

A G E N D A

Architectural Review Board

February 25, 2020 – 5:30 p.m.

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

Ms. Hillary Morgan

Mr. Jake Johnson

LAND USE DIVISION

Thomas M. Tyson, Jr.
Executive Secretary

- I. Approval of the Actions from the January 28, 2020 meeting
- II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Darrell Castilio	Garden District	1028 South Hull Street
2.	Jon Hayden	Cloverdale Idlewild	3042 Mastin Lane
3.	Joyce Stewart	Old Cloverdale	822 Cloverdale Road
4.	Jay Robertson	Old Cloverdale	670 Cloverdale Road
5.	Senna Colson	Old Cloverdale	537 Cloverdale Road
6.	James Rawson	Old Cloverdale	1817 Lockerbie Street
7.	Chase Caraway	Cloverdale Idlewild	3353-3357 Montezuma Road
8.	Chase Caraway	Old Cloverdale	516 Thorn Place
9.	Michelle Carter	Old Cloverdale	1851 Graham Street
10.	Rennie Vainstein	Cloverdale Idlewild	3352 Lexington Road
11.	Jane Albright	Old Cloverdale	965 Cloverdale Road

III. Other Business

**The next meeting of the Architectural Review Board will be on
March 24, 2020 at 5:30 p.m.**

1. PRESENTED BY: Darrell Castilio

SUBJECT: Request for approval of a rear yard privacy fence for the property located at 1028 South Hull Street (Garden District).

REMARKS: The petitioner is requesting permission to install 60' of 6' dog eared privacy fence along the rear 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

- The Board has routinely approved rear yard privacy fences.

COMMENTS _____

ACTION _____



1028 South Hull Street

S HULL ST

510

S HIGHLAND CT

1020

1028

1036

New fence

1

1



1B

1 inch = 27 feet



2. PRESENTED BY: Jon Hayden

SUBJECT: Request for approval of a rear yard privacy fence for the property located at 3042 Mastin Lane (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to remove extant privacy and chain link fence and replace it with a 6' pine privacy fence as indicated on the site plan.

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 yard privacy fences.

