

A G E N D A

Architectural Review Board

February 26, 2019

Council Auditorium, City Hall

103 North Perry Street

ARCHITECTURAL REVIEW BOARD MEMBERS

Ms. Elizabeth Brown, Chairman

Ms. Katie Williams, Vice-Chairman

Ms. Khalia Bell

Mr. Cedric Campbell

Mr. John Foshee

Mr. Jon Hayden

Mr. Jeremy Kelly

Mr. David Payne

Mr. Barrett Penney

LAND USE DIVISION

I. Approval of the Actions from the January 22, 2019 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Kimbrow Renovations	Old Cloverdale	2425 East Cloverdale Park
2.	Judy Frazer	Old Cloverdale	628 Thorn Place
3.	Jim & Kathy Fisher	Capitol Parkway—Capitol Heights	106 South Capitol Parkway
4.	Lisa Taylor	Cloverdale Idlewild	3202 Cloverdale Road
5.	Robert Price	Old Cloverdale	740 Felder Avenue
6.	Christopher & Ivy Echols	Cloverdale Idlewild	3184 Lexington Road
7.	Patrick Skelton	Old Cloverdale	1300 Magnolia Curve

III. Other Business

**The next meeting of the Architectural Review Board will be on
March 26, 2019 at 5:30 p.m.**

1. PRESENTED BY: Kimbro Renovations

SUBJECT: Request for approval of wood fence and metal gate for the property located at 2425 East Cloverdale Park (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install approximately 46 linear feet of 6' cypress shadow box fence to enclose the rear yard (fence is extant on the property lines). A 10' wide metal gate in the Ascot style with 3/4" square picket is proposed across the driveway as illustrated. The finish on the gate will be black.

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 generally approved rear yard fences when they have been recessed from the front corner of the house. The south (right) side has a fence placement at the front corner. That corner is screened from the street fairly well because of vegetation required for the front parking area from a previous project.
- Metal fences and gates have been approved, usually with simple being better

COMMENTS _____

ACTION _____



2425 East Cloverdale Park



2425 East Cloverdale Park







6ft



2. PRESENTED BY: Judy Frazer

SUBJECT: Request for approval of tree removal for the property located at 628 Thorn Place (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove a rear yard pecan tree that has had some wire supports installed (60 years ago) to hold the branches up. No replacements are proposed, a previously approved landscaping plan included 9 magnolia, 8 holly, 5 autumn blaze maple, and 6 Japanese maples (28 trees) in December, 2016.

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

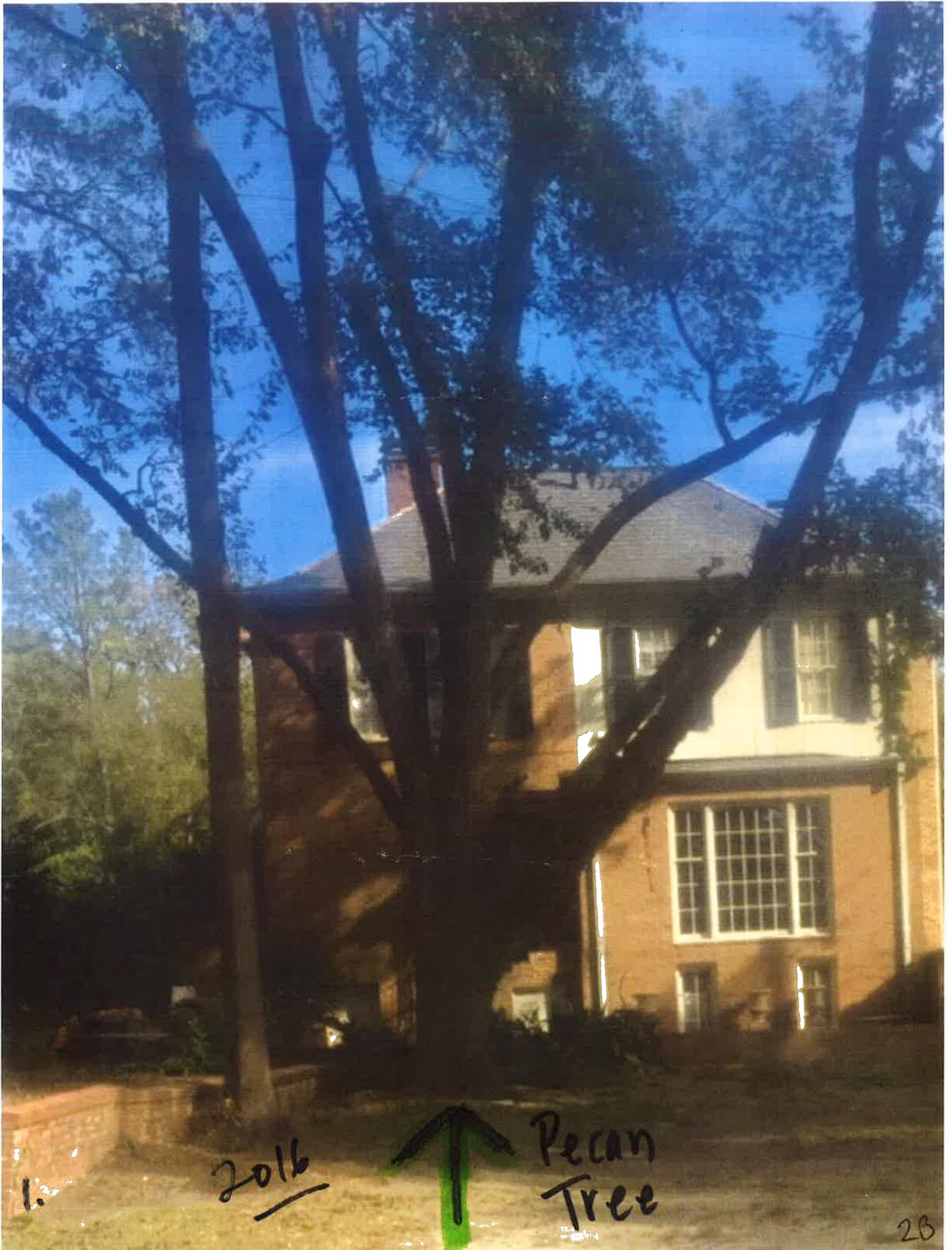
- No objection from the Urban Forester.

COMMENTS _____

ACTION _____



628 Thorn Place



1.

