof windows & millwork™

BT DOUBLE HUNG WINDOW



ENVIROGUARD™ BT ADVANTAGES:

- Constructed from cellular PVC, which will not rot, peel, splinter, decay nor absorb moisture.
- Enhanced screw-holding power
- Block & Tackle balance system for ease in operation and durability
- EZ-Tilt latches for easy cleaning
- Finger lifts on both sash
- Comes with 4 9/16" standard jamb width. Other jamb widths available upon request.
- Part of a complete line of Enviroguard products, including casements and EG Custom Millwork
- AAMA Certified and NFRC Rated for peace of mind and outstanding energy efficiency
- Coastal version available
- Competitively priced
- Exterior pre-finishing options include 25 popular paint choices and custom color matching.
- Available with EnviroWood™ stainable PVC for the look and feel of real wood on the window's interior.



Built to last. Crafted like the past.



**PRECISION
MILLWORKS, INC.**
Specialty Millwork Products

2. PRESENTED BY: Robert & Lisa Knapp

SUBJECT: Request for approval of porch columns for the property located at 2100 Madison Avenue (Capitol Heights).

REMARKS: The petitioner is requesting permission to replace mid-century cast iron porch supports with 4"x6" columns, in a grouping of three at the corners and paired in the middle. 6" face will be the width visible from the street.

At the October 23, 2018 meeting, the Board delayed the column proposal to give the petitioner time to come up with a more suitable replacement. The Board recommended looking at other historic full height columns in the neighborhood in either a round or tapered square configuration. A full height column traditionally had a taper or trim, and the square columns often had a capital that tied the columns groupings together.

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 column groupings (3 at corners and 2 at internal points) is a typical Montgomery Craftsman configuration.
- At the time the agenda was prepared, no additional documentation had been submitted. Staff did identify two houses on Madison with square columns, which were shared with the petitioner. See photos.

COMMENTS _____

ACTION _____



2100 Madison Avenue

2A



Montgomery, Alabama

EXAMPLE ON MADISON

Image capture: Mar 2017 © 2018 Google

Google, Inc.

Street View - Mar 2017





Montgomery, Alabama

Google, Inc.

Street View - Mar 2017

Image capture: Mar 2017 © 2018 Google

EXAMPLE ON MADISON



20

3. PRESENTED BY: Christy Anderson

SUBJECT: Request for approval of porch alterations for the property located at 3179 Norman Bridge Road (Cloverdale Idlewild). VIOLATION. Confirmation.

REMARKS: On October 18, 2018 our office received a complaint that windows had been installed flanking the front door. Staff found that an existing front side door (enclosed porch) had windows reinstalled in a similar configuration to what had already been installed, which appeared to be nothing more than a metal storm window with, according to the owner, plexiglass that was not secure.

Based on the work previously done, the request was to replace two windows flanking a front entrance (enclosed porch end, not central entrance) with 4 lite wood windows from Marvin with simulated divided lites. Windows are in the same location and approximately the same size as the sheets of plexiglass that were previously in those locations.

Mr. Taylor appeared at the October 23, 2108 ARB for an advisory review of the work. After much discussion, the remedy agreed upon by the ARB and the owner was to remove the windows entirely and introduce matching sheathing (vertical groove paneling) around the door. Because the item was not advertised for the October meeting, the item had to be placed on the November agenda for an approval to be granted.

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

- This item is a confirmation of the discussion and solution to the proposal as it had been constructed.

COMMENTS _____

ACTION _____



3179 Norman Bridge Road



3179 Norman Bridge Road

NEW BUSINESS

4. PRESENTED BY: Jim & Kathy Fisher

SUBJECT: Request for approval of tree removal and replacement for the property located at 106 South Capitol Parkway (Capitol Parkway—Capitol Heights).

REMARKS: The petitioner is requesting permission to remove a popcorn tree (Chinese tallow) and pecan tree from the rear yard and replace them with two tulip poplars (3” caliper) in the City ROW (street trees) to help re-establish a tree line on the street. The popcorn tree is an invasive species, and the pecan tree does what pecans do, shed limbs continuously. Replacement time will be in November/December of 2018.

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.