COMMENTS _____

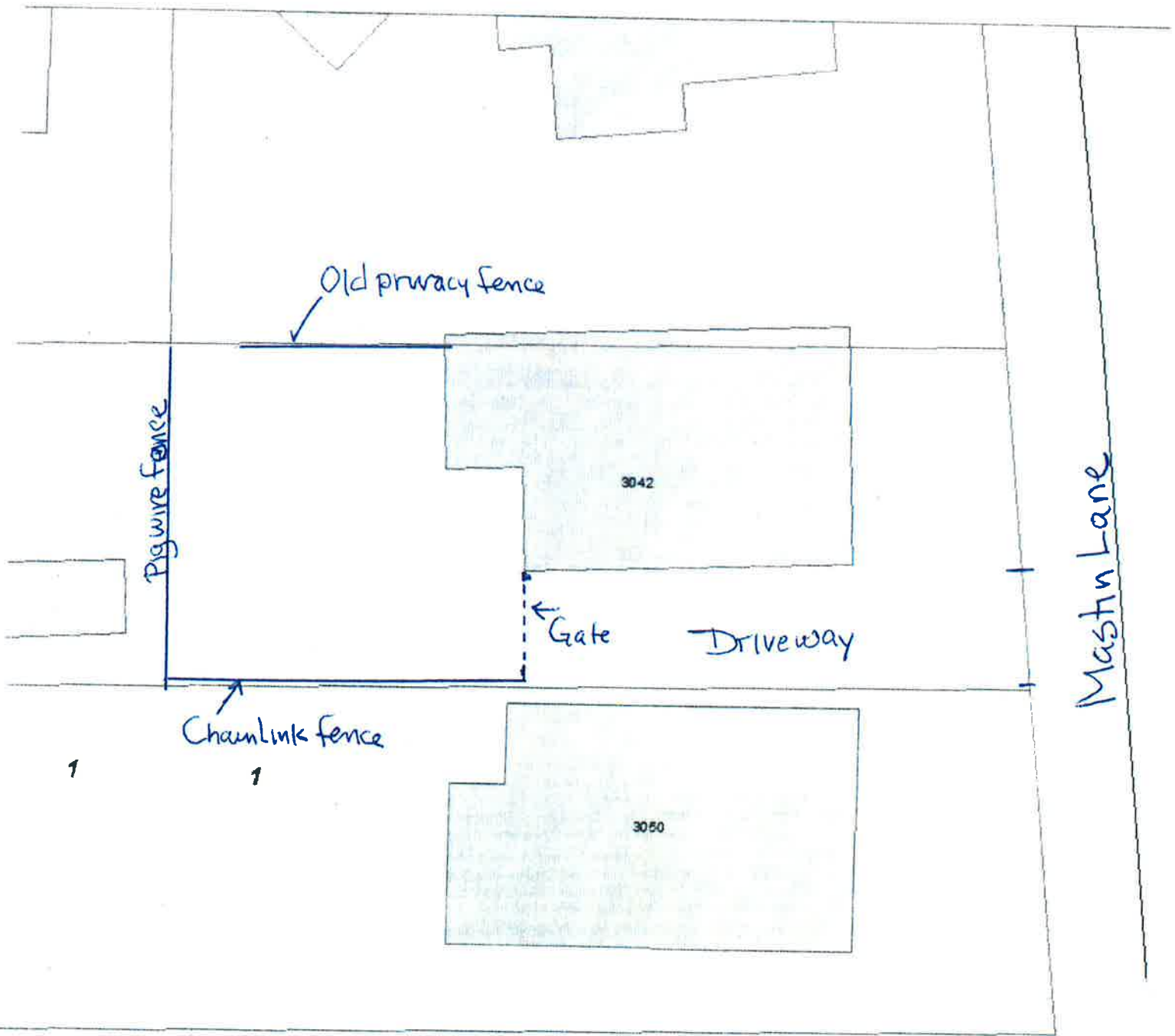
ACTION _____



3042 Mastin Lane



3042 Mastin Lane



Old privacy fence

Pigwire fence

3042

Gate

Driveway

Mastin Lane

Chainlink fence

1

1

3050

1 inch = 20 feet

3. PRESENTED BY: Joyce Stewart

SUBJECT: Request for approval of a swimming pool for the property located at 822 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install an in ground swimming pool (approx. 15'x30') in the rear yard. No additional fencing is required, and the location is outside the drip line of any trees.

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 in-ground pools when there has been little or no impact on mature trees.