2016

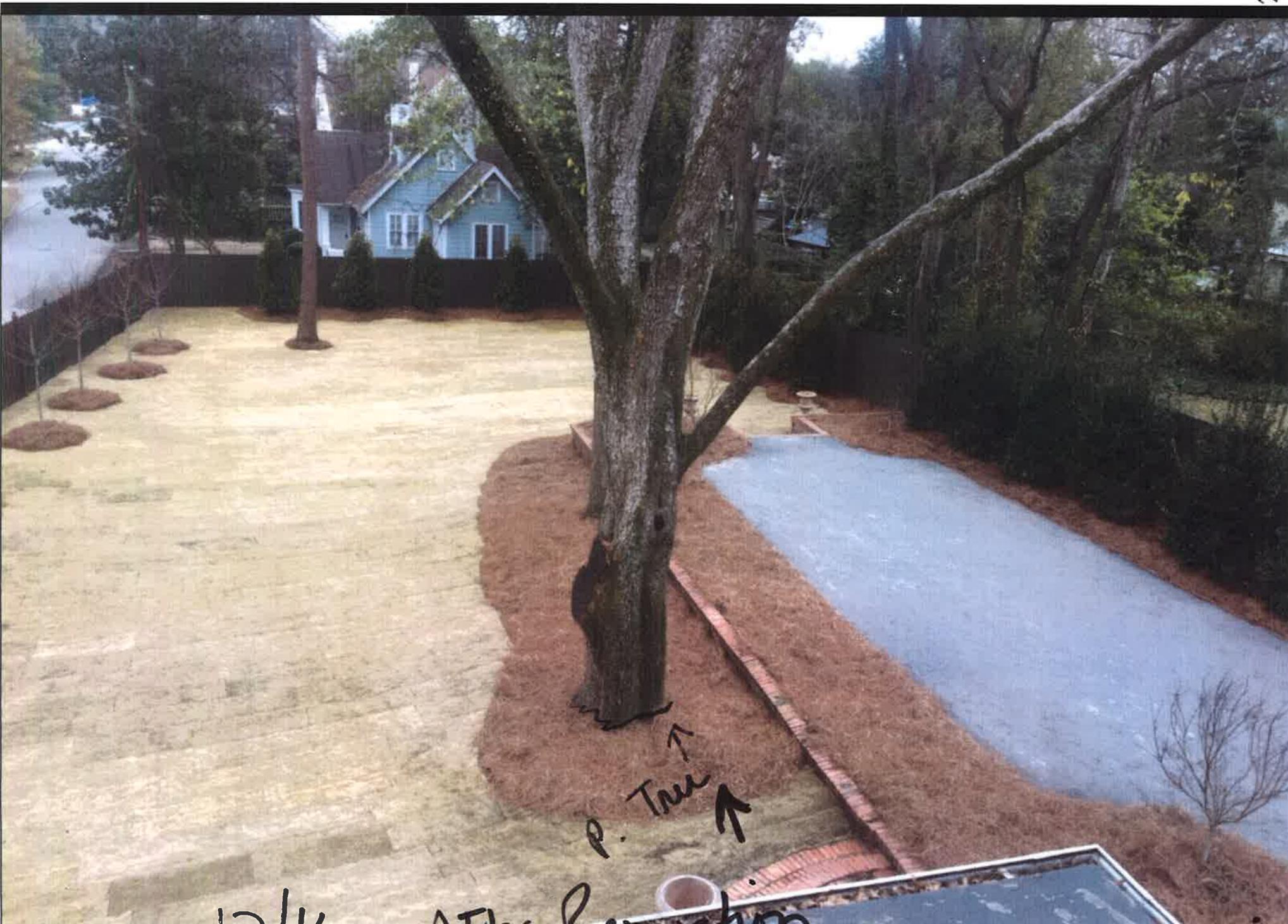


Pecan
Tree



* Before *
Renovation
11.16

Tree



12/16

After Renovation

P. Tree ↑



1-17 net

3. PRESENTED BY: Jim & Kathy Fisher

SUBJECT: Request for approval of concrete driveway runners for the property located at 106 South Capitol Parkway (Capitol Parkway—Capitol Heights).

REMARKS: The petitioner is requesting permission to install concrete driveway runners in the location of two existing curb cuts at the property. The drive will be approximately 8' feet wide with runners 2-2.5' feet wide.

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

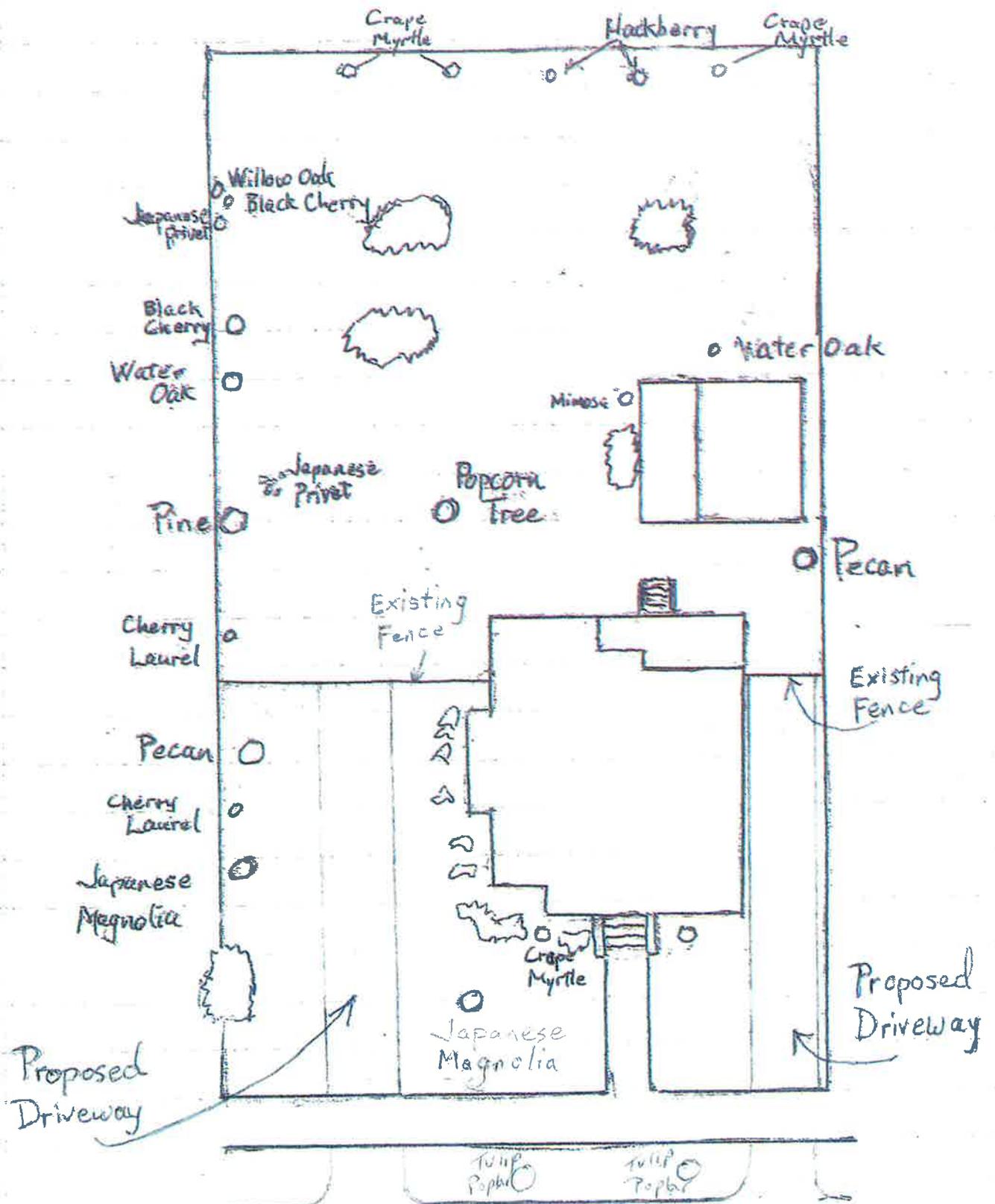
- The proposal of concrete runners is consistent with other houses on the street.

