

A G E N D A

Architectural Review Board

April 23, 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 March 26, 2019 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Josh Husted	Old Cloverdale	642 Felder Avenue
2.	Jim & Kathy Fisher	Capitol Parkway-Capitol Heights	100/102 South Capitol Parkway
3.	Bill Guyette	Capitol Parkway-Capitol Heights	4 South Capitol Parkway
4.	Robert Moore	Old Cloverdale	514 Cloverdale Road
5.	Glenn Gould	Old Cloverdale	1918 Ridge Avenue
6.	Robert Hessee	Old Cloverdale	1403 Magnolia Curve
7.	Scott Williams	Individual	52 Adams Avenue

III. Other Business

**The next meeting of the Architectural Review Board will be on
May 28, 2019 at 5:30 p.m.**

1. PRESENTED BY: Josh Husted

SUBJECT: Request for approval to enclose basement/crawlspace openings and make alterations to an existing sunroom for the property located at 642 Felder Avenue (Old Cloverdale) PARTIAL VIOLATION

REMARKS: As part of making extensive exterior repairs to the stucco and wood fascia, the petitioner is requesting permission to make the following alterations: remove the basement level non-historic doors and windows that will be stuccoed to match the house; and rebuild the existing sunroom with the rear door and windows removed and replaced with a matching casement/transom configuration (the stairs collapsed years ago) and remove a pair of transom window where the casement window had been removed and enclosed at some point in the past. The house will be painted a pre-approved palette color.

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 _____



642 Felder Avenue



642 Felder Avenue

2. PRESENTED BY: Jim & Kathy Fisher

SUBJECT: Request for approval of tree removal and replacement for the property located at 100/102 South Capitol Parkway (Capitol Parkway-Capitol Heights).

REMARKS: The petitioner is requesting permission to remove a 15” diameter arborvitae from the corner of the front porch. The tree has grown into the roof and caused roof and fascia damage. The proposed front yard replacement, further from the house, is a flowering dogwood, 7 feet in height to be planted as soon as possible.

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 is an ornamental tree. It’s possible to prune it away from the building.
- The ARB approved after the fact a similarly situation arborvitae from the porch corner at 447 S Goldthwaite Street.

COMMENTS _____

ACTION _____

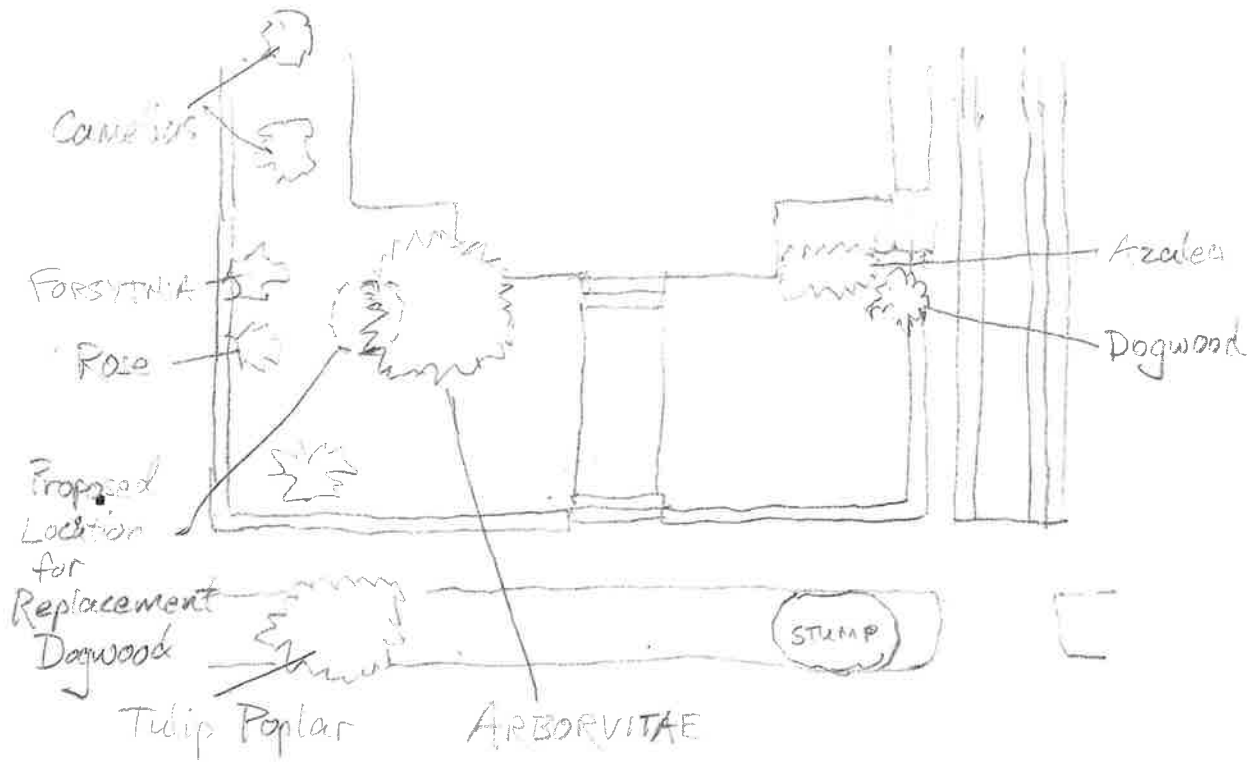


100/102 South Capitol Parkway



100/102 South Capitol Parkway

100/100 S. Capitol Pkwy.



3. PRESENTED BY: Bill Guyette

SUBJECT: Request for approval of a parking pad for the property located at 4 South Capitol Parkway (Capitol Parkway-Capitol Heights).

REMARKS: The petitioner is requesting widening the front driveway to create a 10'x27' parking area with brick pavers (sample to be provided at meeting). The current space is hard packed soil with no grass. The petitioner proposes installing tall monkey grass on both sides of the front walk to clearly delineate the pedestrian walkway from the vehicular area.

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 house is situated on a double lot (100' wide) and on the corner of Madison Avenue which limits on street parking. People driving west on Madison who turn onto the Parkway tend to turn very wide and run into trees and parked vehicles with some regularity.
- The petitioner discussed with staff making the delineation between the pedestrian walkway and vehicular area so that someone down the line would have more difficulty turning the front walk into part of the parking area.