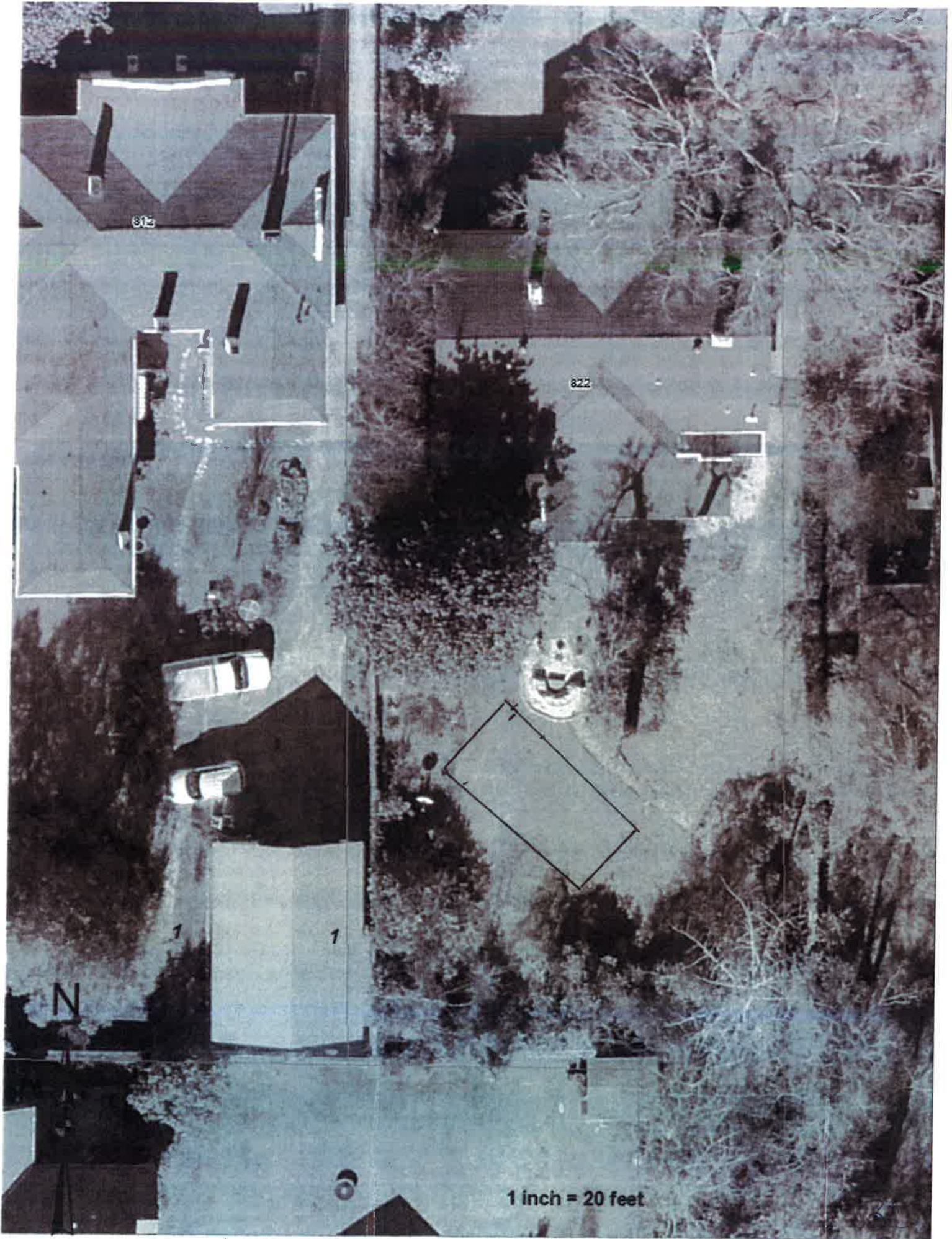
COMMENTS _____

ACTION _____



822 Cloverdale Road





877 CLAYBANK RD

4. PRESENTED BY: Jay Robertson

SUBJECT: Request for approval of tree removal and replacement for the property located at 670 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove a 24” pine tree from the property and replace it with 2 new pine trees in consultation with the Urban Forester. The petitioner believes the pine tree and accumulating pine straw have caused water infiltration issues with this concrete tile roof. See attached. This is a revised submission with new information on a request that was previously denied by the Board.