COMMENTS _____

ACTION _____



106 South Capitol Parkway



106 S. Capitol Pkwy

4. PRESENTED BY: Lisa Taylor

SUBJECT: Request for approval of modifications to a previously approved shed plan for the property located at 3202 Cloverdale Road (Cloverdale Idlewild).

REMARKS: In June, 2018 the ARB approved a 20'x12' outbuilding that was proposed as a storage and greenhouse combo, subject to the roof being changed to a gable roof from the presented shed roof. In October, 2018, a stop work order was issued when the shed was not constructed as approved by the contractor. In an effort to salvage the work that has been done, the owner would like the shed to be approved as started—the building will have no windows, a pair of double insulated walkthrough doors will be installed in the opening as framed, and a walkthrough door on the north side has been installed. The building is sided in a cementitious siding (approved) and with a gable roof, but the greenhouse side of the building that was to be sheathed with corrugated plastic has been eliminated.

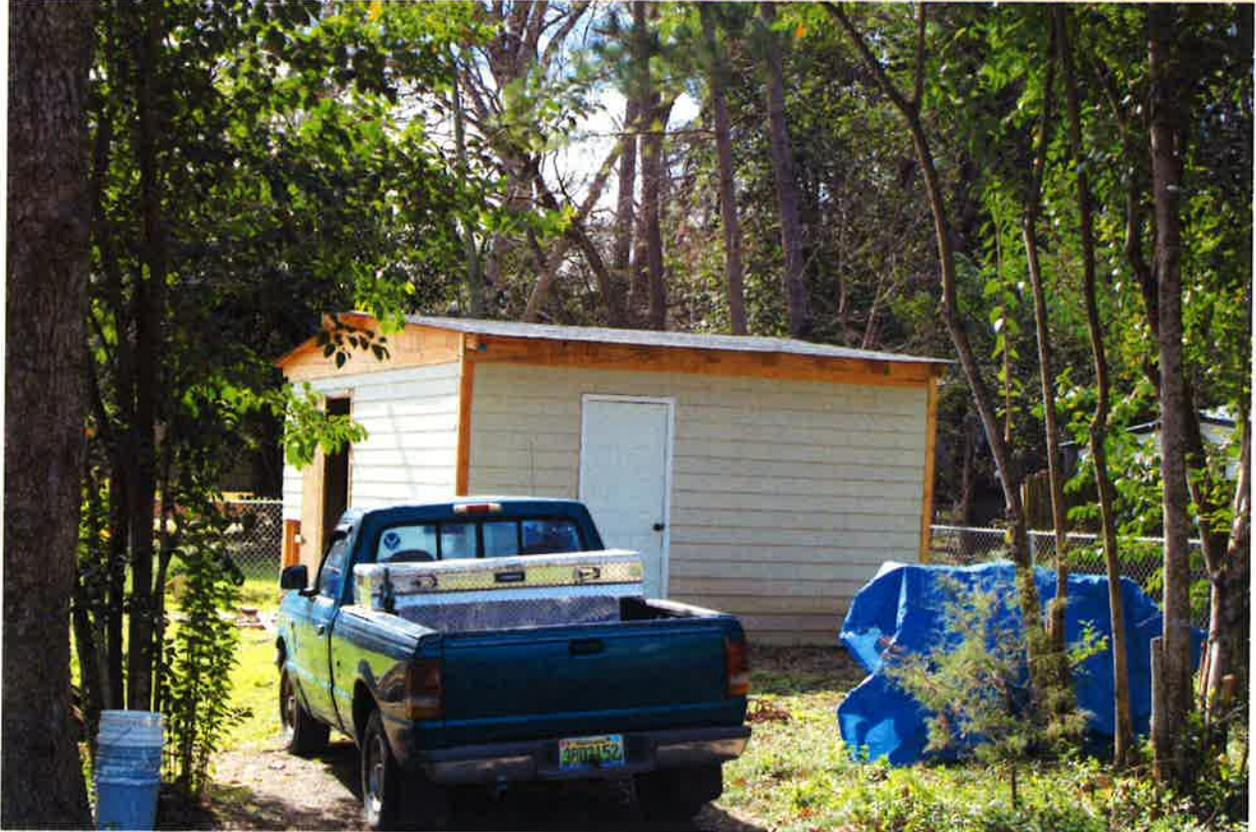
STANDARD OF REVIEW: Section 15-127 of the City Code states that “the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character 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 comment.