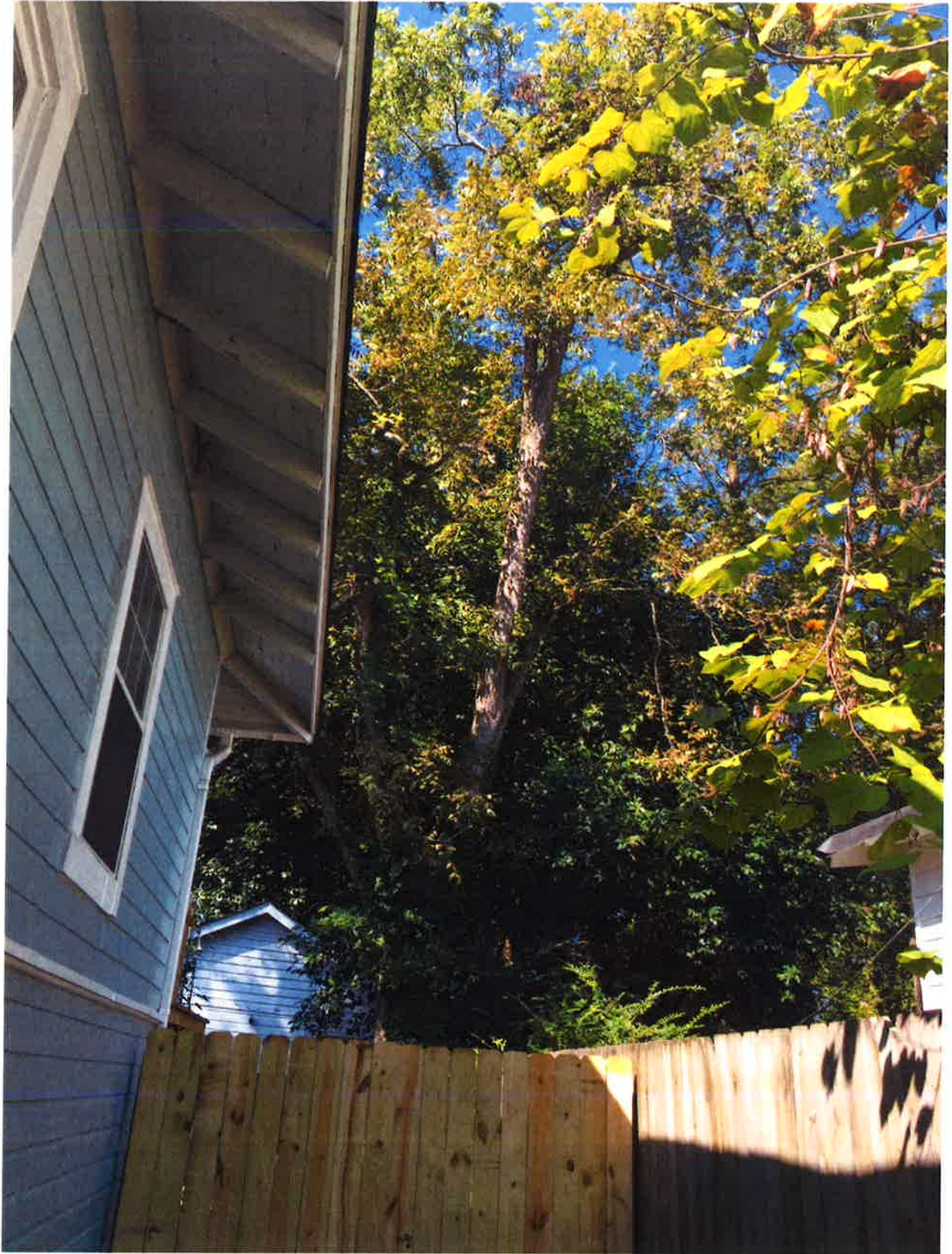
COMMENTS _____

ACTION _____



106 South Capitol Parkway

4A



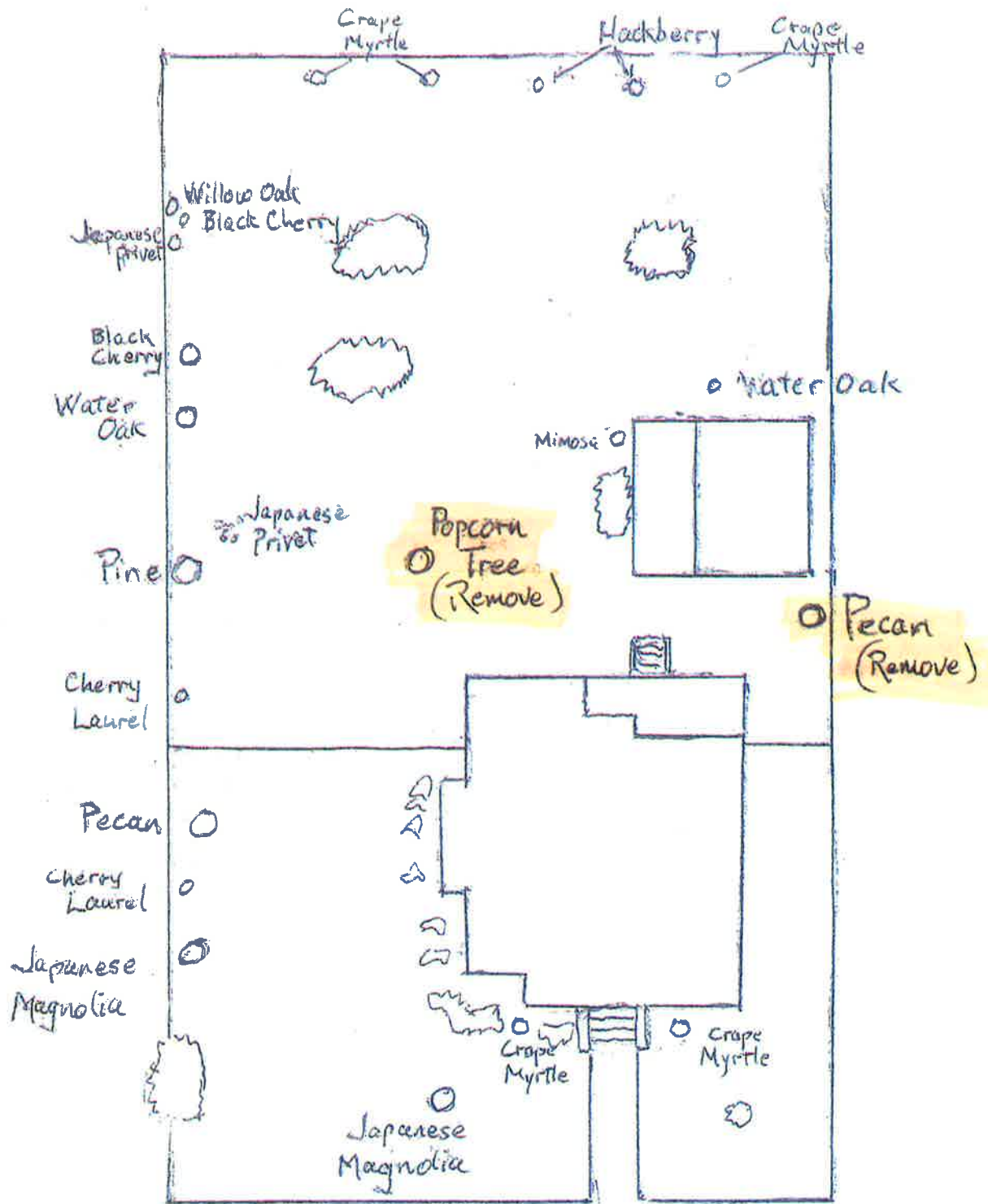
106 South Capitol Parkway



106 South Capitol Parkway



106 South Capitol Parkway



106 S. Capitol Pkwy

5. PRESENTED BY: Russell Stringer

SUBJECT: Request for approval of tree removal and replacement in the ROW