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

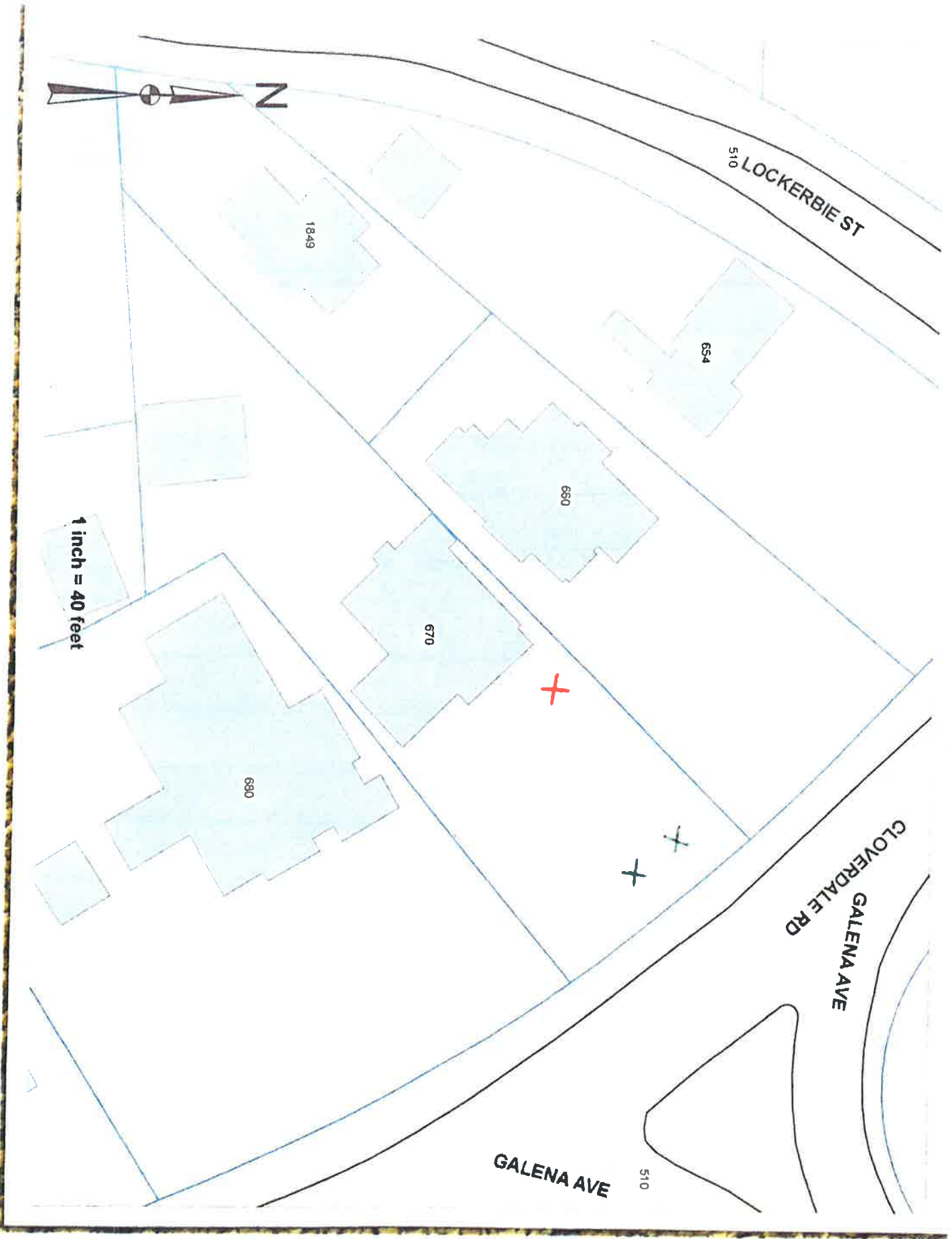
- The requested removal is healthy.
- The Board may consider the tree’s effect on the roof, which is a concrete tile and difficult to source replacement material.

COMMENTS _____

ACTION _____



670 Cloverdale Road



510 LOCKERBIE ST

1849

654

660

670

680

1 inch = 40 feet



GLOVERDALE RD
GALENA AVE

GALENA AVE

510

Description of Problem:

7/25/2019

Initial inspection of house revealed a beautiful historic roof that had great structural integrity but needed significant cleaning and some repair. But there were very few roofs like this still in Cloverdale and it was responsible for much of the house's character.

The interior showed several walls with previous signs of water damage from the roof, but nothing appeared to be active.

Ref. 1-4

8/19/2019

Auburn House Wash was hired to clean the roof and removed the caked on pine straw.

Ref. 5-6

10/26/2019 (middle of Auburn/LSU game)

A storm moved through Montgomery and portions of the roof began leaking badly. Water was pouring into the house.