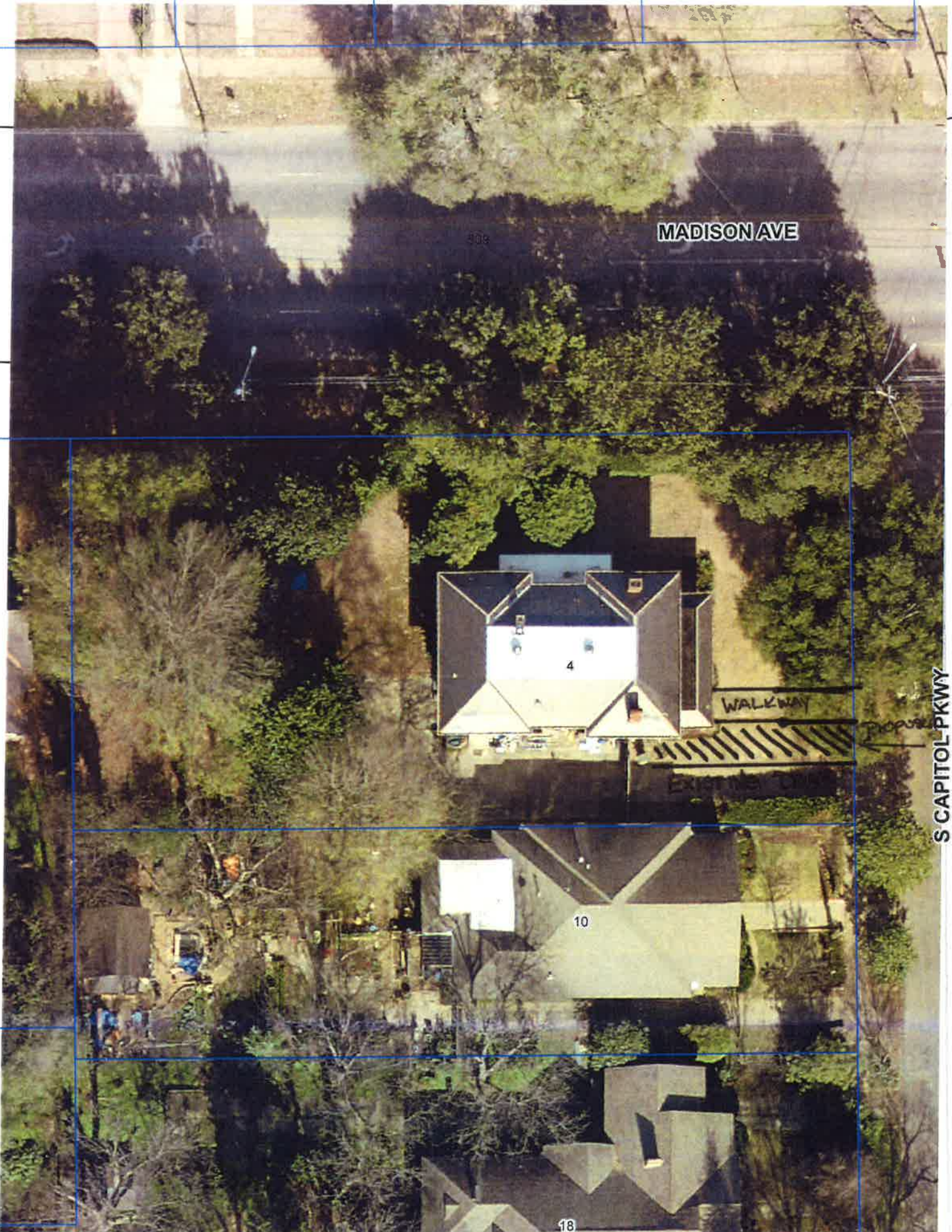
COMMENTS _____

ACTION _____



4 South Capitol Parkway

3A



MADISON AVE

S CAPITOL PKWY

4

WALKWAY

10

18

4. PRESENTED BY: Robert Moore

SUBJECT: Request for approval of privacy fence, parking lot lighting, and painting an unpainted brick building for the property located at 514 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to:

- Install a new flush board with cap wood privacy fence (as illustrated) along the rear perimeter of the parking lot between this commercial property and the adjacent residential properties. There is a hodgepodge of fencing along residential rear property lines in varying condition;
- Add two additional lights in the parking lot in the style and location illustrated. All lighting is to illuminate down and away from the residential properties;
- Paint a currently unpainted, circa 1977, brick building at the rear of the complex to make the visual appearance more cohesive. The paint scheme will match the existing on the currently painted buildings.

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

- One of the concerns with painting unpainted brick is that the paint can seal moisture into older, soft brick and mortar. That is not an issue with a 1977 building, and the building is not old enough to be a contributing historic building quite yet.