of the property located at 707 Thorn Place (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove an 8” diameter Bradford pear (invasive) from the ROW and replace it with a 2.5” caliper Overcup Oak in FY 2019 (Nov 2019-March 2020 planting season).

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

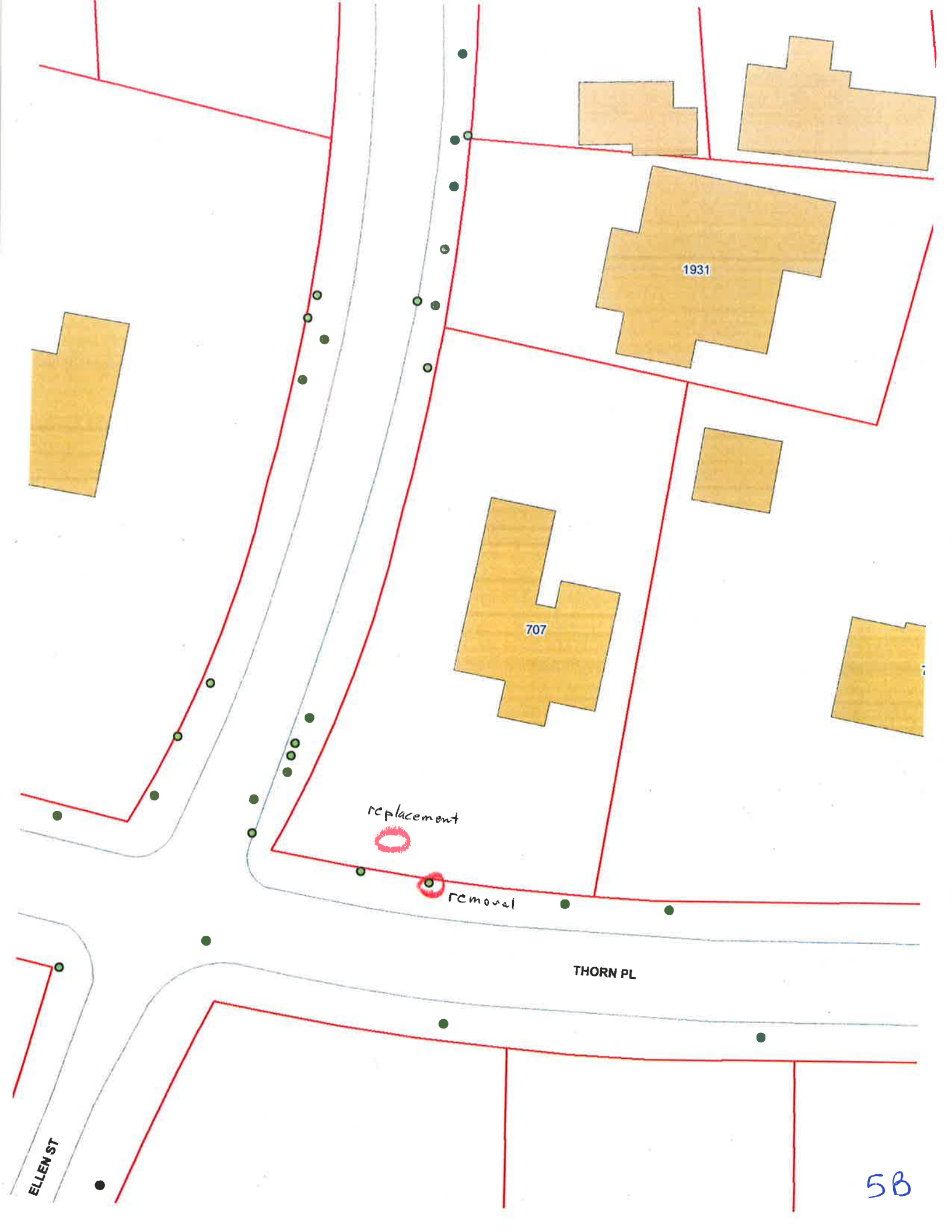
- No objection.