Ref. 7

10/28/2019

Roofer Joel Boyd was called upon to evaluate the roof for the source of the leak. He determined the build up of pine straw and debris from the tree was causing water to flow into the house. (Despite having the roof professional cleaned and repaired just two months earlier.) The roofer emphasized that these concrete tiles are just resting on each other and any water back flow will flood the house.

Ref. 8

11/1/2019-Present

I have to get on the roof every two weeks to clean out debris. Each time tiles crack and break damaging the roof.

Ref. 9

1/13/2020

Another rain caused water to leak from the roof. This time causing electrical issues. Once again, the source was from the build up of pine straw in one location.

Ref. 10

Current

Another broken limb could damage an irreplaceable roof and take away from the character/ charm of the house. Ref. 11

Tree in question damaging the roof.



Ref. 1

HAL F. LEARY HOME INSPECTIONS
P.O. Box 210524
Montgomery, AL 36121
Cell#: (334) 221-1035

A REPORT ON THE CONDITIONS AT:
670 Cloverdale Road
Montgomery, Alabama
July 25, 2019



Prepared for the Sole and Exclusive Use of:
Jay & Jennifer Robertson
Inspector: Hal Leary (Home Inspection Registration # HI-0524)

ROOF

Roof systems below have been inspected to determine the condition and estimated age of the roof covering. This is only a professional opinion and should not be interpreted as a guarantee or warranty. Roof leaks may occur at any time. No assurance is made that the roof may not leak under certain circumstances. Areas that leak may be dry and undetectable at the time of inspection.

Method of Inspection: The roof was observed from the ground and from a ladder leaned against the eaves.

Roof Covering:
Surface Material: Concrete Tiles & Metal Roof

Needs Attention
Estimated Age: Unknown



**Some of the roofing tiles are damaged.*
Acceptable

Valleys:

Sidewall Flashing:

Acceptable



FYI: The sidewall flashings have been sealed with cement, which must be maintained to prevent leaks.

Through Roof Ventilation:

Acceptable

Vent Caps:

Acceptable

Plumbing Vent Flashings:

Acceptable

Chimney, Cap and Spark Arrester:

Acceptable

Gutters and Downspouts:

Acceptable

BEDROOMS

Number of Bedrooms: Four

Location(s): #1: Master Suite with Study #2: Upstairs Front Right #3: Upstairs Front Left
#4: Upstairs Rear

Ceilings:

Acceptable



FYI: There is minor damage to the ceiling at Bedroom #1.

Walls:

Needs Attention



**There is peeling paint at the crown mould over the Hall entry door to Bedroom #3.
There is uneven plaster at the ceiling and wall in Bedroom #1.

Windows:

Needs Attention

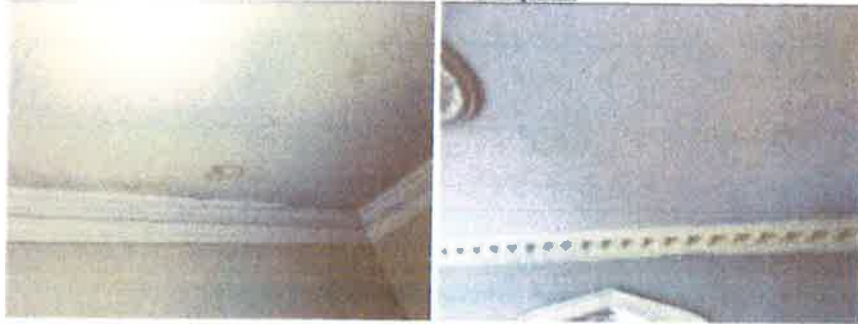


**The interior of the windows needs maintenance and there are several cracked panes.*

Ref. 4

Ceilings:

Acceptable



*FYI: There are stains on the ceiling in the stairwell.
FYI: There are hairline cracks in the Dining Room.*

Walls:

Acceptable



FYI: There is evidence of repairs to the Dining Room wall.