COMMENTS _____

ACTION _____



514 Cloverdale Road



514 Cloverdale Road



514 Cloverdale Road

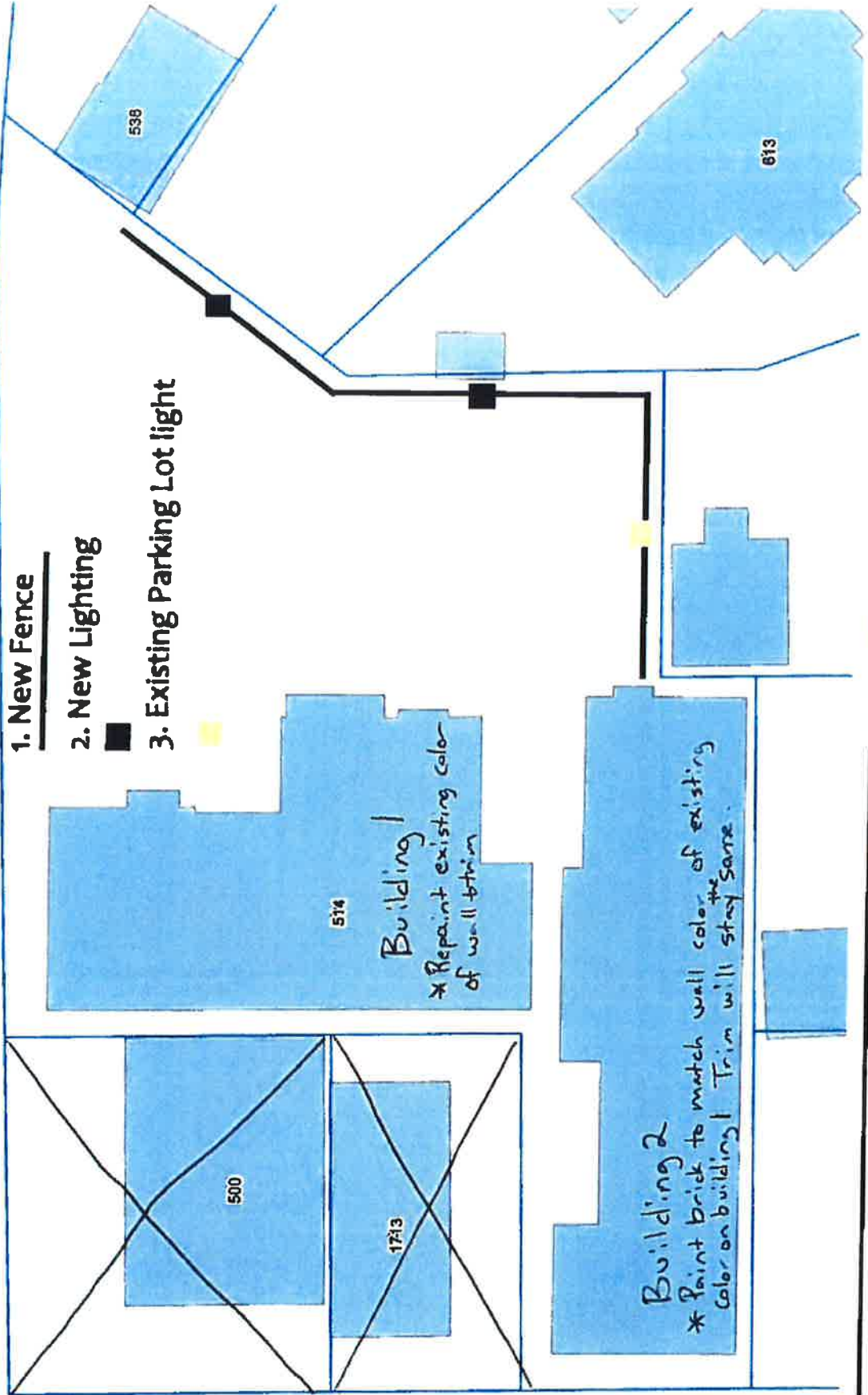
CLOVERDALE RD

510

1. New Fence

2. New Lighting

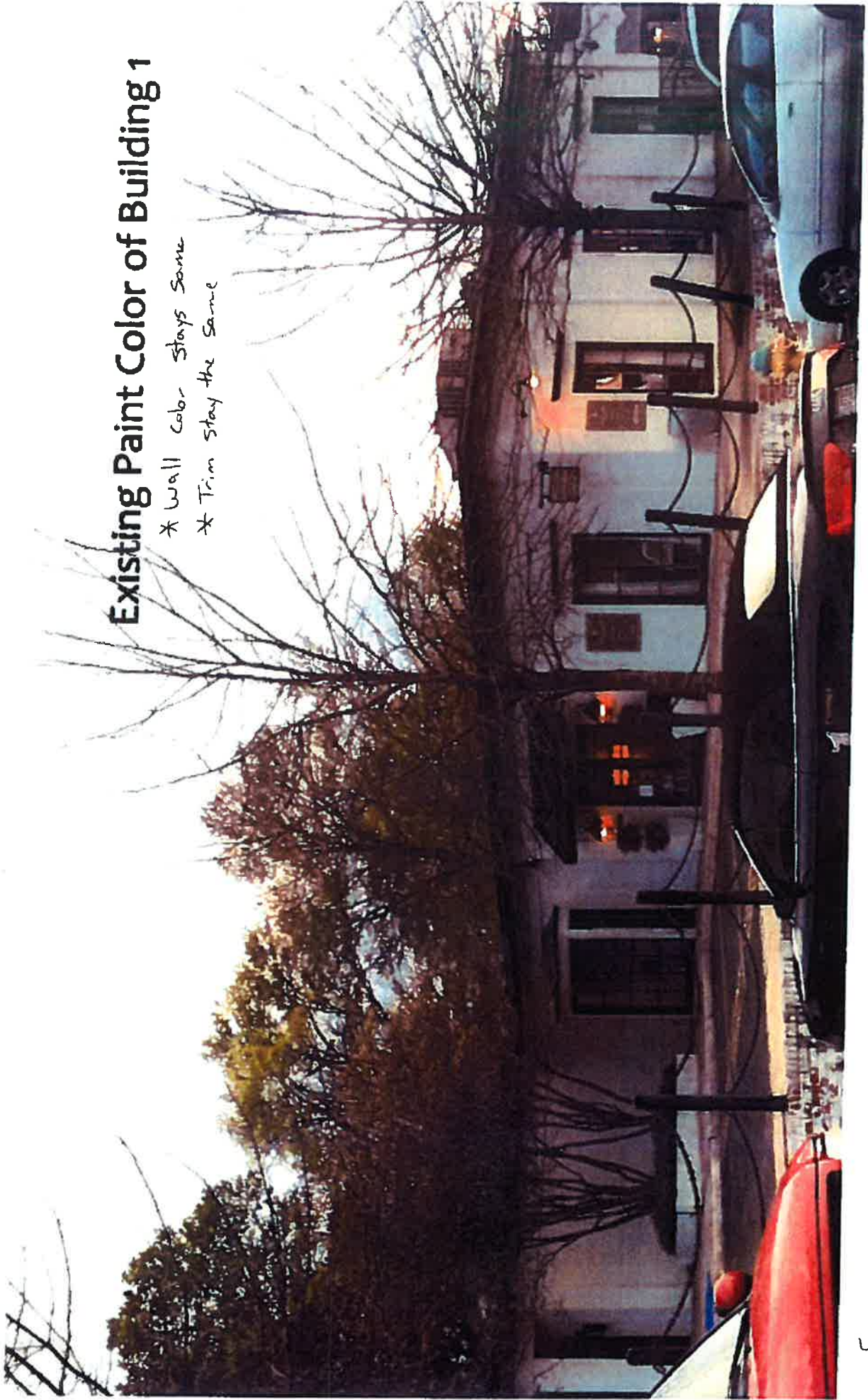
3. Existing Parking Lot light

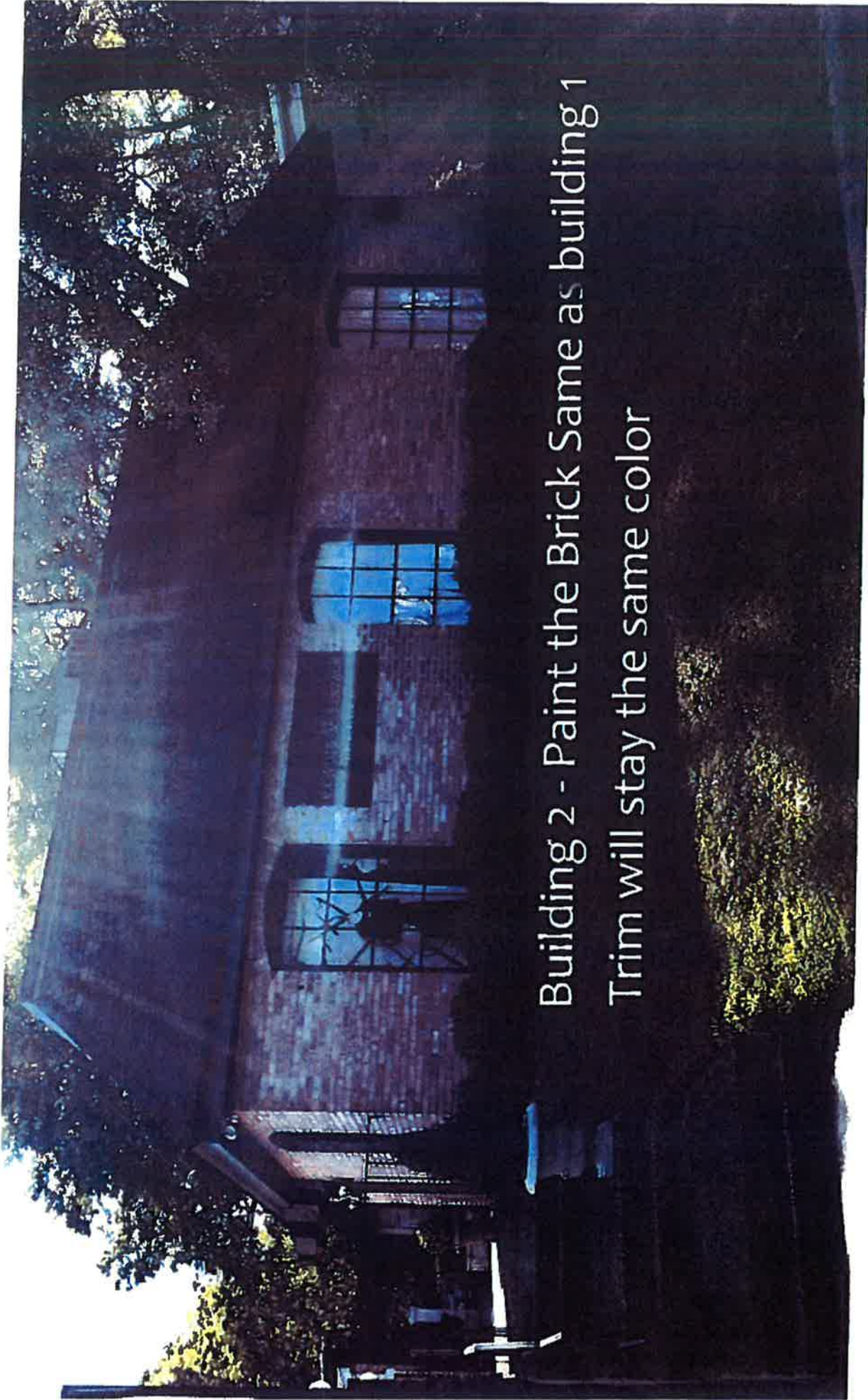


46