COMMENTS _____

ACTION _____



707 Thorn Place



1931

707

replacement

removal

THORN PL

ELLEN ST

58

Google Maps 707 Thorn Pl



Image capture: May 2014 © 2018 Google

Montgomery, Alabama

Google, Inc.

Street View - May 2014



50

6. PRESENTED BY: Brandy Price

SUBJECT: Request for approval of rear yard parking for the property located at 740 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to create a brown shot 25'x48' parking area edged with brick or stone at the end of the previously approved driveway and a brick or stone walkway from the parking area to the rear of the house as illustrated.

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

- Rear yard parking is always preferable to front yard parking. No objection.

COMMENTS _____

ACTION _____



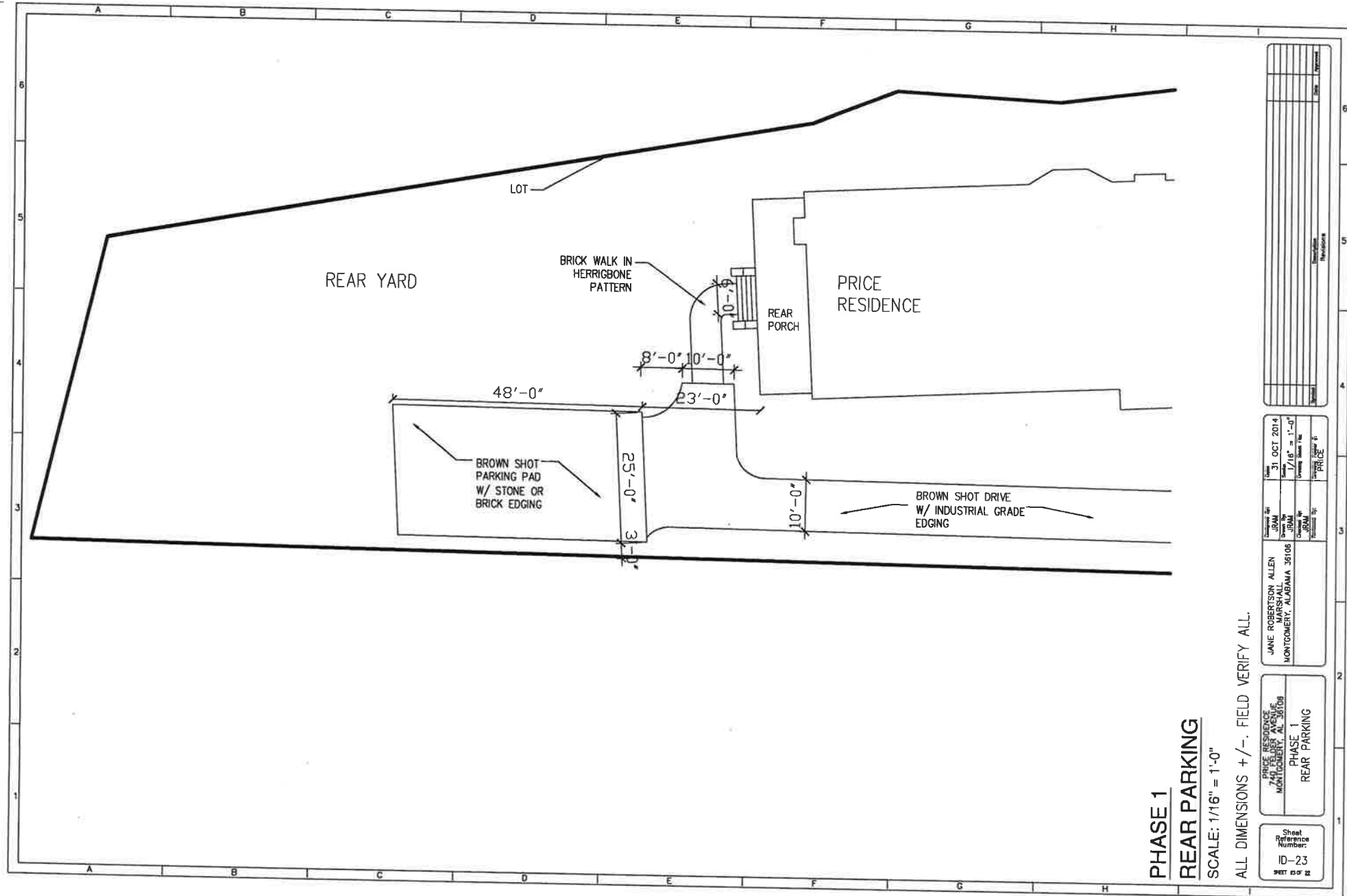
740 Felder Avenue

6A



740 Felder Avenue

6B



PHASE 1
REAR PARKING

SCALE: 1/16" = 1'-0"

ALL DIMENSIONS +/- FIELD VERIFY ALL.