Floors:

Acceptable

Doors:

Acceptable

Windows:

Acceptable

Closets:

Acceptable

Counter Tops/Cabinets:

Acceptable

Electrical Outlets:

Needs Attention

**One outlet indicated "open ground" when tested at the Sun Room. I marked it with green tape for easy identification.*

Light/Fan Fixtures:

Acceptable

Ref. 5

Invoice

Invoice No: 598

Auburn House Wash

221 Lee Rd 10, Suite 1
Auburn, Alabama 36830
334-826-9274 Office
www.auburnhousewash.com
www.facebook.com/AuburnHouseWash
sales@auburnhousewash.com



Bill To:

Jay Robertson
670 Cloverdale Road
Montgomery, AL 36106

Job Date	Time	Description	Qty	Each	Amount
Aug 19, 2019	n/a	Roof Cleaning: From the pictures, it appears that your roof has a lot of heavy growth on it. After cleaning, some of the thickest growth may not rinse completely off, but it will be dead. As it dries and releases from the surface, it will fall off. It could take a couple of rainstorms, but it will come completely clean.	1	\$1,180.00	\$1,180.00
		Gutter Cleaning: I can't see as much as I would like, but a typical house of this size would be approximately \$400. If it's any more than that, they would let you know before getting started.	1	\$400.00	\$400.00
		Additional Roof Charge: Removal of caked on pine straw from overhanging tree.	1	\$400.00	\$400.00

Total	\$1,980.00
Paid (Check 1 (Sep 3, 2019))	\$1,980.00
Balance Due	\$0.00

Thank you for your Business!

