

A G E N D A

Architectural Review Board

September 24, 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 July 23, 2019 meeting

II. Full Review Items

| <u>Item</u> | <u>Petitioner</u> | <u>Historic District</u> | <u>Location</u> |
|--------------------|-------------------------------|---------------------------------|------------------------------|
| 1. | Commissioner Monique Seefried | Lower Commerce | 300 Water Street |
| 2. | Complete Signs, LLC | Lower Commerce | 101 Tallapoosa Street |
| 3. | Bonnie Hall | Capitol Heights | 1623 Madison Avenue |
| 4. | Lynn Chew | St. Charles-Capitol Heights | 125 North Capitol Parkway |
| 5. | Joshua Cobb | St. Charles-Capitol Heights | 1801 St. Charles Avenue |
| 6. | Dee Parks | Garden District | 1322 South Hull Street |
| 7. | Andrew & Mary Reading Graydon | Cottage Hill Annex | 469 South Goldthwaite Street |
| 8. | John T Campo & Assoc. | Lower Commerce | 108 Coosa Street |
| 9. | Christy Anderson | Capitol Parkway-Capitol Heights | 19 South Capitol Parkway |

III. Other Business

**The next meeting of the Architectural Review Board will be on
October 22, 2019 at 5:30 p.m.**

OLD BUSINESS

1. PRESENTED BY: Commissioner Monique Seefried, Ph.D., U.S. WWI Centennial Commission and President of the Croix Rouge Farm Memorial Foundation; and Taylor Dawson, Architect

SUBJECT: Request for approval of tree removal and public art installation for the property located at 300 Water Street (Lower Commerce).

REMARKS: The petitioner is requesting permission to remove 3 ginkgo trees and install a new bronze sculpture in front of the west block of the main Union Station building. The installation would be similar to the previously approved statue in front of the east block of the building, this sculpture is horizontally oriented (8'Lx3'W, 2'D) and will be placed on elevated plinths (maximum of 3' in height) that will be constructed similar to the previously approved plinth that is clad in limestone to mimic the water table on Union Station. A rendering is attached.

At the July 23, 2019 ARB meeting, the ARB requested a more detailed rendering of the statue in situ and a site/landscape plan detailing the new landscaping and hardscaping associated with the installation. Renderings are attached.

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

- When evaluating public art, the Board is reminded they are not evaluating the content of the subject matter, but evaluating whether the proposed size and placement of the installation is visually disruptive to the adjacent historic resource or physically impacts historic materials.
- As rendered, the visual impact on Union Station is minimal.

COMMENTS _____

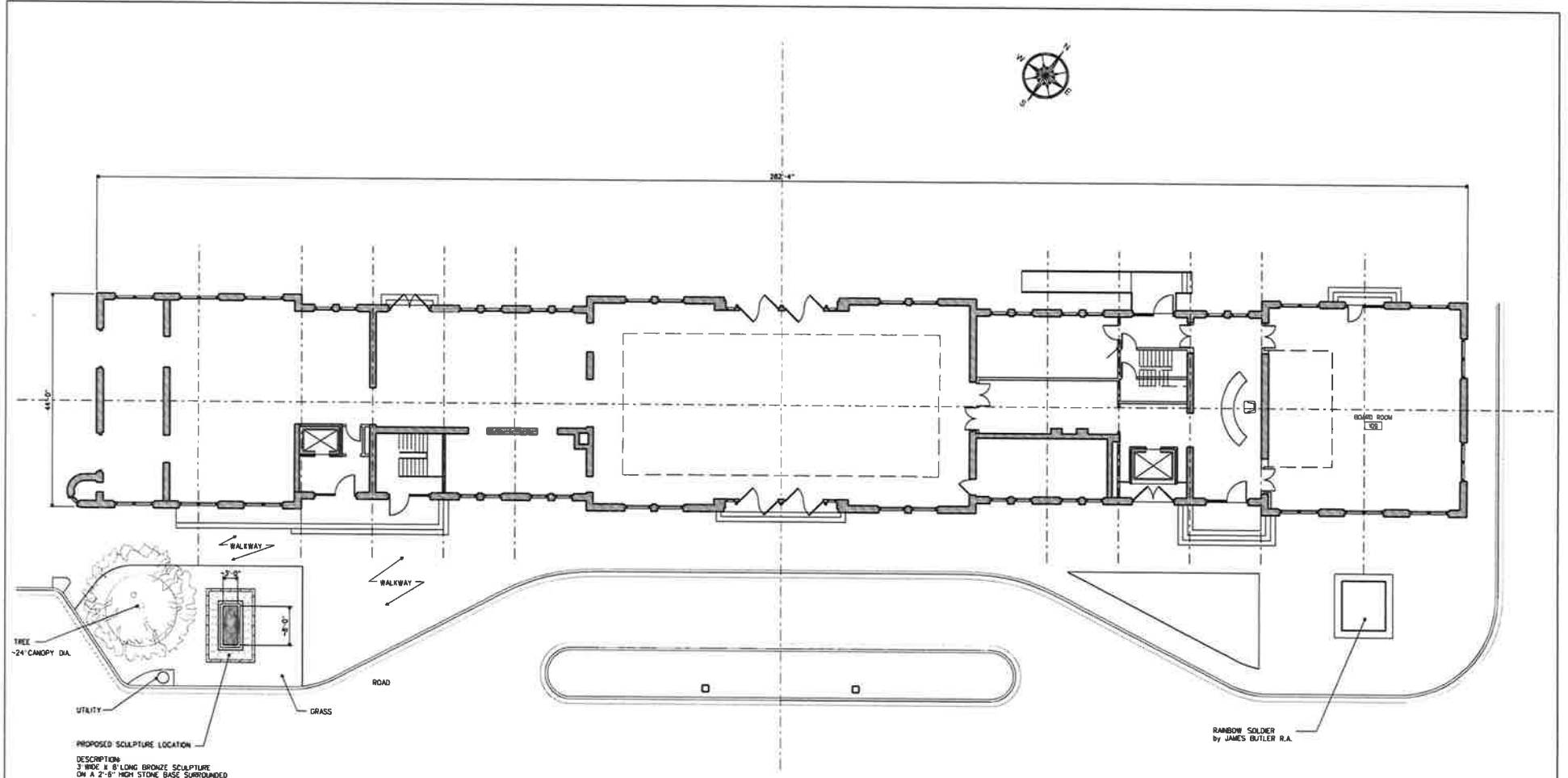
ACTION _____



300 Water Street



Previous installation in front of east block, plinths to match in style (not size)