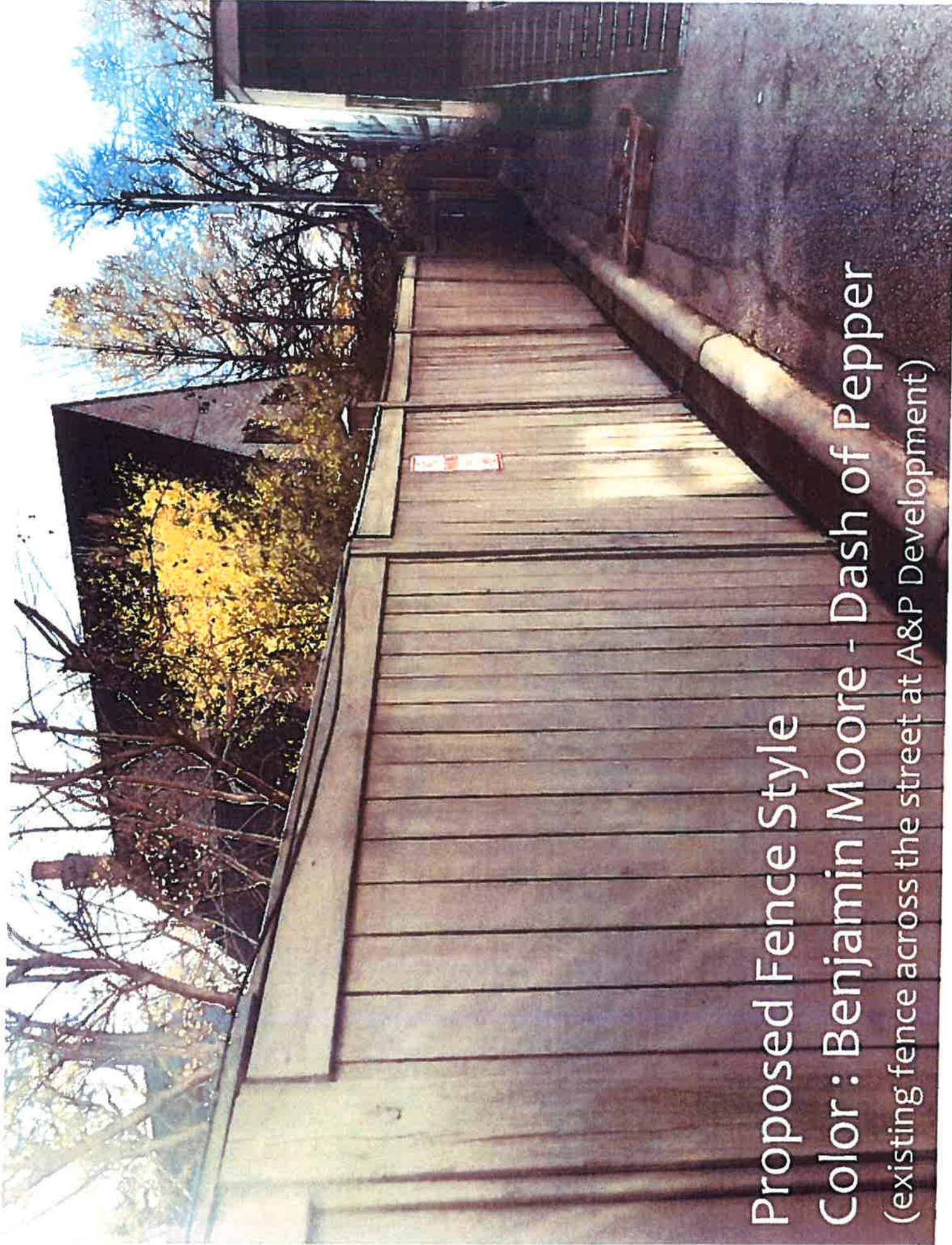
Existing Paint Color of Building 1

- * Wall color stays same
- * Trim stay the same





Building 2 - Paint the Brick Same as building 1
Trim will stay the same color



Proposed Fence Style

Color : Benjamin Moore - Dash of Pepper

≠ (existing fence across the street at A&P Development)