COMMENTS _____

ACTION _____

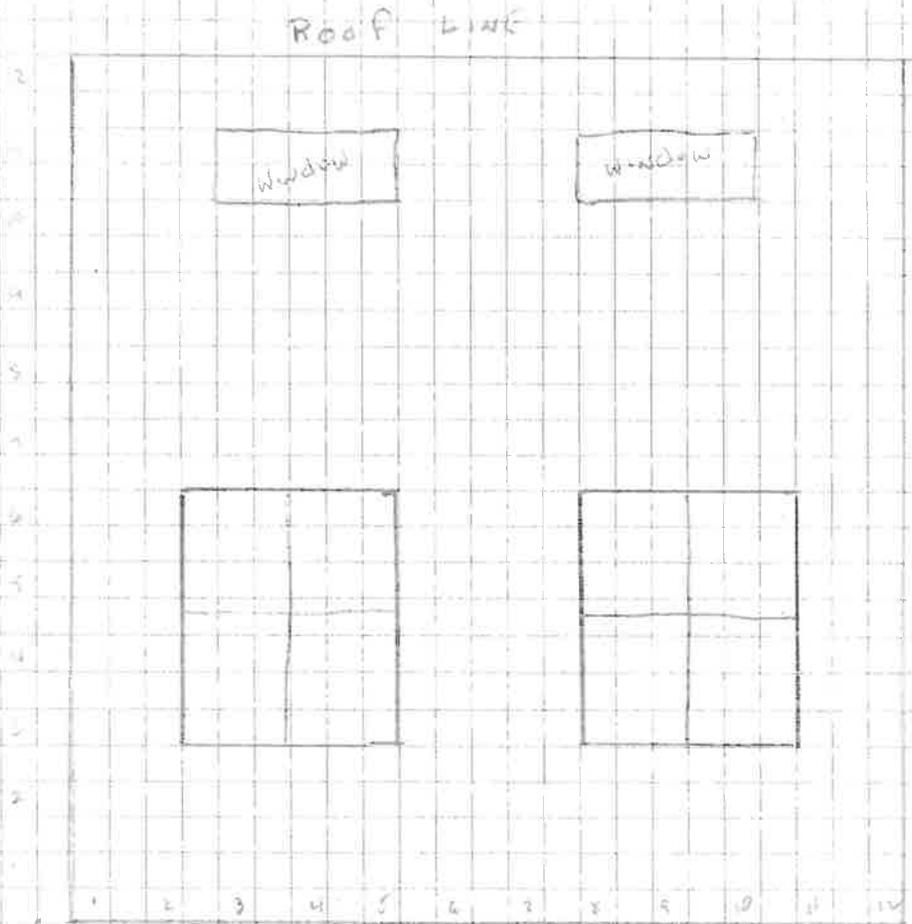


3202 Cloverdale Road



3202 Cloverdale Road

South Side



Upper Windows - Antique - Single Pane
Salvage from
Demolished Structure

Lower Windows - Warden Room
4 of 8 panes

original submission

scale

2 blocks = 1 FT

Storage/utility

Potting Shed/Greenhouse

Shingle Roof

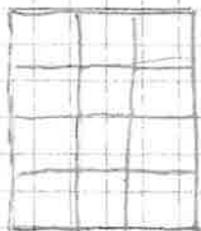
A- Wooded Frame Window

B- Steel Exterior Door

Siding wall
or Massey Board
lap

Flat white
Paint

Semi Glass
Trim/Door



A



B

Light



Lowered
Fan



Solid Core
Exterior
Door

Clear Corrugated
Plastic
(Hinged)
vertically

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

4" eave overhang

Front

original submission

Scale

2 Boxes = 1 FT

revised per ARB

Peak - 9'8"

Gable Roof
20x12

00' ↕

FAN

3202 Cloverdale Rd
Storage - Outbuilding

5. PRESENTED BY: Robert Price

SUBJECT: Request for approval of driveway material changes for a previously approved driveway plan and outbuilding for the property located at 740 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to change the material of a previously approved driveway from brown shot to a concrete drive edged with brick in the same footprint.

The petitioner is also requesting permission to build a 12'x16' accessory structure with a hip roof, shingles to match the house, wood siding painted to match the house, aluminum clad windows, and double solid exterior 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

- No objection.