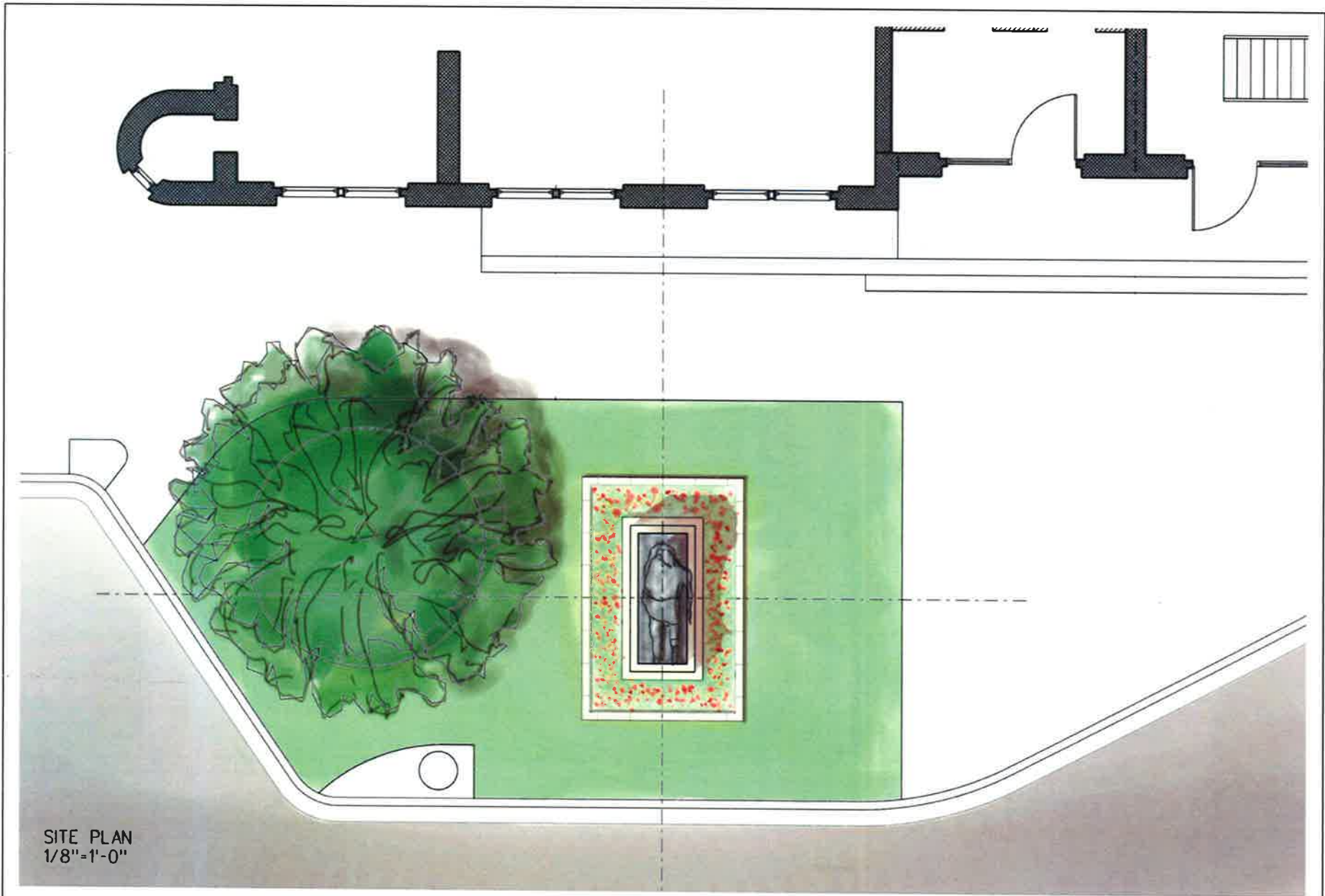


UNION STATION
PROPOSED SCULPTURE LOCATION

SCALE 1"=20' (R17 SHEET SIZE)

RETURN FROM THE ARGONNE
A Sculpture by James Butler R.A.
Union Station - Montgomery, Alabama

RFA 01
09.10.19



SITE PLAN
1/8"=1'-0"

RETURN FROM THE ARGONNE
A Sculpture by James Butler R.A.
Union Station - Montgomery, Alabama