Sheet Reference Number:
ID-23
SHEET 03 OF 22

PRICE RESIDENCE
740 FELLER AVENUE
MONTGOMERY, AL 36106
PHASE 1
REAR PARKING

JANE ROBERTSON ALLEN
MARSHALL
MONTGOMERY, ALABAMA 36106

Approved by: JRAM
Date: 31 OCT 2014
Scale: 1/16" = 1'-0"
Checked by: JRAM
Date: PRICE

NO.	REVISIONS	DATE	BY	APP.

6c

7. PRESENTED BY: Joseph Mitchell

SUBJECT: Request for approval of driveway material modification and garage door for the property located at 554 East Fairview Avenue (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to install rows of ballast stone in the driveway apron in a 6' band where illustrated. The petitioner is also requesting permission to install a single steel garage door on the existing car port. Door will be paneled with windows in the top 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

- The Board has approved a variety of garage door materials.

COMMENTS _____

ACTION _____



554 East Fairview Avenue



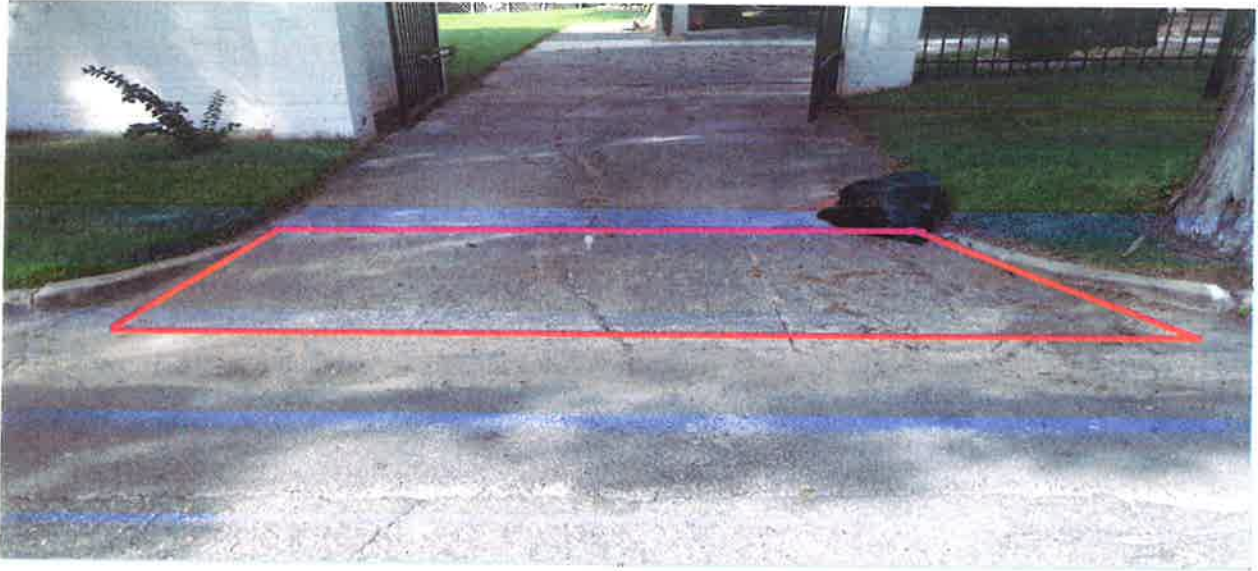
554 East Fairview Avenue



Carport



Street view of carport



Driveway 1



Driveway 2



Driveway 3



8. PRESENTED BY: Kyle Robinette

SUBJECT: Request for approval of garage demolition and replacement, additional driveway concrete, and a driveway gate for the property located at 3112 Lexington Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to demolish an existing 20'x24' garage and concrete approach to construct a new 26'x40' garage with wider concrete apron. Garage to be built in a style similar to existing: 6" shiplap siding, 6" trim and fascia painted to match house; architectural shingles to match house on a 4\12 roof. Garage door will be solid panel steel overhead door, and a 3' walkthrough door is proposed on the north elevation. The existing fence will be removed where illustrated, and a driveway gate is proposed in the style and location illustrated. The garage will be placed 5' off the property line instead of 4' as shown on site plan to avoid the need for a setback variance. A coverage variance will be required. The existing 6'x8' storage building will be moved over with at least 10' of separation between the two structures.

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."

Further for **demolitions:** "Before the board approves the proposed demolition of an existing building within a historic district, the board must find that the removal of such building will not be detrimental to the historic or architectural character of that historic district or the board must find that, after balancing the interest of the city in preserving the integrity of the district against the interests of the property owner in the use and benefits of his property, approval of the plans for demolition is required by consideration of reasonable justice and equity."