COMMENTS _____

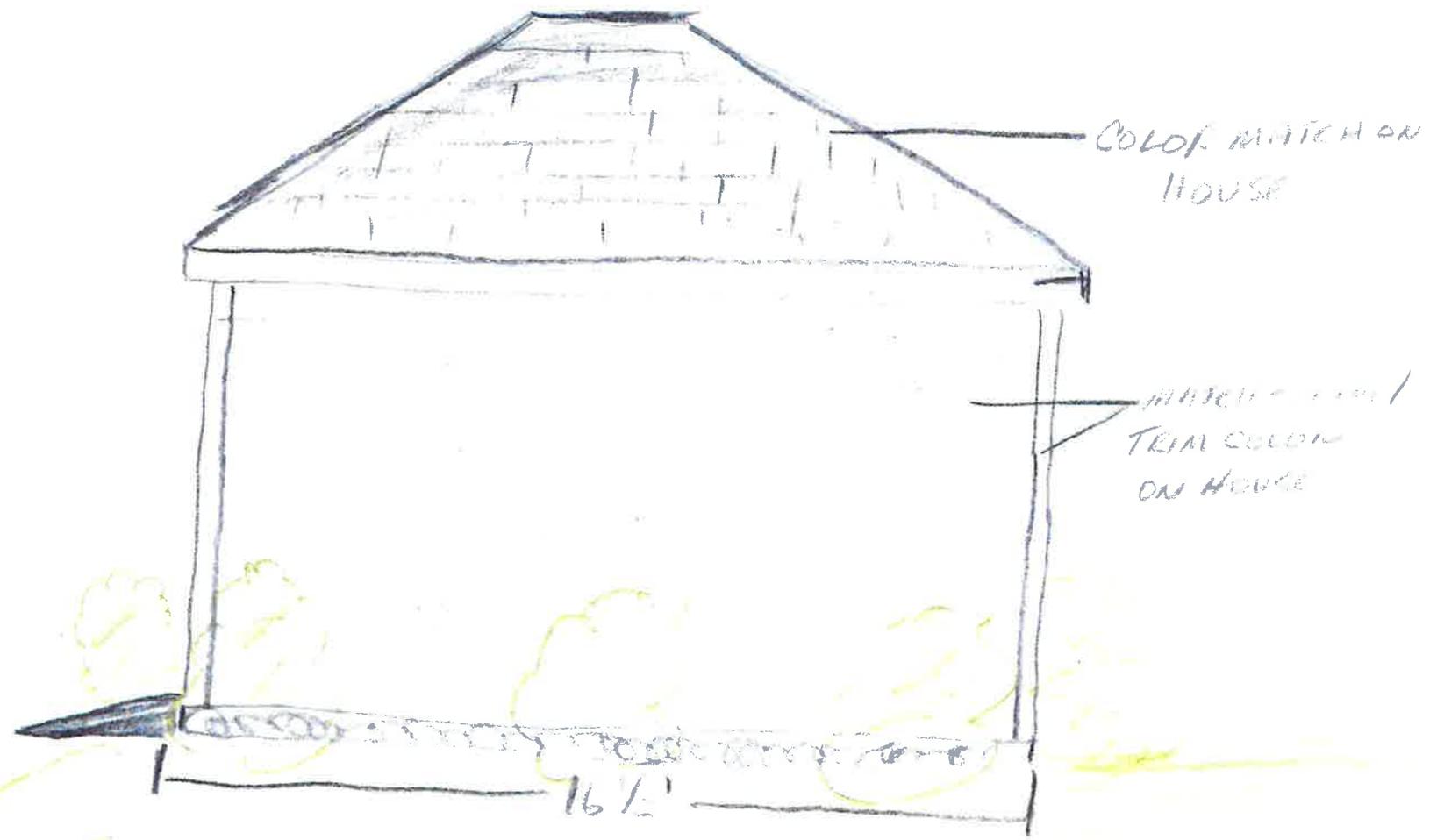
ACTION _____



740 Felder Avenue



SIDE ELEVATION



6. PRESENTED BY: Christopher & Ivy Echols

SUBJECT: Request for approval of an addition for the property located at 3184 Lexington Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to make a 28'x28' addition to the rear of the existing house. The addition will extend an existing rear gable project, eliminate part of a flat roof addition, be bricked to match the existing house, shingled to match roof, and using matching windows to the existing in the rest of the house (double paned replacements with the grid between the glass). They are also proposing an alternate fenestration on the south (Hadley Street) side, which would make one of the window openings a door depending on the final landscaping plans.

A variance will be required for separation between the addition and garage (less than 10'), and possibly for a rear yard setback (less than 30').

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

- While the Board does not generally approve windows with a grid between the glass, the windows in the house had been replaced at least 2 owners ago and would provide the most consistent appearance.
- The Board has asked that there be some delineation between the original house and additions so as to not confuse the addition as an original portion of the house, per the Secretary of the Interior's Standards.

COMMENTS _____

ACTION _____



3184 Lexington Road

LA



3184 Lexington Road

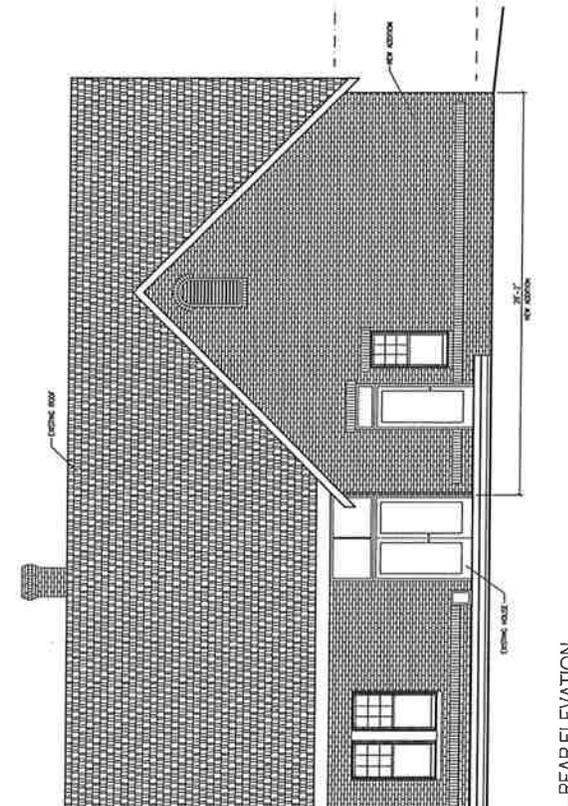
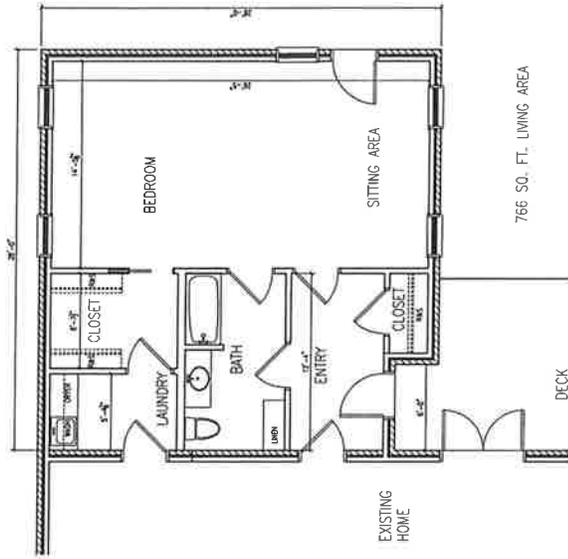
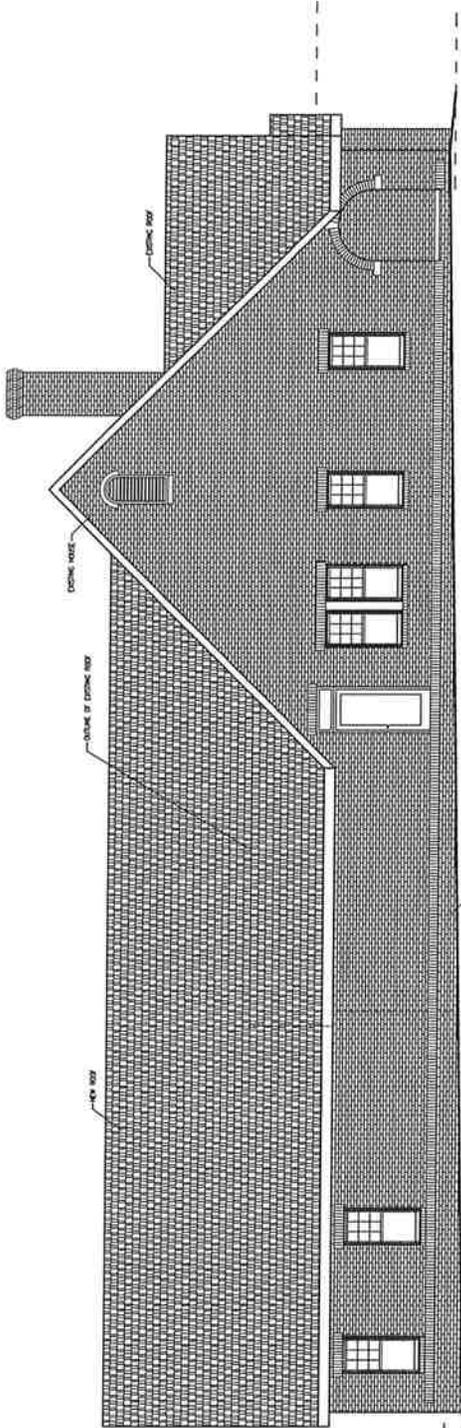
LB