RFA 02
09.10.19



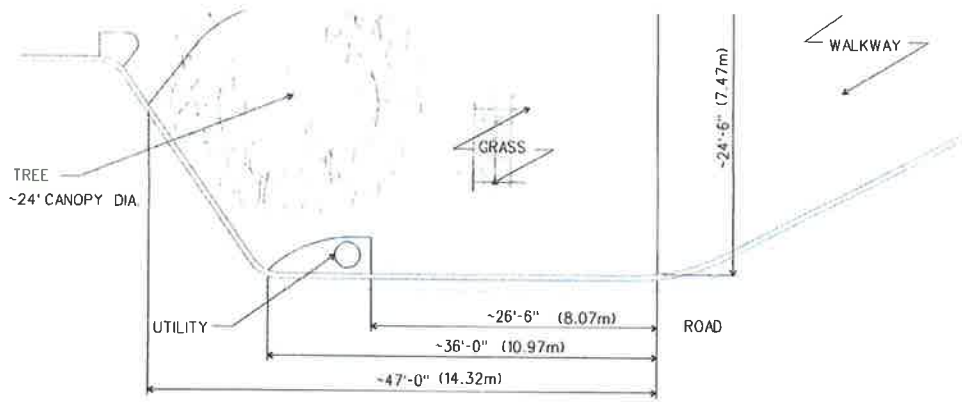
PROPOSED SCULPTURE LOCATION

UNION STATION

RAINBOW SOLDIER

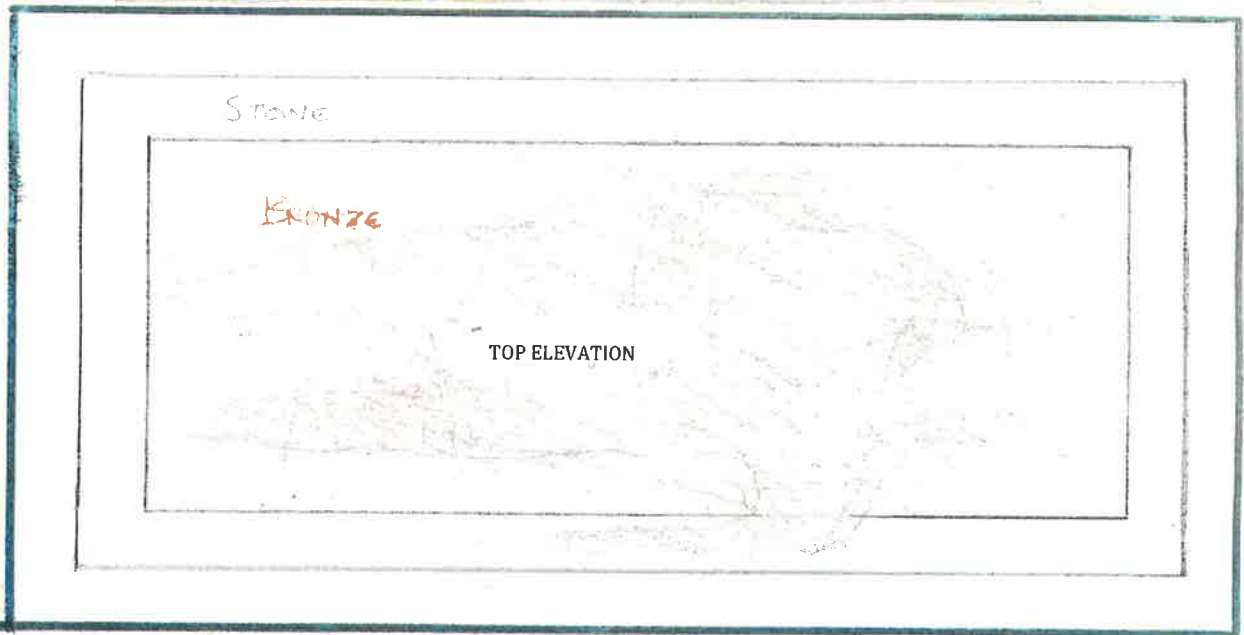
RETURN FROM THE ARGONNE
A Sculpture by James Butler R.A.
Union Station - Montgomery, Alabama

RFA 03
09.10.19



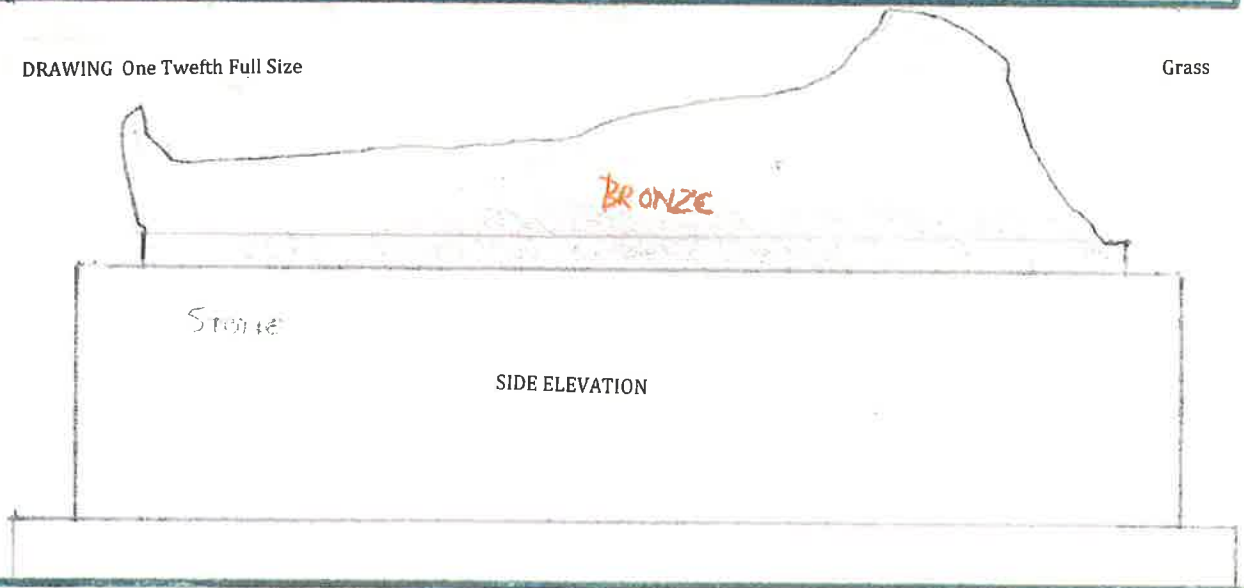
JAMES BUTLER LIMITED

Studio : Valley Farm, Radway, Warwick CV35 0UJ



DRAWING One Twelfth Full Size

Grass



GRASS

RETURN FROM THE ARGONNE

IF

NEW BUSINESS

2. PRESENTED BY: Complete Signs, LLC

SUBJECT: Request for approval of new signage for the property located at 101 Tallapoosa Street (Lower Commerce).

REMARKS: The petitioner is requesting permission to install a 6'x2'6" sign (15 SF) as illustrated. The sign is comprised of a solid aluminum case with the letters and logo routed out; with a digitally printed logo with an interior light source. With the routing of the case, only the letter and logo will illuminate.

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

- Per sign guidelines "proposed signs should not exceed 20 square feet of surface area. Designs for the mounting, framing, etc. must be approved. The material for the mounting should be compatible with the materials of the building. Style and color of lettering must be compatible with the building and location. Location of sign on lot must be approved. Lighting: top or ground lighting such as floods or spots. Interior lighting, if shielded.
- This is a warehouse building, the board has approved similarly constructed signs (solid cases with routed letters and logos) for Wasabi and the Printing Press Lofts within the district.

COMMENTS _____

ACTION _____



101 Tallapoosa Street

3. PRESENTED BY: Bonnie Hall

SUBJECT: Request for approval after the fact of metal roof for front porch roofs for the property located at 1623 Madison Avenue (Capitol Heights). VIOLATION

REMARKS: The petitioner is requesting permission to retain the installed eagle rib panel roof in gold on the front porch of the house and requesting permission to install the same material on the upper porch roof. The metal replaced an asphalt rolled roofing and the color was selected to match the trim. A stop work noticed was issued August 21, 2019.

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 the use of metal on porch roofs since the slopes are often such that only a rolled roofing is the only other viable option.
- When petitioners have requested metal prior to installation, the Board has generally asked for a more historic crimp (5-v crimp) unless there is another metal present to match.
- The Board is reminded that they are to review the violation as though permission was being requested first, and that just because the alteration has been made, the Board does not have to approve it. If a change is required or the petition is denied, a timeframe for compliance should be set as part of the motion.