Fence Style Reference Only





New Fence

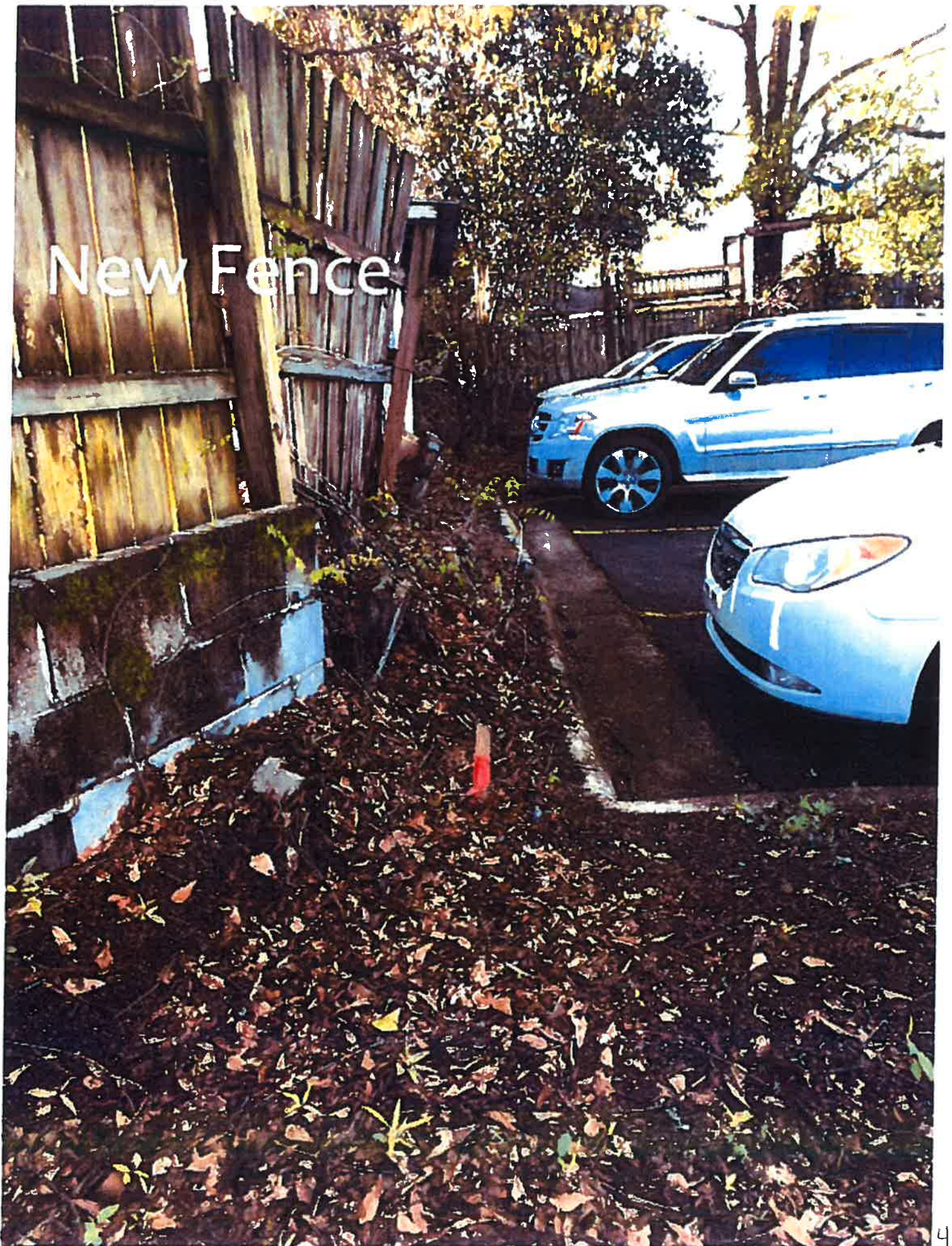
New Fence

New Fence



New Fence

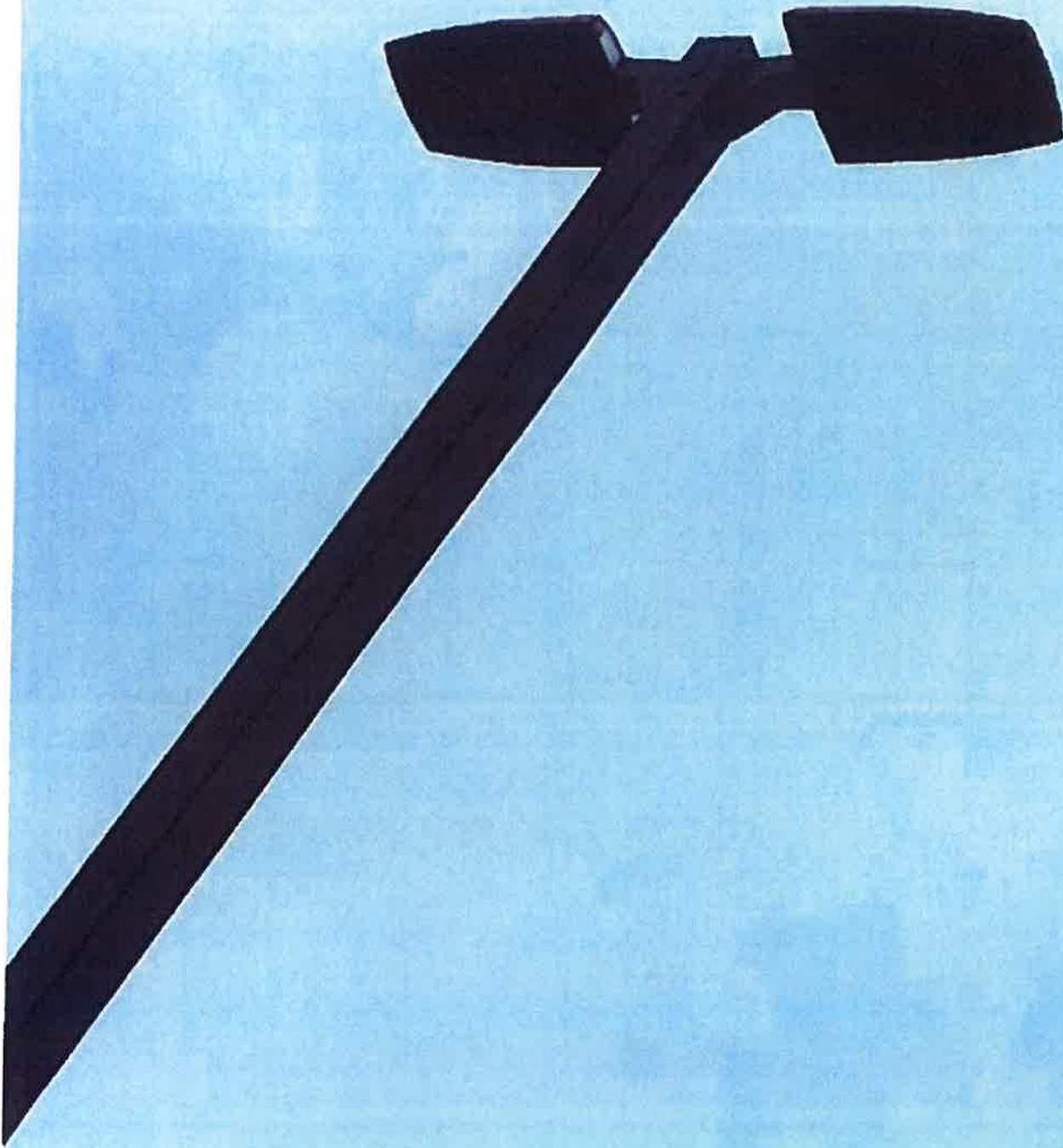
New Fence



Fence in front of this fence

Fence in front of this fence

Proposed Style: Downward Facing on square metal post



A tall, dark, square metal post stands vertically against a bright blue sky filled with soft, white clouds. At the top of the post is a square, downward-facing light fixture. The post is positioned on the left side of the frame, extending from the bottom edge towards the top.

Proposed Style: Downward Facing on square metal post

5. PRESENTED BY: Glenn Gould

SUBJECT: Request for approval of privacy fence with metal gates, tree removal and replacement, and replace Juliette balcony for the property located at 198 Ridge Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install approximately 284 feet of 8 foot high (variance required) cypress board on board privacy fence to match the style of the adjacent property, and installed where indicated on the site plan. Two ornamental