3184 Lexington Road
Montgomery, AL 36106

AN ADDITION FOR
MR. & MRS
CHRISTOPHER ECHOLS

SCALE
1/4" = 1'-0"

SHEET
1 OF 1



6C

7. PRESENTED BY: Patrick Skelton

SUBJECT: Request for approval of a rear yard fence and parking pad for the property located at 1300 Magnolia Curve (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install a rear yard fence on a corner lot. The petitioner would like the fence to encroach on the city Right of Way, which is proposal 1 (preferred). That proposal requires a license agreement by the City Council. The petitioner would like the fence to be installed 7' from the curb, which is just inside the line of existing street trees. If permission is not granted, the proposal would need to leave the fence on the property line, requiring a variance from the Board of Adjustment, which is proposal 2. Both proposals may require some adjustment for line of sight issues and pull in issues at the driveway gate that may angle the fence in.

The proposed fence is 6' tall and on the Magnolia Street side would have a top cap and face cap similar to the fence across the street. The interior property lines would be a standard privacy fence. The driveway gate will be 18' wide and an ornamental metal is proposed. The walkthrough gate will be wood to match the fence.

The petitioner would also like to remove the crumbling driveway runners and install a concrete parking pad within the same footprint of the exterior extent of the runners.

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

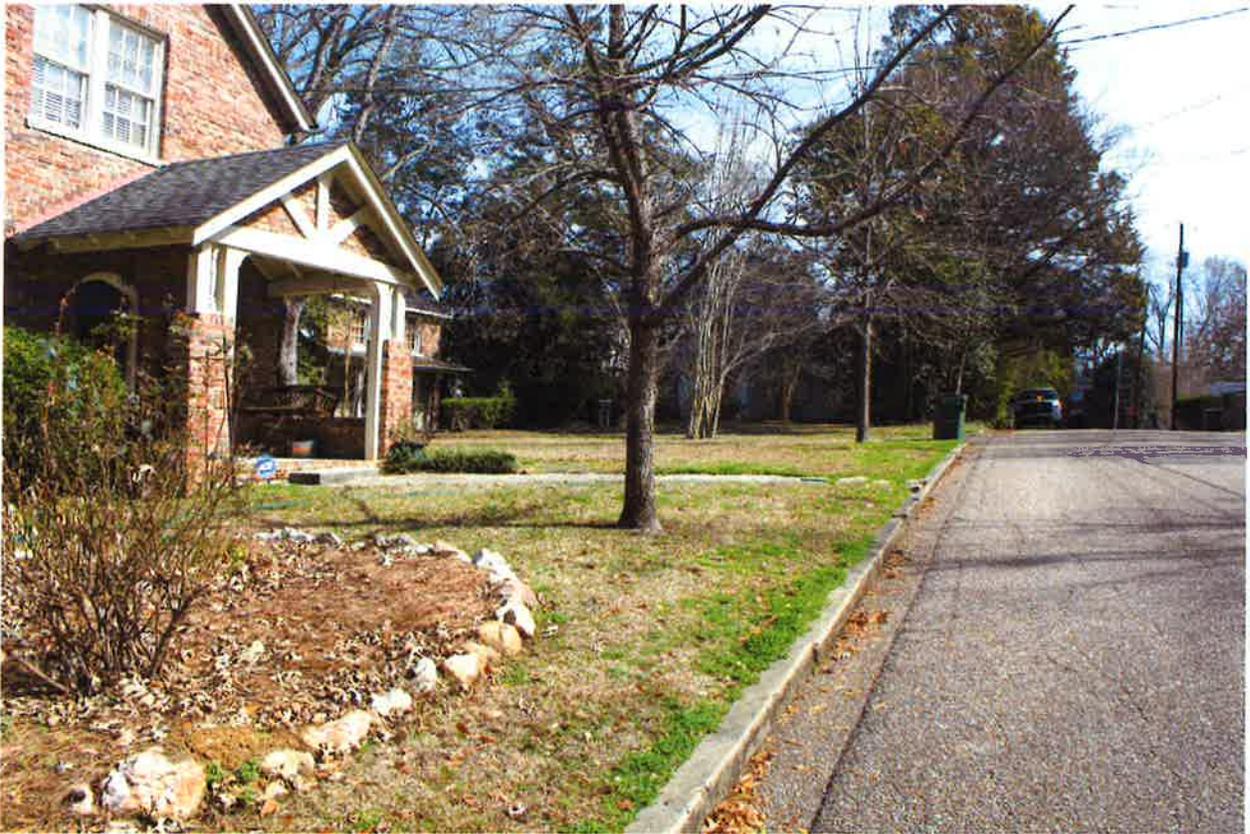
- The Board is asked to consider the placement in the ROW and on the property line so that if City Council denies the ROW request, the petitioner would only have to visit the Board of Adjustment and not revisit us.