COMMENTS _____

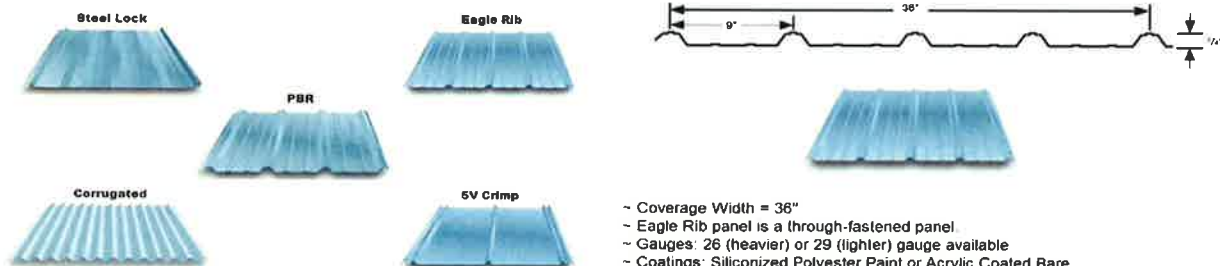
ACTION _____



1623 Madison Avenue



EAGLE RIB



4. PRESENTED BY: Lynn Chew

SUBJECT: Request for approval after the fact of front door accent color for the property located at 125 North Capitol Parkway (St. Charles-Capitol Heights). VIOLATION

REMARKS: The petitioner is requesting approval after the fact of an aqua/turquoise accent color for the front doors of the duplex. The house is painted gray with white trim. A sample will be provided at the meeting.

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 accent colors that they found to be appropriate for the style of house and color combination.
- The Board is reminded that they are to review the violation as though permission was being requested first, and that just because the alteration has been made, the Board does not have to approve it. If a change is required or the petition is denied, a timeframe for compliance should be set as part of the motion.

COMMENTS _____

ACTION _____



125 North Capitol Parkway

5. PRESENTED BY: Joshua Cobb

SUBJECT: Request for approval after the fact of non-historic carport enclosure and front yard fence for the property located at 1801 St. Charles Avenue (St. Charles-Capitol Heights).
VIOLATION

REMARKS: The petitioner is requesting permission to retain an enclosure for an existing, non-historic metal carport that was attached to the rear of the property. The street facing side is proposed to be painted. The carport is enclosed with horizontal boards to create a protected outdoor space for storage and dogs. The corner lot with a chain link fence has posed some issues with passers-by harassing dogs, and corner lots can be problematic to get approval for privacy fences because of line of sight issues.

The petitioner had also previously installed 36" wood picket fence on the front porch and was advised that was not a suitable porch rail/enclosure material. The petitioner is proposing installing the fence in front of the porch (but not as a full front yard enclosure) approximately 4'. The petitioner has had issues with people stealing things from the front porch and wants to have a barrier to curb that activity.

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

- Initial discussions with the petitioner included the installation of landscaping around the fence to create more of a focal point with the fence as a garden feature versus a full front yard enclosure. That was not part of the submission.
- The Board is reminded that they are to review the violation as though permission was being requested first, and that just because the alteration has been made, the Board does not have to approve it. If a change is required or the petition is denied, a timeframe for compliance should be set as part of the motion.