41

Ref. 6



Ref. 7



Ref. 9

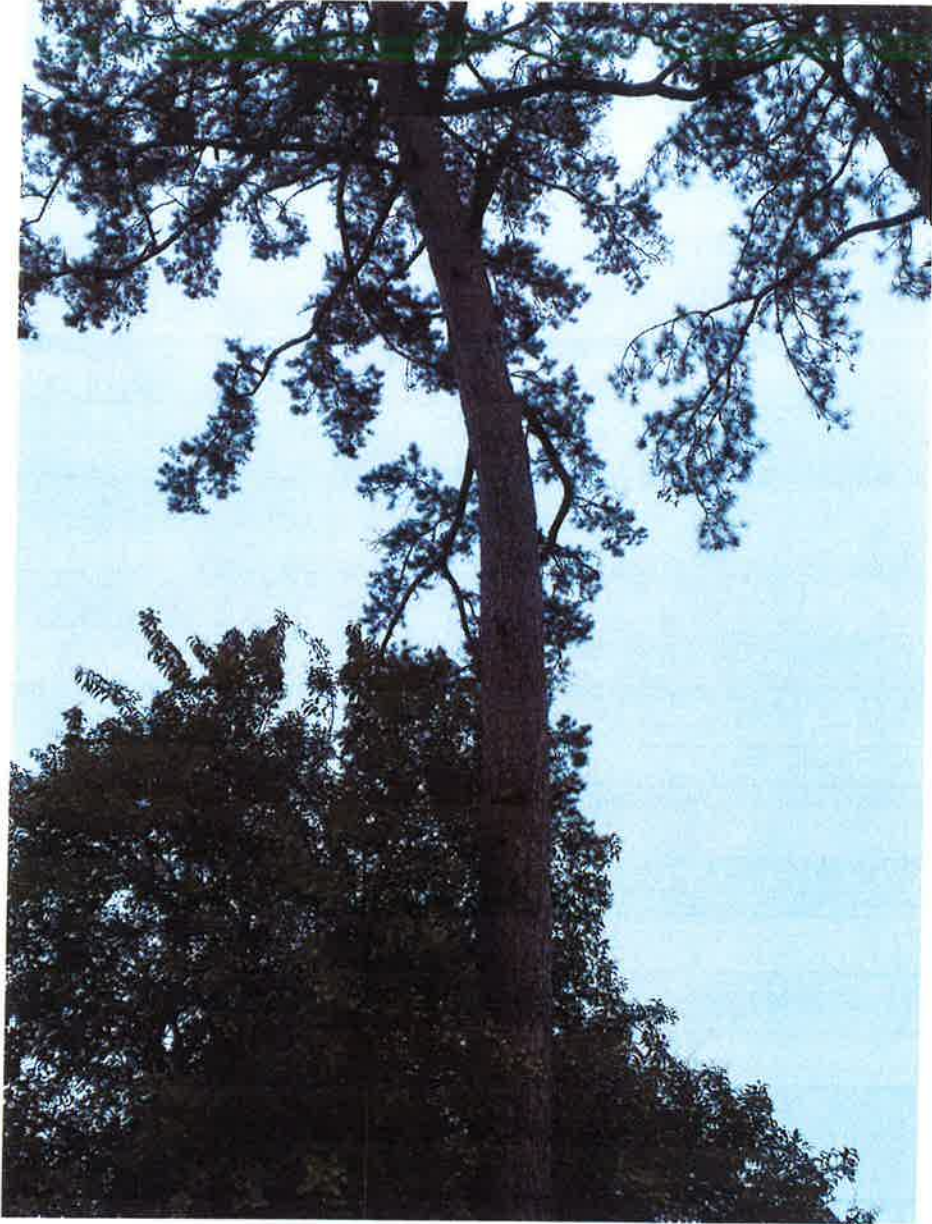


Ref. 10



4M

Ref. 11



5. PRESENTED BY: Senna Colson

SUBJECT: Request for approval of tree removal for the property located at 537 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove a 20" pecan tree on a fence line that is leaning toward the house and interfering with the fence. No replacement is proposed, any replacement requires HOA approval (this is within the cottages built on the A&P site in Cloverdale).

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 removal, replacement would be appropriate.

COMMENTS _____

ACTION _____



537 Cloverdale Road





Street view ↗

6. PRESENTED BY: James Rawson

SUBJECT: Request for approval of tree removal for the property located at 1817 Lockerbie Street (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove a 36” Carya tree next to the driveway without replacement. The petitioner is concerned about falling branches and driveway damage, as well as aesthetics of the 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

- Request removal is for a healthy tree.