COMMENTS _____

ACTION _____



1300 Magnolia Curve



1300 Magnolia Curve



Fence example



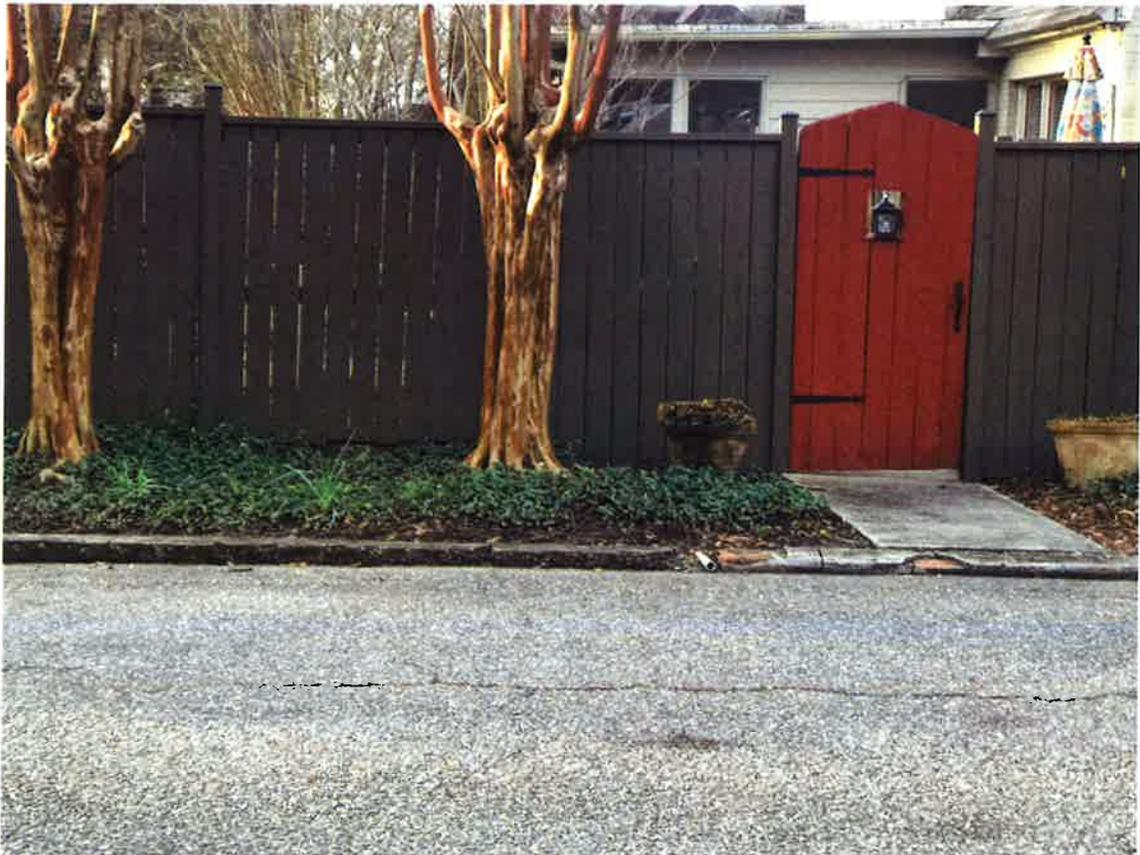
Fence example

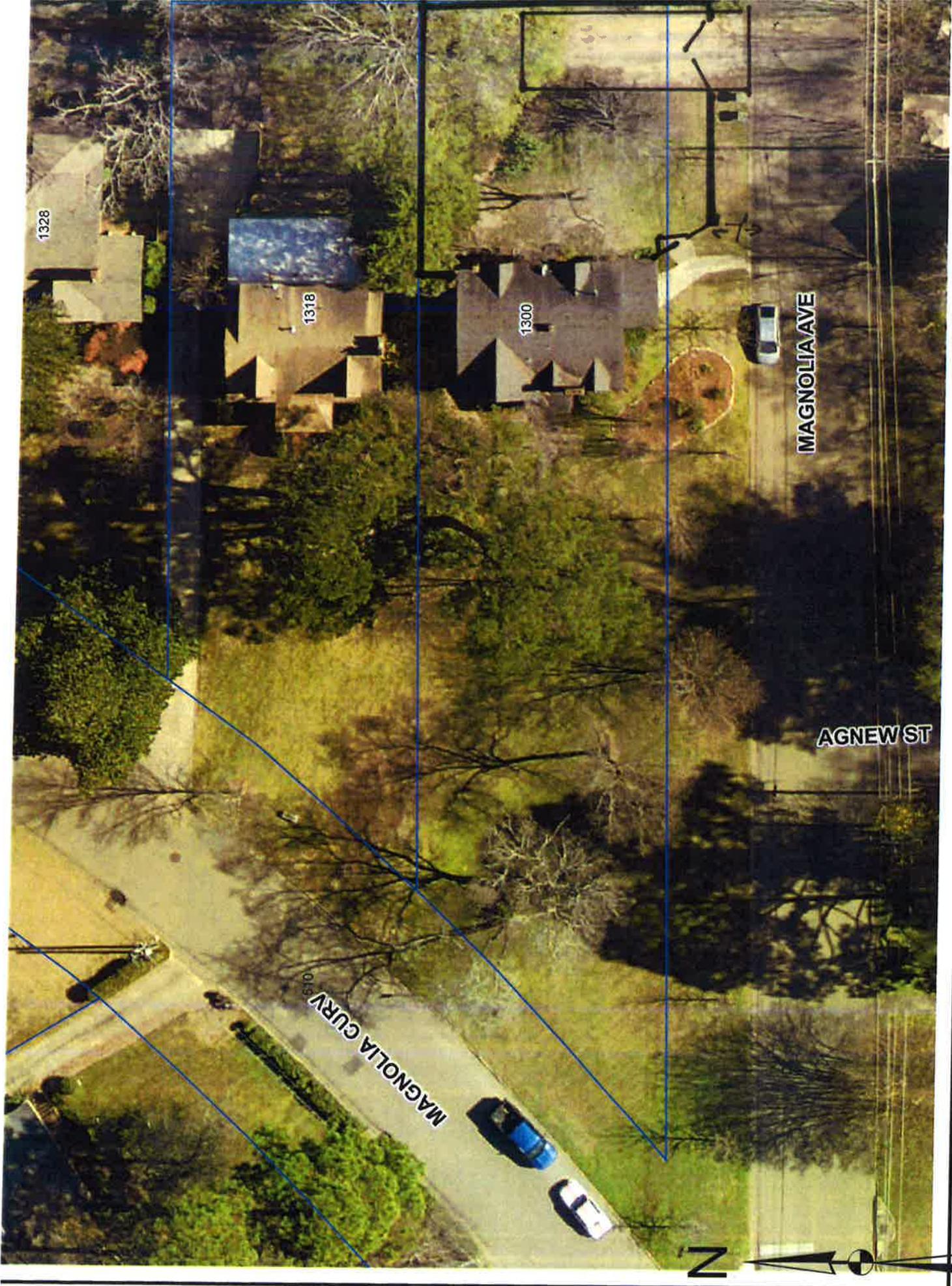


Fence example



Gate example & Fence example (across street)