DEPARTMENT COMMENTS

- The Board has approved steel doors for outbuildings.

COMMENTS _____

ACTION _____



3112 Lexington Road



3112 Lexington Road

CORNER
South West

existing fence

existing
fence

Existing
GARAGE

21"

24'-0"

2'-0"

21'-0"

existing
concrete

Plantings

REMOVE
Existing
Fence

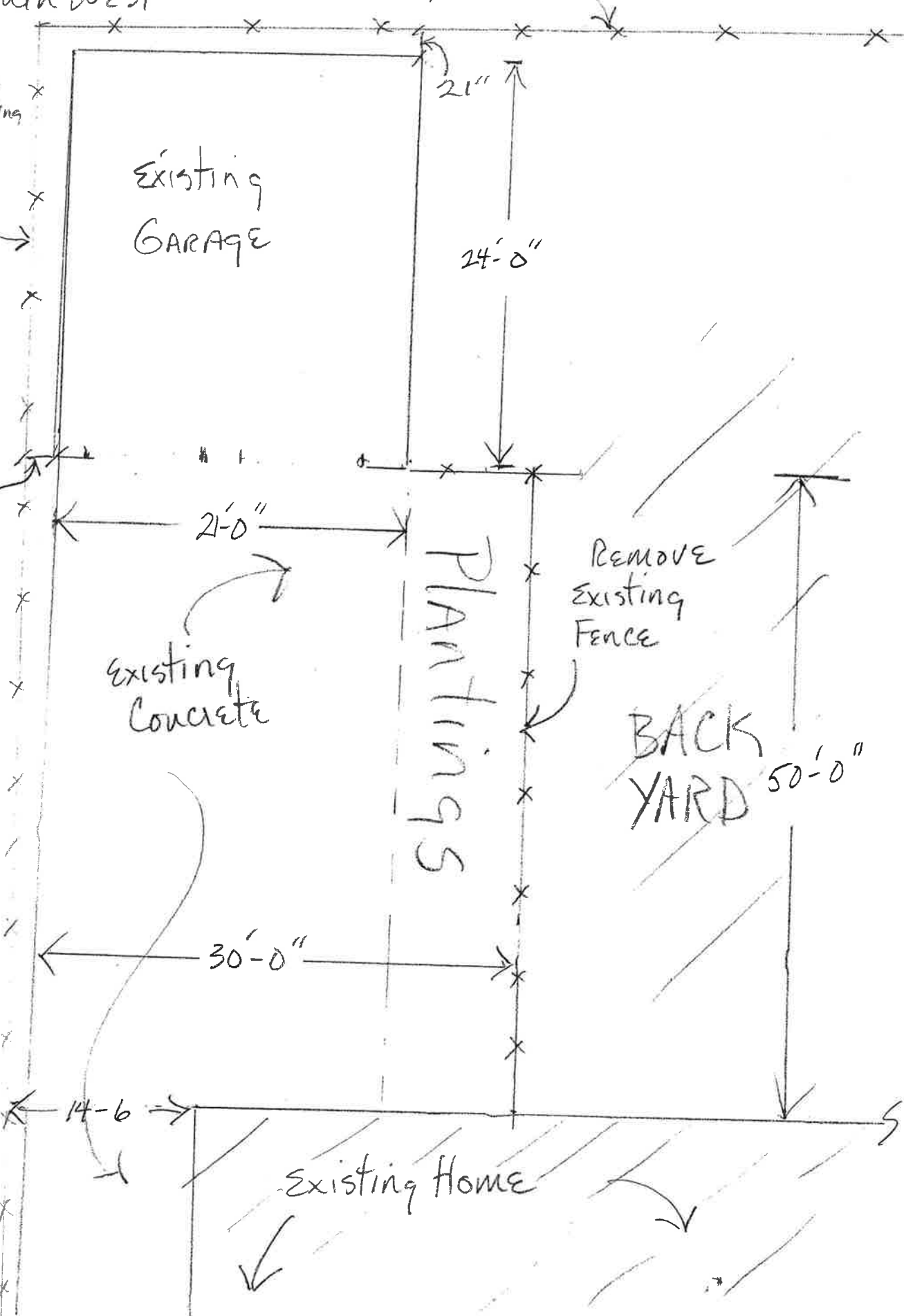
BACK
YARD

50'-0"

30'-0"