metal gates are proposed, one 11' gate across the driveway and a 4' walkthrough gate on the south side of the house. The Juliette balcony will be replaced in kind.

The petitioner is also requesting permission to remove two large hackberry trees on the north property line, one is 24" in diameter and one approximately 6' in diameter. Trees are continuously shedding limbs and have done damage to cars in the driveway. Replacement trees are proposed in the southwest corner of the yard, likely oaks, approximately 6' in height to be planted within the year.

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

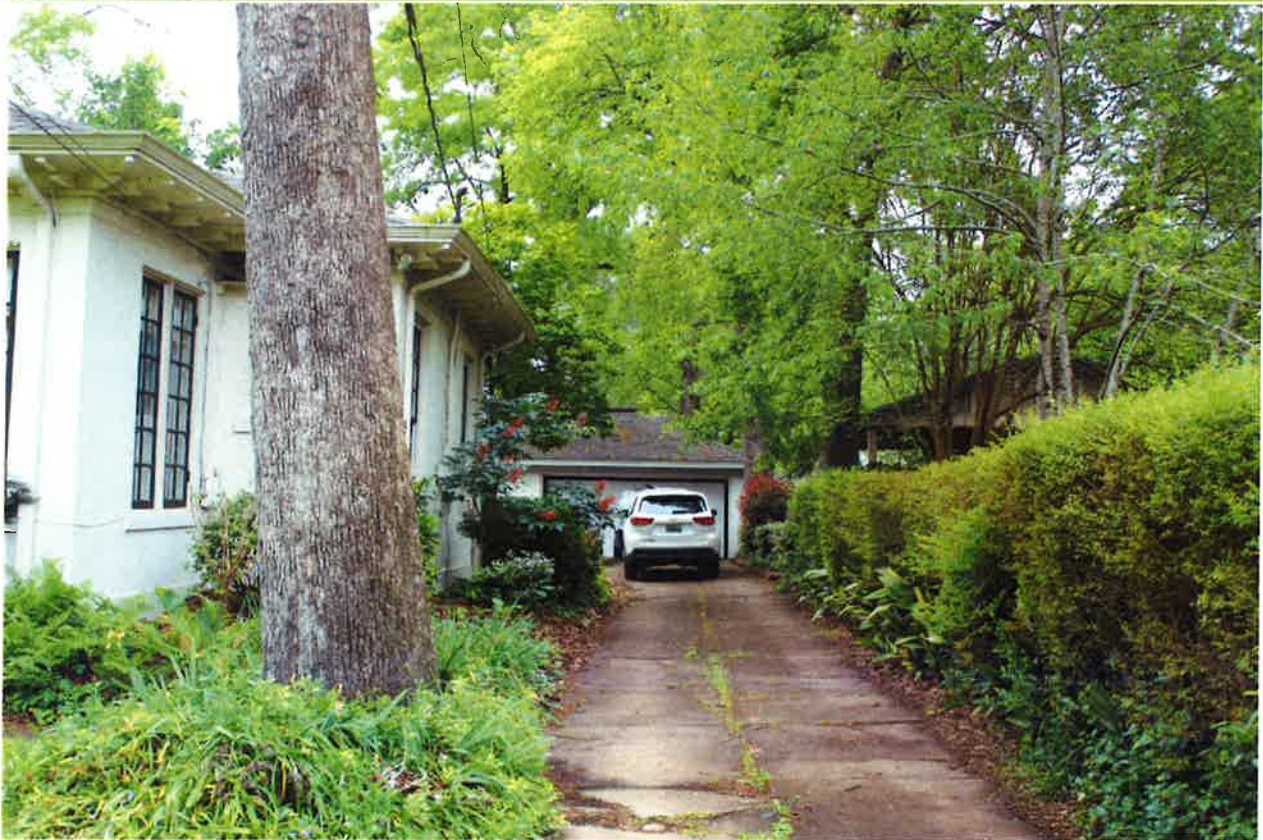
- The Board has generally requested that privacy fences with returns to the house be set back from the front building line. The petitioner is attempting to help obstruct a direct view into their living space at the corner, the Board could allow the property line fence to come forward, and consider setting the driveway gate back to the corner of the first projection.
- Standard replacement size for a tree is 2.5" caliper