OPTION 1



CAPITOL FENCE
6501 TROY HIGHWAY
PIKE ROAD, ALABAMA 36064
(334) 281-9840

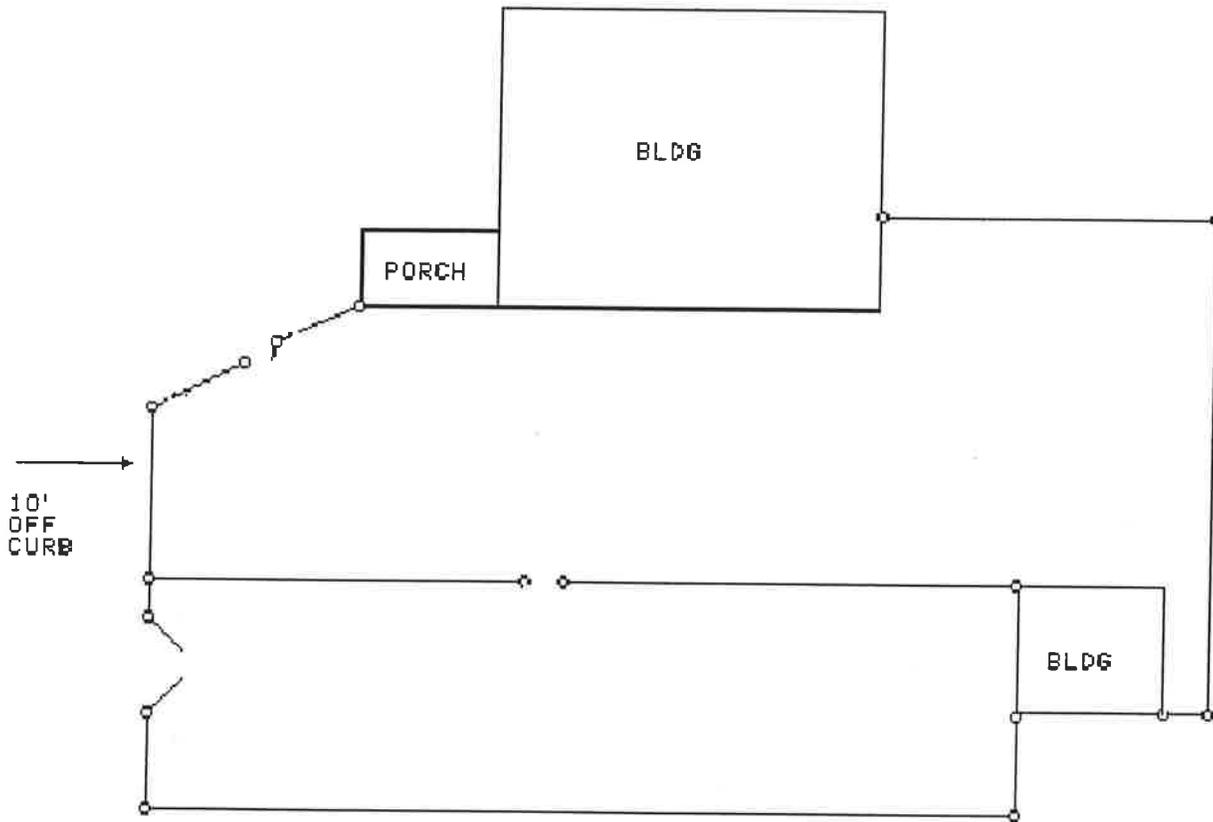
JOB SKETCH

BILL TO:

PATRICK SKELTON
1300 MAGNOLIA CURVE
MONTGOMERY, ALABAMA

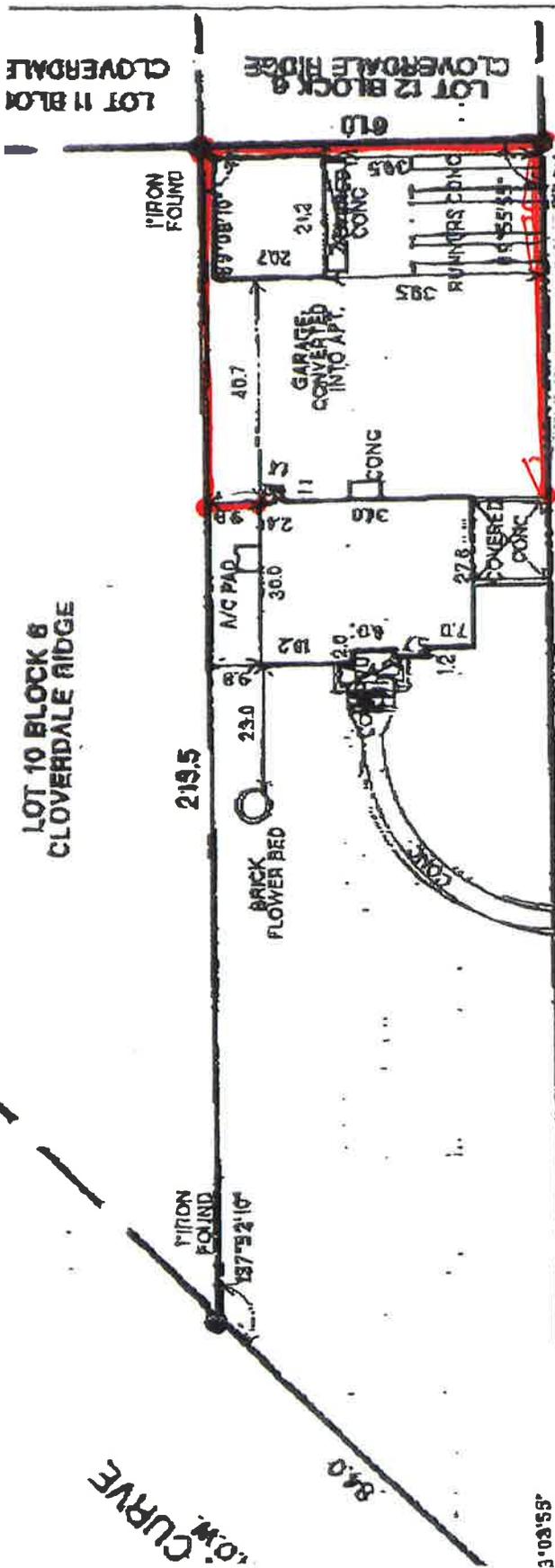
SHIP TO:

549-3387



74

02/08/2019



Walk-through gate
drive-through gate

1300 Magnolia Curve

Option 2

MAGNOLIA AVENUE
70' R.O.W.

IL