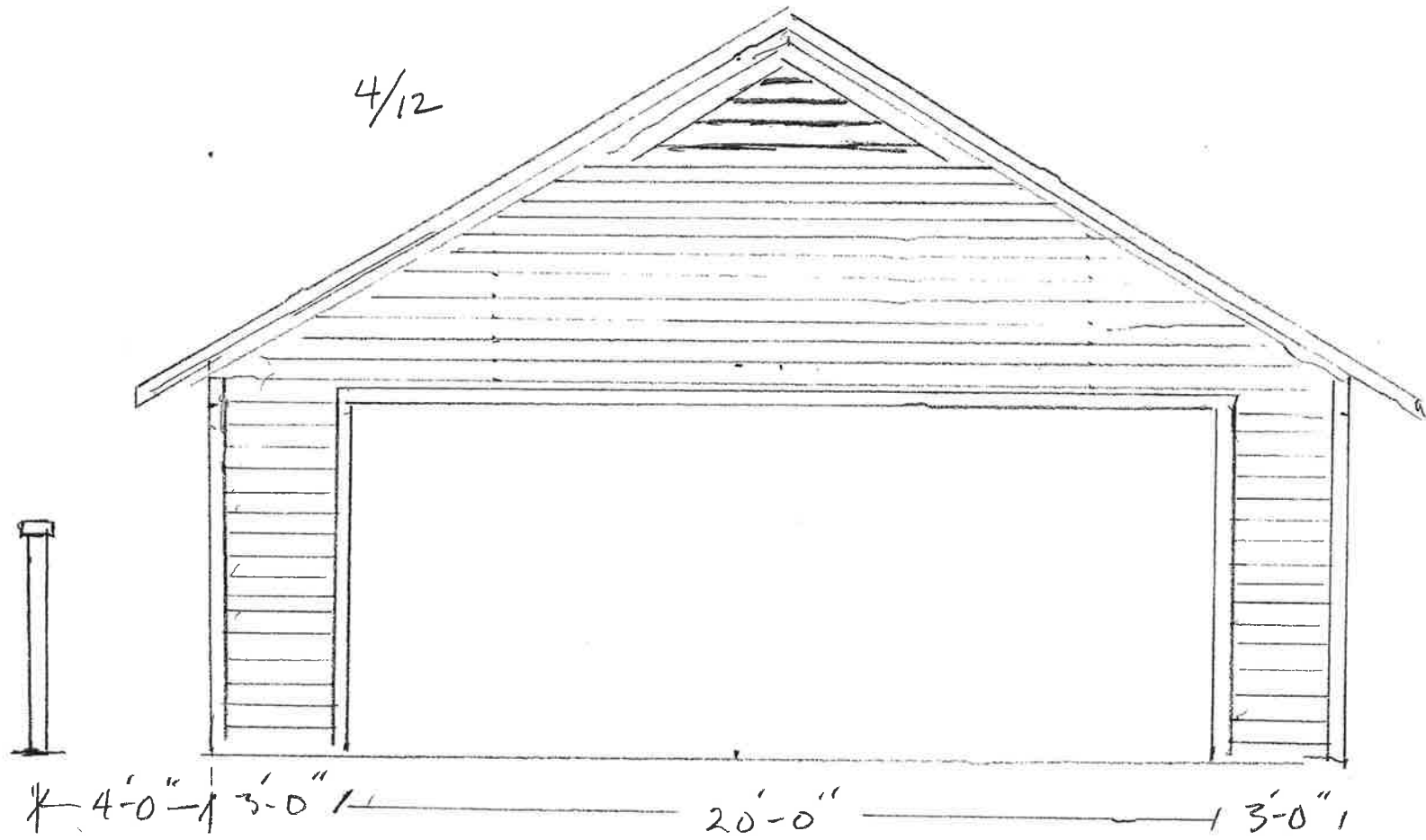
14-6

Existing Home



Proposed Front Elevation
Kyle Robinette
3112 Lexington Rd.

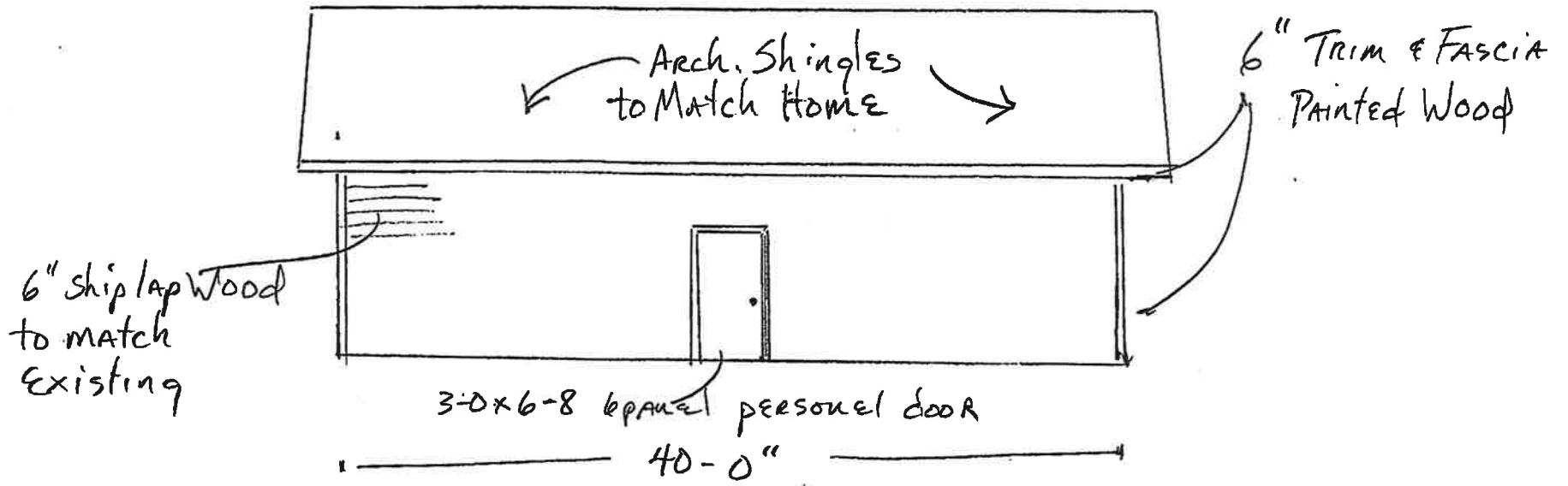
Hey Christy -
Call me 207-5357
Thanks - Pete