COMMENTS _____

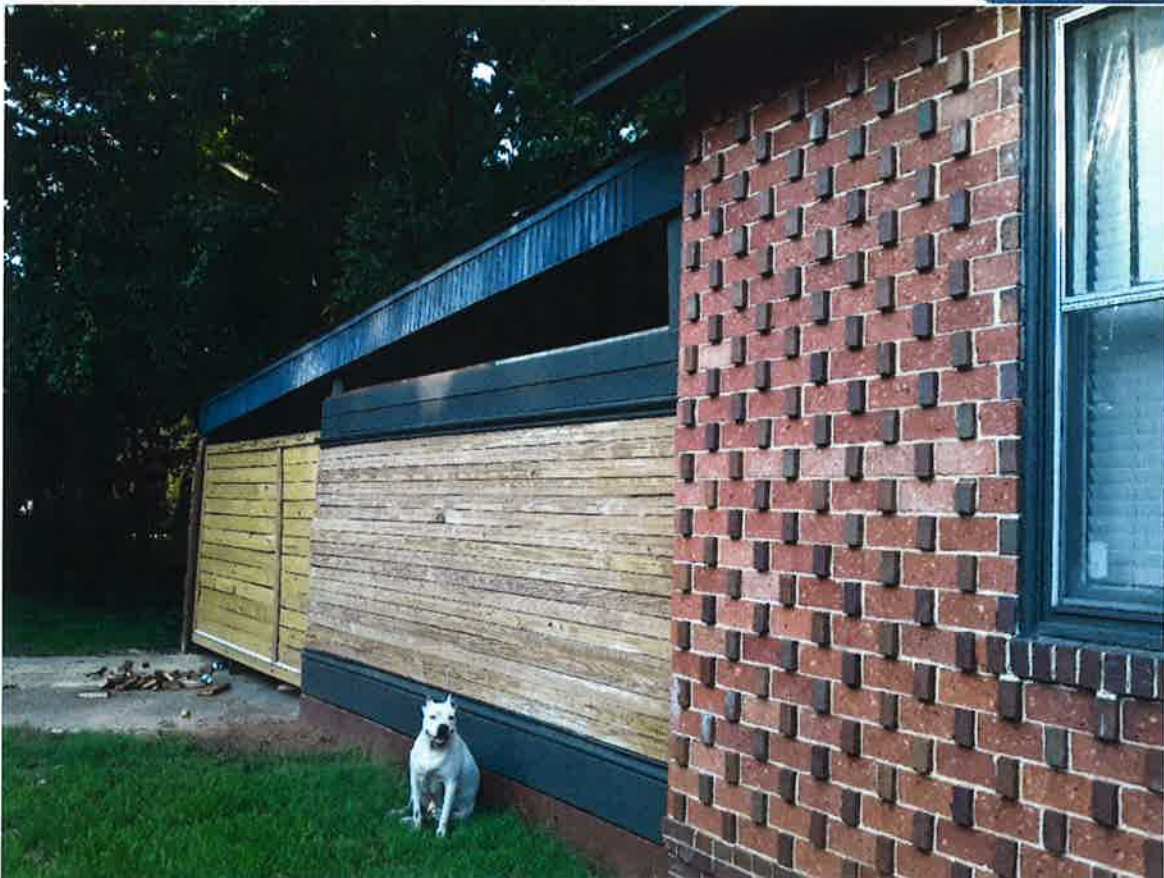
ACTION _____



1801 St. Charles Avenue



1801 St. Charles Avenue



1801 St. Charles Avenue



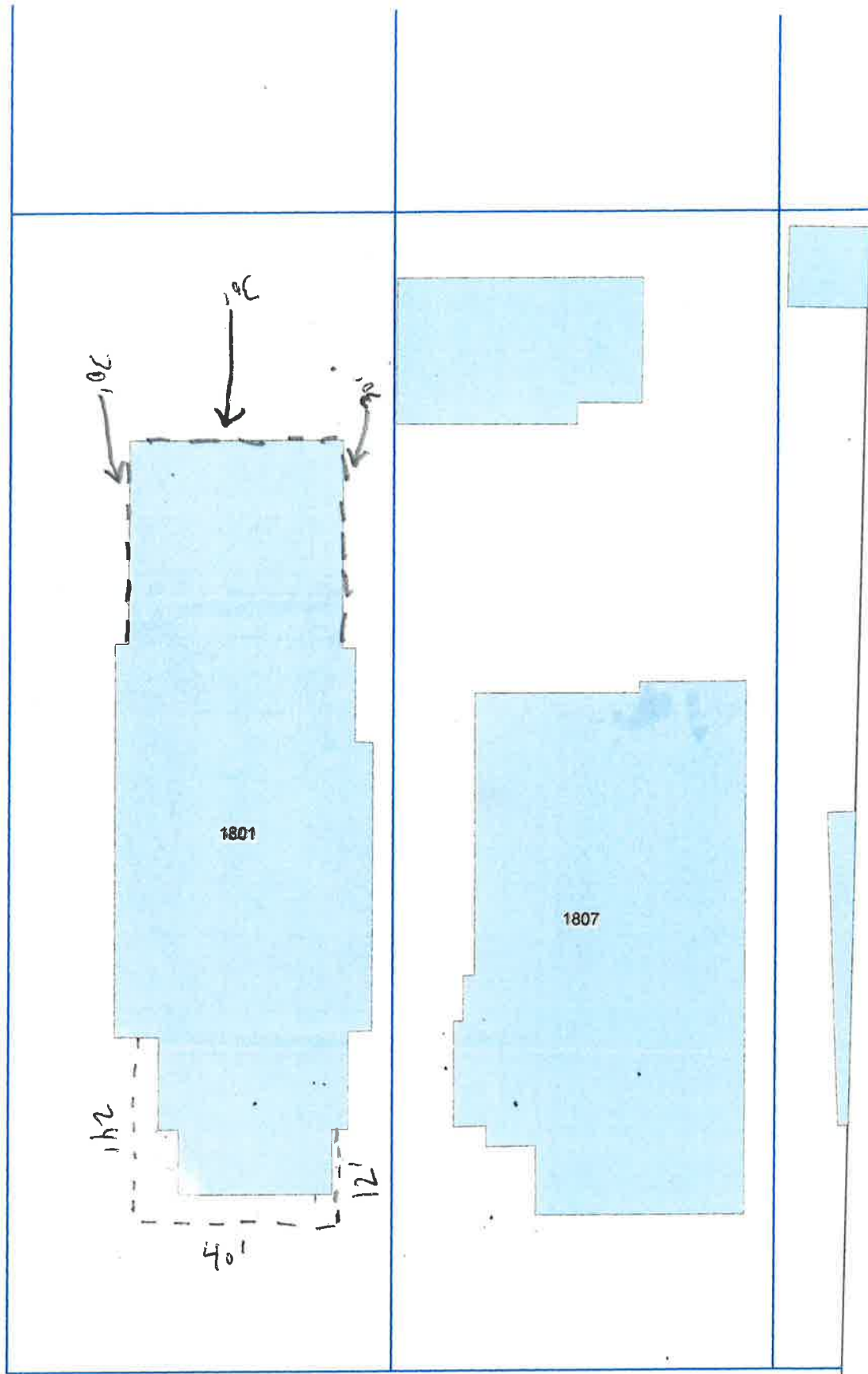
1801 St. Charles Avenue

5D

N MADISON TER



509



1 inch = 20 feet

ST CHARLES AVE

5E

6. PRESENTED BY: Dee Parks

SUBJECT: Request for approval after the fact of exterior stairs for the property located at 1322 South Hull Street (Garden District). VIOLATION

REMARKS: The petitioner is requesting permission to retain exterior stairs to a side porch that sometime in the past had stairs. A stop work notice was issued August 9, 2019. The petitioner is aware that the banister as constructed does not meet code, and will modify the balusters and rails accordingly.

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 reminded that they are to review the violation as though permission was being requested first, and that just because the alteration has been made, the Board does not have to approve it. If a change is required or the petition is denied, a timeframe for compliance should be set as part of the motion.

COMMENTS _____

ACTION _____



1322 South Hull Street

LA



1322 South Hull Street

LB

7. PRESENTED BY: Andrew and Mary Reading Graydon

SUBJECT: Request for approval of construction of a garage with apartment for the property located at 469 South Goldthwaite Street (Cottage Hill Annex).

REMARKS: The petitioner is requesting permission to construct a two story garage with apartment on a concrete slab. The style and materials will match a previously approved house design for this lot (currently vacant). Siding to be wood or hardie, windows aluminum clad wood, roof to be standing seam galvalume or architectural shingles, exterior stairs will be wood framed and clad. Tree removal was approved as part of 2018 construction submission.

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

- Proposal meets Smart Code requirements, materials and design match the previously approved house plan.