COMMENTS _____

ACTION _____



1918 Ridge Avenue



1918 Ridge Avenue



1918 Ridge Avenue



1918 Ridge Avenue



View from living room window

1918 Ridge Avenue

5E



neighbor's existing 10' high cypress beard fence

~~4' high~~
4' wide wrought iron gate

replace Juliette balcony with ramp

- - large tree to be removed on property line
- - location of new trees

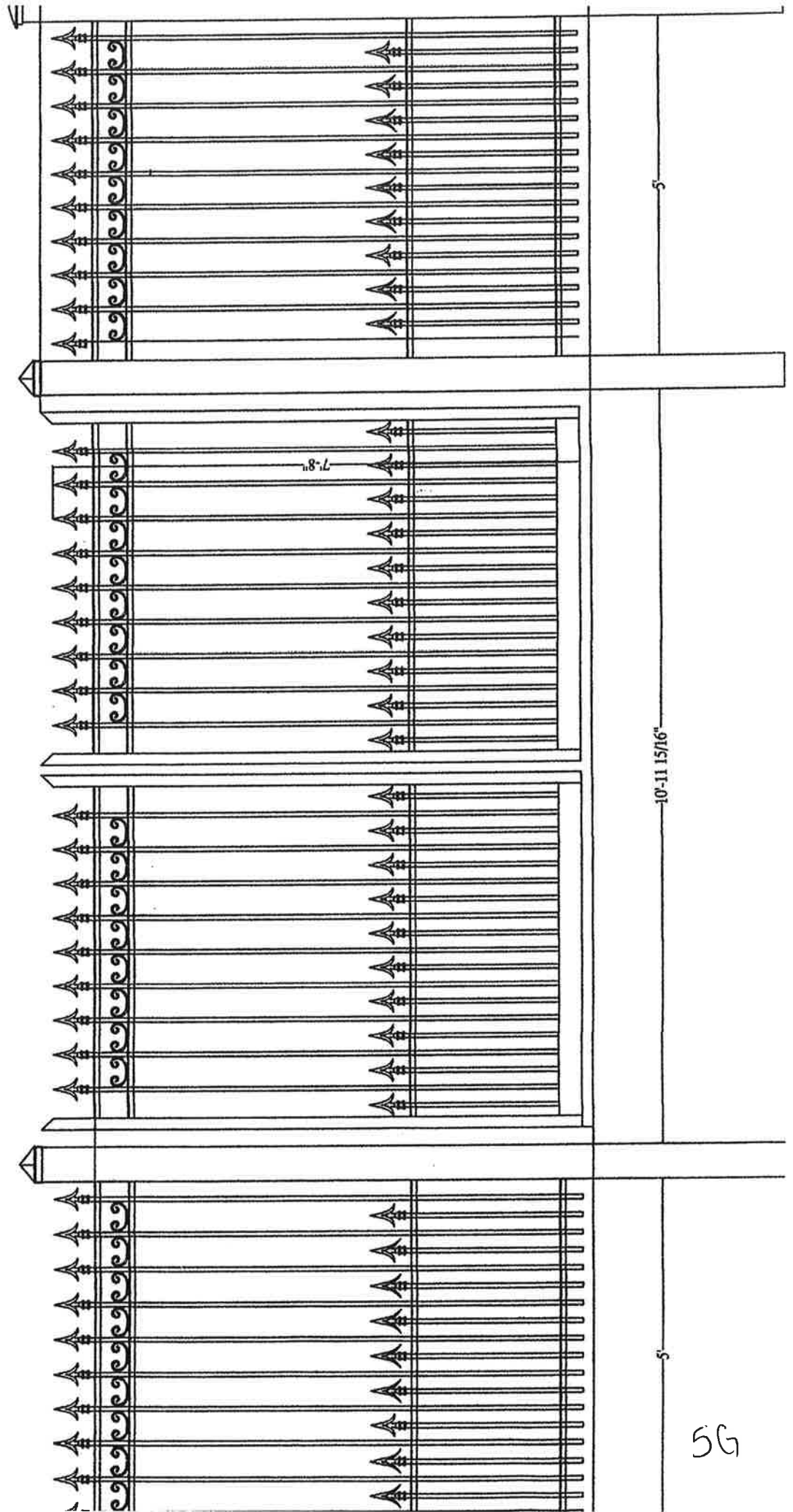
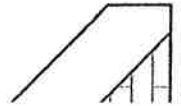
8' privacy fence (beard on beard)