8D

North Elevation

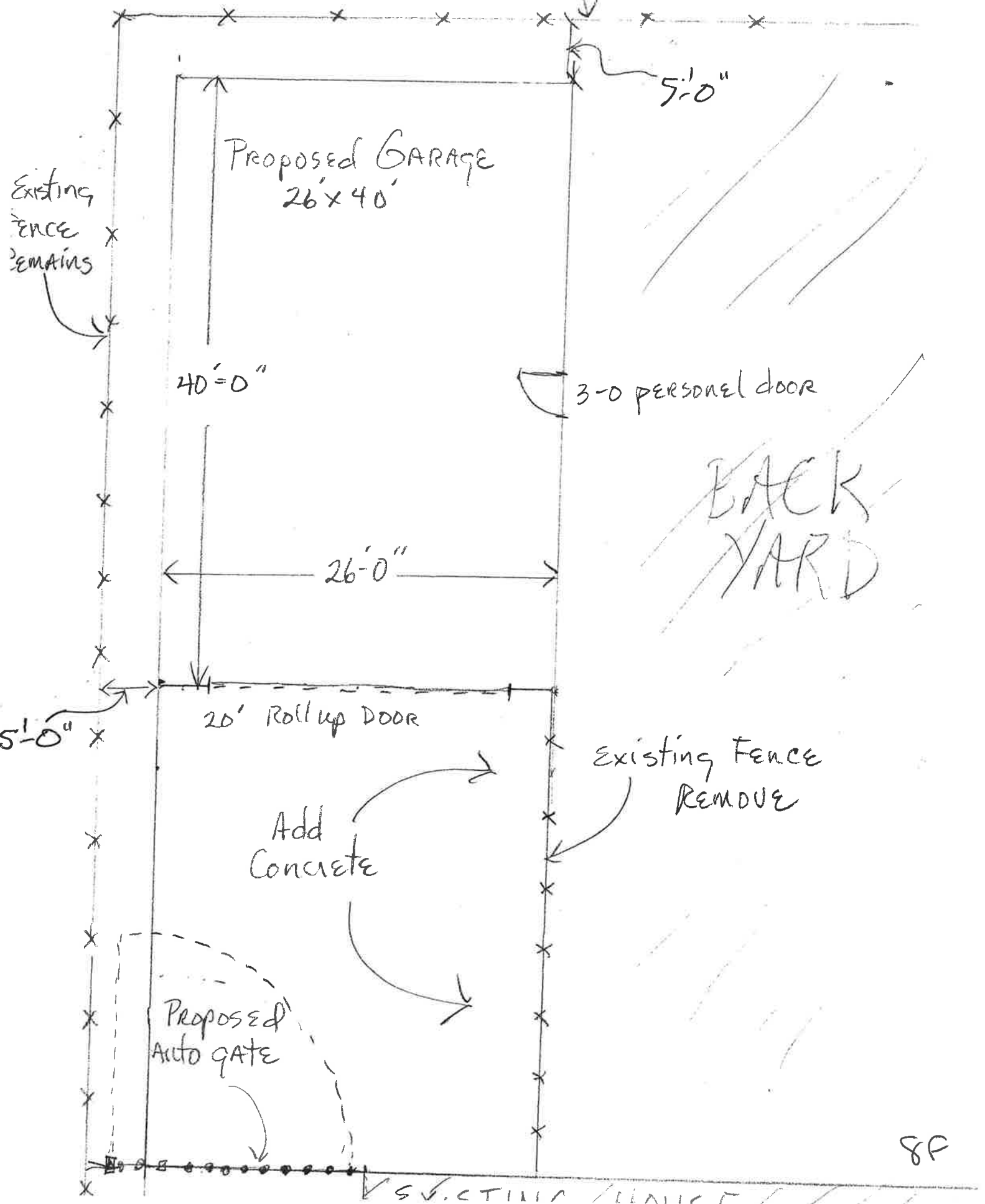
Paint All to match
existing —



SE

$\frac{1}{8}'' = 1'-0''$

South West Corner Existing Fence







II. Other Business

a. Advisory Review Requested by Russell Stringer

The Urban Forester would like feedback from the ARB on request to remove crape myrtles from a city right of way in front of one property on a block of Cloverdale Road (Garden District) that is lined by crape myrtles.



300 block Cloverdale Road (between S Hull & Decatur, Garden District)



Subject property

300 block Cloverdale Road (between S Hull & Decatur, Garden District)