COMMENTS _____

ACTION _____



469 South Goldthwaite Street

7A



SOUTH WEST CORNER OF LOT



REAR OF LOT LOOKING WEST



475 S. GOLDTHWAITE



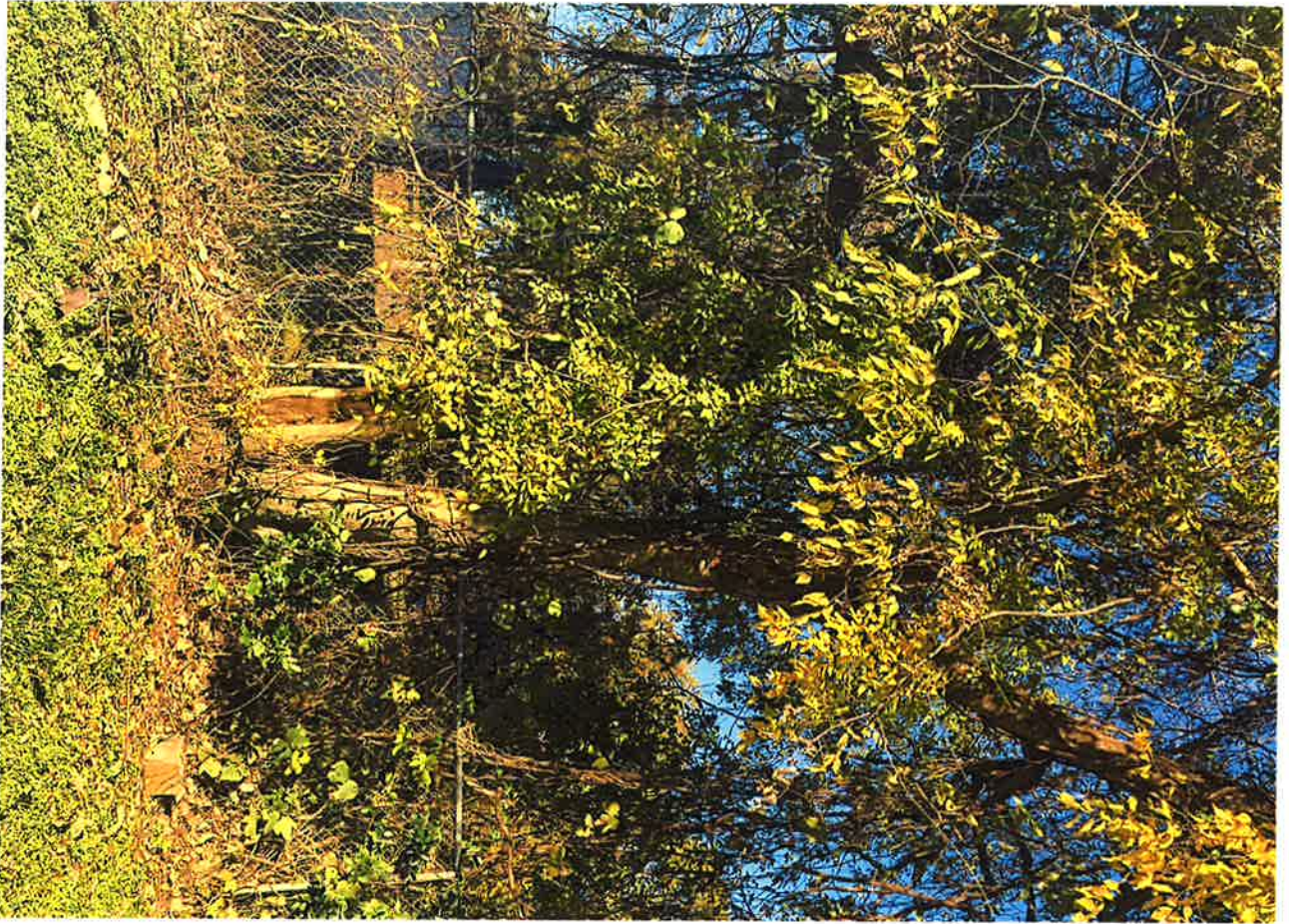
ALLEY EASEMENT AT EAST END OF PROPERTY
(475 S. GOLDTHWAITE ADJACENT)



LOOKING NORTH FROM MILDRED STREET



TREE TO BE REMOVED AT REAR OF PROPERTY



TREE TO BE REMOVED AT REAR OF PROPERTY
(FROM ALLEY EASEMENT)



TREE TO BE REMOVED



CLOSE UP OF TREE



447 GOLDTHWAITE STREET

459 GOLDTHWAITE STREET



WINTER PLACE (ACROSS FROM LOT)



TG

469 S. GOLDTHWAITE FROM OPPOSITE SIDE OF STREET



469 S. GOLDTHWAITE



74



469 S. GOLDTHWAITE STREET



469 S. GOLDTHWAITE STREET



469 LOOKING EAST TOWARDS 475



street elevation

three sixteenths of an inch equals one foot

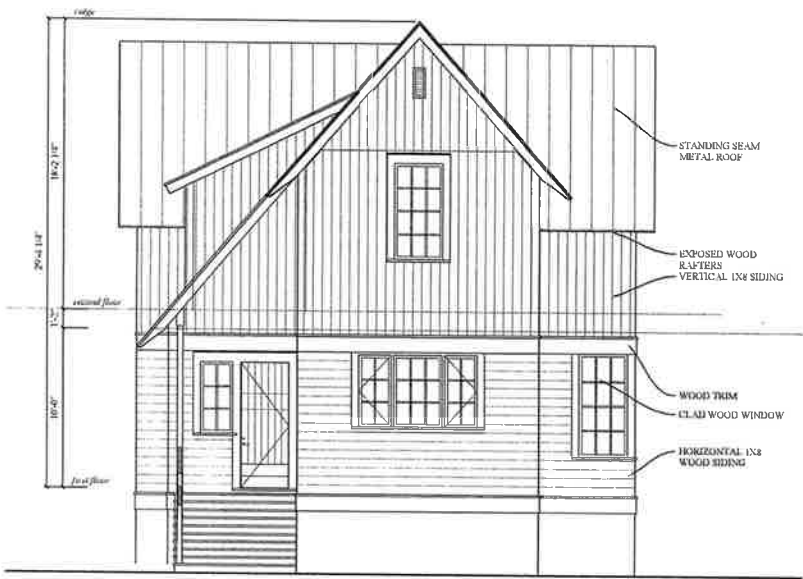


south elevation

three sixteenths of an inch equals one foot

previously approved house plans

JK



east elevation

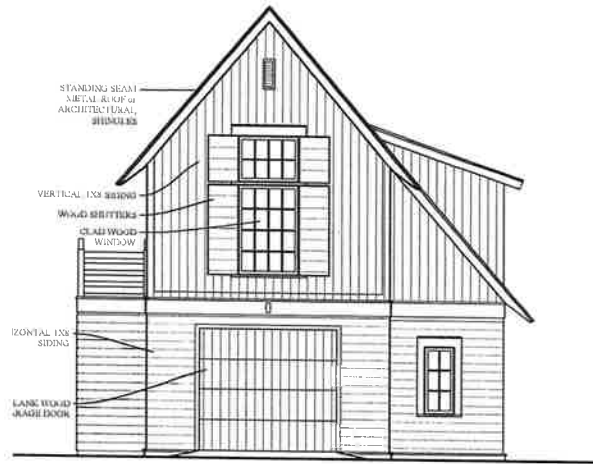
three sixteenths of an inch equals one foot