door - black top and install floor windows

8' privacy fence
automated double entry gate

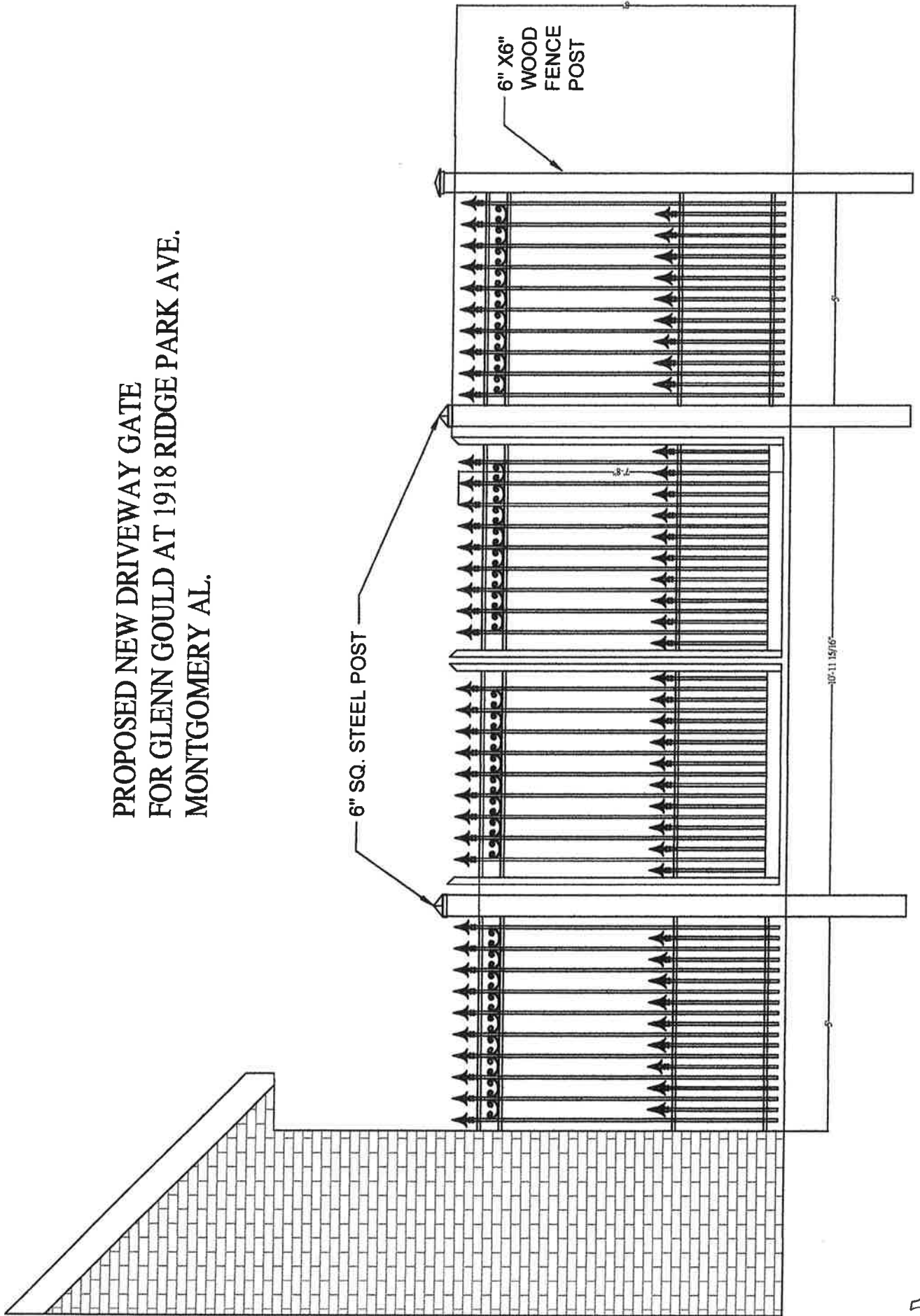
1918

1918 KILDUE PARK AVE.
MONTGOMERY AL.



56

PROPOSED NEW DRIVEWAY GATE
FOR GLENN GOULD AT 1918 RIDGE PARK AVE.
MONTGOMERY AL.



6. PRESENTED BY: Robert Hesse

SUBJECT: Request for approval of paint color and shutter replacement for the property located at 1403 Magnolia Curve (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove the undersized plastic shutters and replace them with operable shutters in a solid panel style (shutter and proposed hardware are attached); and paint the shutters and existing metal railings black. The original desire was to paint the railings palette #5, the black green color, but the petitioner was informed some paint base formulations had changed and the color may be more prone to fading. The house will remain white.

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

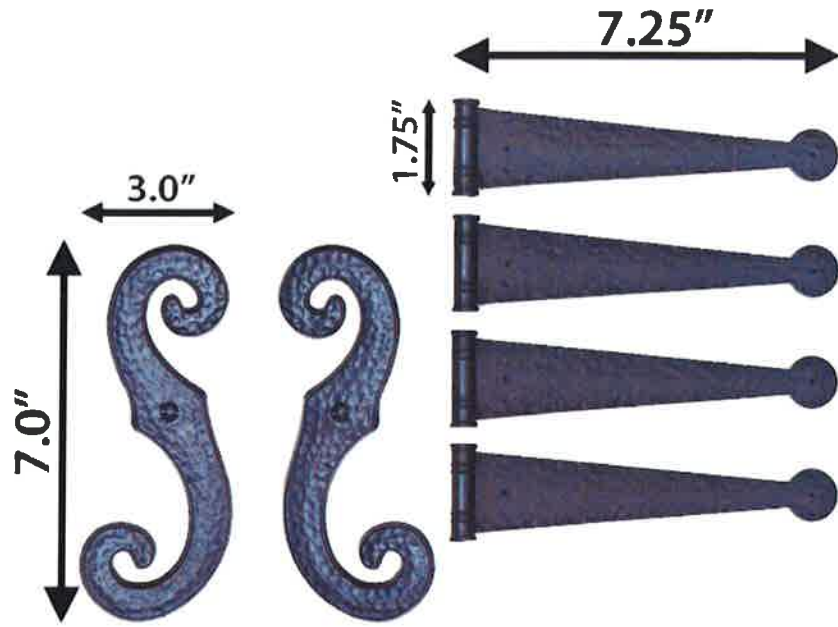
- No comment.

COMMENTS _____

ACTION _____



1403 Magnolia Curve



1403 Magnolia Curve

7. PRESENTED BY: Scott Williams

SUBJECT: Request for approval of demolition and new construction for the property located at 38 (52) Adams Avenue (Old First Presbyterian Church—Individual).

REMARKS: **WITHDRAWN BY PETITIONER**

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 “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

COMMENTS _____

ACTION _____