north elevation

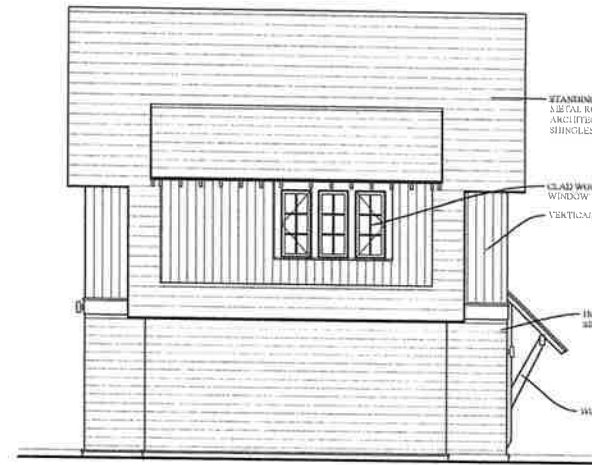
three sixteenths of an inch equals one foot

7L



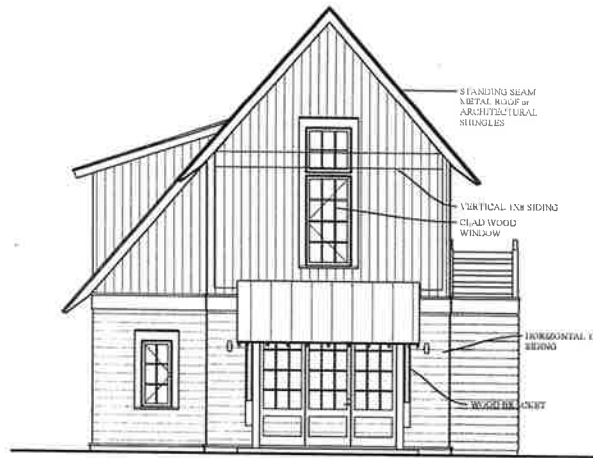
NORTH ELEVATION

one eighth of an inch equals one foot



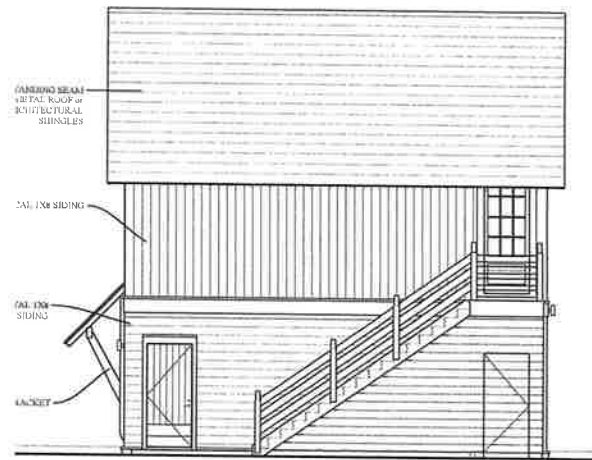
EAST (ALLEY) ELEVATION

one eighth of an inch equals one foot



WEST ELEVATION

one eighth of an inch equals one foot



SOUTH ELEVATION

one eighth of an inch equals one foot

W/L

SW 7069
Iron Ore

Interior / Exterior
Locator Number: 251-C7

251

COORDINATING COLORS SIMILAR COLORS DETAILS

SW 7063
Nebulous White

SW 7006
Extra White

SW 7067
Cityscape



SW 6201
Thunderous

Interior / Exterior
Locator Number: 216-C6

216

COORDINATING COLORS SIMILAR COLORS DETAILS

SW 6196
Frosty White

SW 7013
Ivory Lace

SW 7644
Gateway Gray



8. PRESENTED BY: John T. Campo & Associates

SUBJECT: Request for approval of exterior alterations for the property located at 108 Coosa Street (Lower Commerce).

REMARKS: Request for approval of exterior alterations to the Murphy House (Federal Historic Tax Credit project) and the warehouse building immediately behind fronting Coosa Street (not a tax credit project).

A full set of plans will be available at the meeting. Most of the alterations proposed are to the warehouse building: demolishing rooftop elevator shafts, creating new window and door openings primarily on the south elevation, new storefronts and awnings, and a roof top addition to house 9 guest rooms, a bar, restaurant and courtyards (additional illustrations of the finished appearance are included in the plans). The proposed finish is dark to distinguish it from the original building but the owner is open to suggestions.

The primary alteration to the Murphy House is the demolition and reconstruction of the connector bridge as illustrated. Wall materials for the bridge and rooftop addition is stucco, windows are anodized aluminum curtain wall with butt glazing, new windows will match the existing (which are not original). A new canopy is illustrated at street level, the outdoor seating for the Murphy House has been eliminated from the plan, so no alterations are proposed at grade.

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 rooftop addition is stepped back approximately 25’ from the Coosa Street parapet. National Park Service guidelines on rooftop additions are: be distinguishable from the historic building, NOT be highly visible, blend in with the historic building, but subordinate to the historic building; generally should be set back at least one full bay from the primary elevations as well as other highly visible elevations.
- The addition and bridge utilize a window system that is industrial in nature and in staff opinion, is not out of place in a warehouse district.

COMMENTS _____

ACTION _____

Describe the Proposed Work

All existing stone, brick, and original windows will be cleaned using the gentlest means possible, and damaged or missing components will be repaired or replaced.

The main entrance on Coosa Street will be outfitted with new aluminum and glass automatic sliding doors. The proposed canopy over the entrance on Coosa Street is a contemporary feature that is compatible in massing, size, and scale of the existing building.

The building's South façade is set back from Bibb Street, behind the Murphy House building. New windows are proposed at Level 1, 2, 3, and 4. These new windows will match in-kind and align with the existing windows on similar levels. The existing fire escape stairs along the North Court Street elevation will be removed and the door will be replaced with a window to match in-kind. There are five warehouse loading doors on the first floor on the East façade along North Court Street that are to be replaced with windows. The openings will be treated like voids and set at the backside of the masonry wall. The storefronts will have minimal framing in a dark color. The guards at the base of the opening that protects the masonry will be retained.

The existing bridge that connects the Murphy House to the Waterworks Building will be demolished and replaced with a new bridge. The new bridge will have storefronts on each end and new openings will be made at each building. The old openings from the bridge will be enclosed with brick to match existing.

A new rooftop addition is proposed to include 9 guestrooms, a rooftop bar, restaurant, kitchen, and outdoor courtyards. The outdoor terrace and private guestroom courtyards allow the new construction to be stepped back from the perimeter of the existing roof. The proposed atrium space between Buildings 2 & 3 will extend up through the existing roof, bringing natural light deep into the building. The atrium will be enclosed on two side with storefront windows and guests of the rooftop bar will be able to look down into it from above. The stair towers will also extend up to the new Level 5 to provide means of egress.



108 Coosa Street



108 Coosa Street

8C

WATERWORKS BUILDING

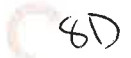


VICINITY MAP

Waterworks Building | 108 Coosa Street | Montgomery, AL 36104

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C A M P O



ARCHITECTS

EXISTING ELEVATIONS



1. West elevation at Coosa Street



2. South elevation at Bibb Street



3. East elevation at North Court Street

Water Works Building | 108 Coosa Street | Montgomery, AL 36104

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CAMPO



ARCHITECTS

8F

SURROUNDING BUILDINGS



4. Surrounding buildings at Coosa Street



5. Surrounding buildings at Coosa Street

86

Water Works Building | 108 Coosa Street | Montgomery, AL 36104

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6. Surrounding buildings at Coosa Street



7. Surrounding buildings at W Jefferson Street and Coosa Street

8A



8. Surrounding buildings at N Court Street



9. Surrounding buildings at Bibb Street

8 I

9. PRESENTED BY: Christy Anderson

SUBJECT: Request for approval of a rear yard privacy fence for the property located at 19 South Capitol Parkway (Capitol Parkway-Capitol Heights).

REMARKS: The petitioner is requesting permission to install a 6' wood dog eared privacy fence on the north and (especially) east rear property lines to terminate at rear corner of the house. A full yard enclosure is not proposed (no gates), a new owner can submit those plans at a later date if desired.

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, staff project.

COMMENTS _____

ACTION _____



19 South Capitol Parkway

9A



19 South Capitol Parkway

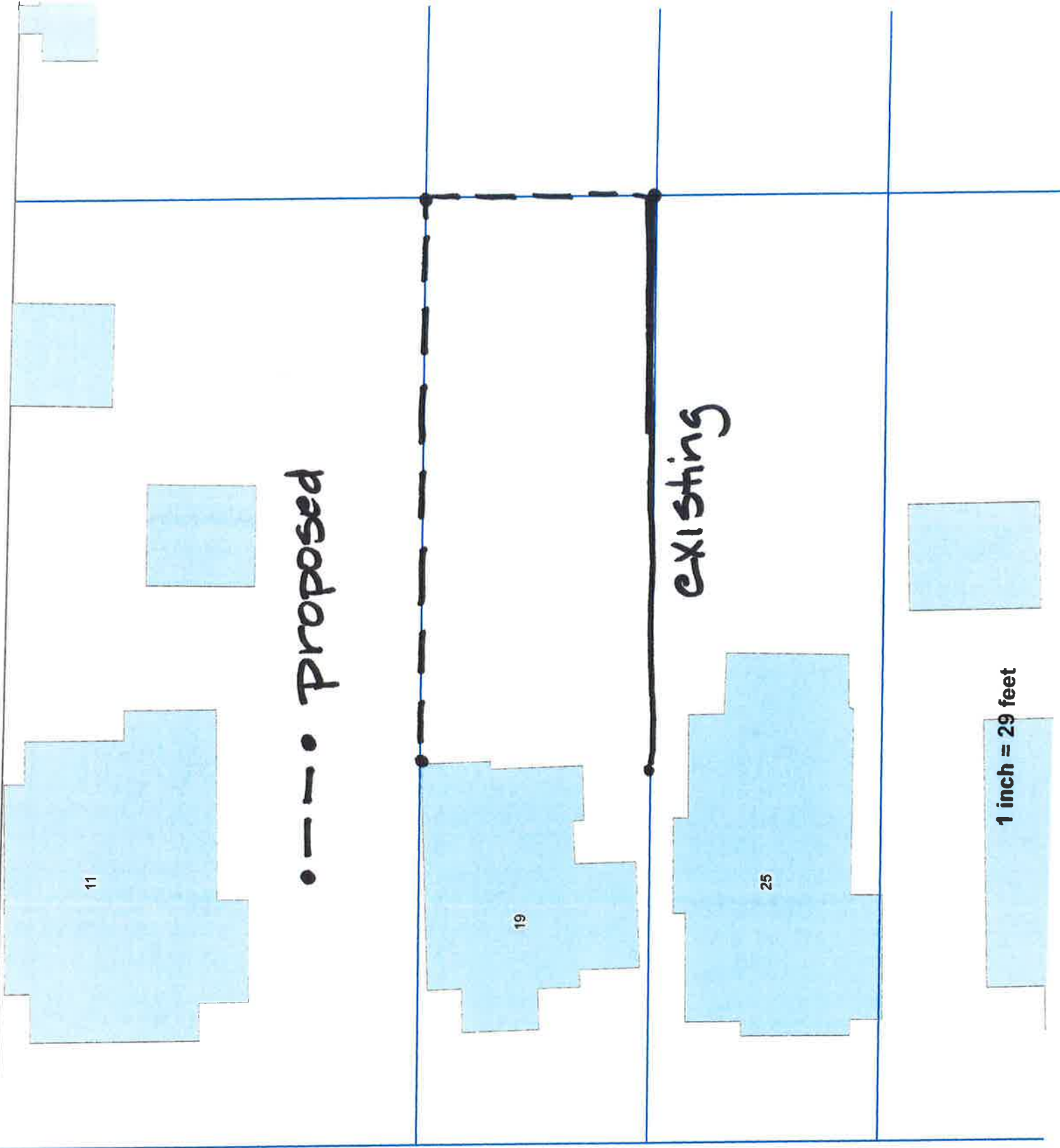
9B

S CAPITOL PKWY

509



9c



Proposed

existing

1 inch = 29 feet