COMMENTS _____

ACTION _____



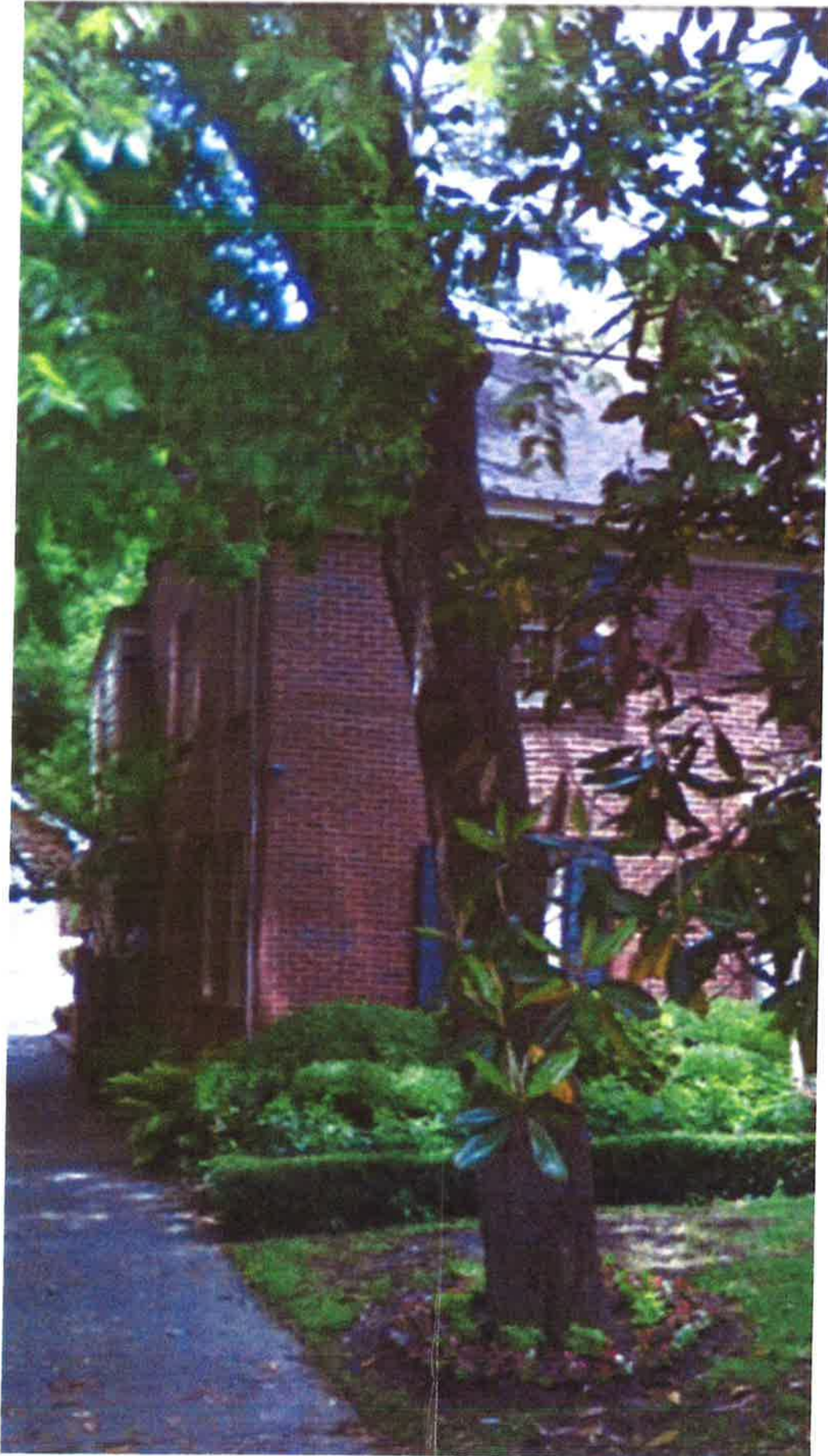
1817 Lockerbie Street



1817 Lockerbie Street

6B

**1817 LOCKERBIE STREET
MONTGOMERY, AL 36106**



6C

1817 LOCKERBIE STREET MONTGOMERY, AL 36106



107

7. PRESENTED BY: Chase Caraway

SUBJECT: Request for approval of a new driveway for the property located at 3353 & 3357 Montezuma Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to install concrete driveway runners in place of some grassed over gravel for this duplex. Driveway will match driveway across the street 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

- This property is a duplex and an additional driveway would provide off street parking for the second unit. The driveway proposal is a historic configuration.

COMMENTS _____

ACTION _____



3353-3357 Montezuma Road





8. PRESENTED BY: Chase Caraway

SUBJECT: Request for approval of a circular driveway and tree removal and replacement for the property located at 516 Thorn Place (Old Cloverdale).

REMARKS: The petitioner is requesting permission to alter an existing parking pad and create a new circular drive that will require a new curb cut and removal of a cedar tree. The new apron will be concrete, and the drive gravel. The trees on the street side of the circle will remain, and proposed under planting of confederate jasmine as illustrated with an example from Felder Avenue. An oak tree is proposed as a replacement approximately 10' behind the cedar 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

- Driveway will have a negative impact on the adjacent trees that are being retained. The requested tree removal is a healthy red cedar with good form.
- The circular driveway would have cars parking in front of the house where now it is off to the side, which may detract from the architecture.
- The Board has approved additional front parking when a sufficient landscape screen has been provided.

COMMENTS _____

ACTION _____



516 Thorn Place



New Oak Tree

Existing Cedar Tree
to be removed

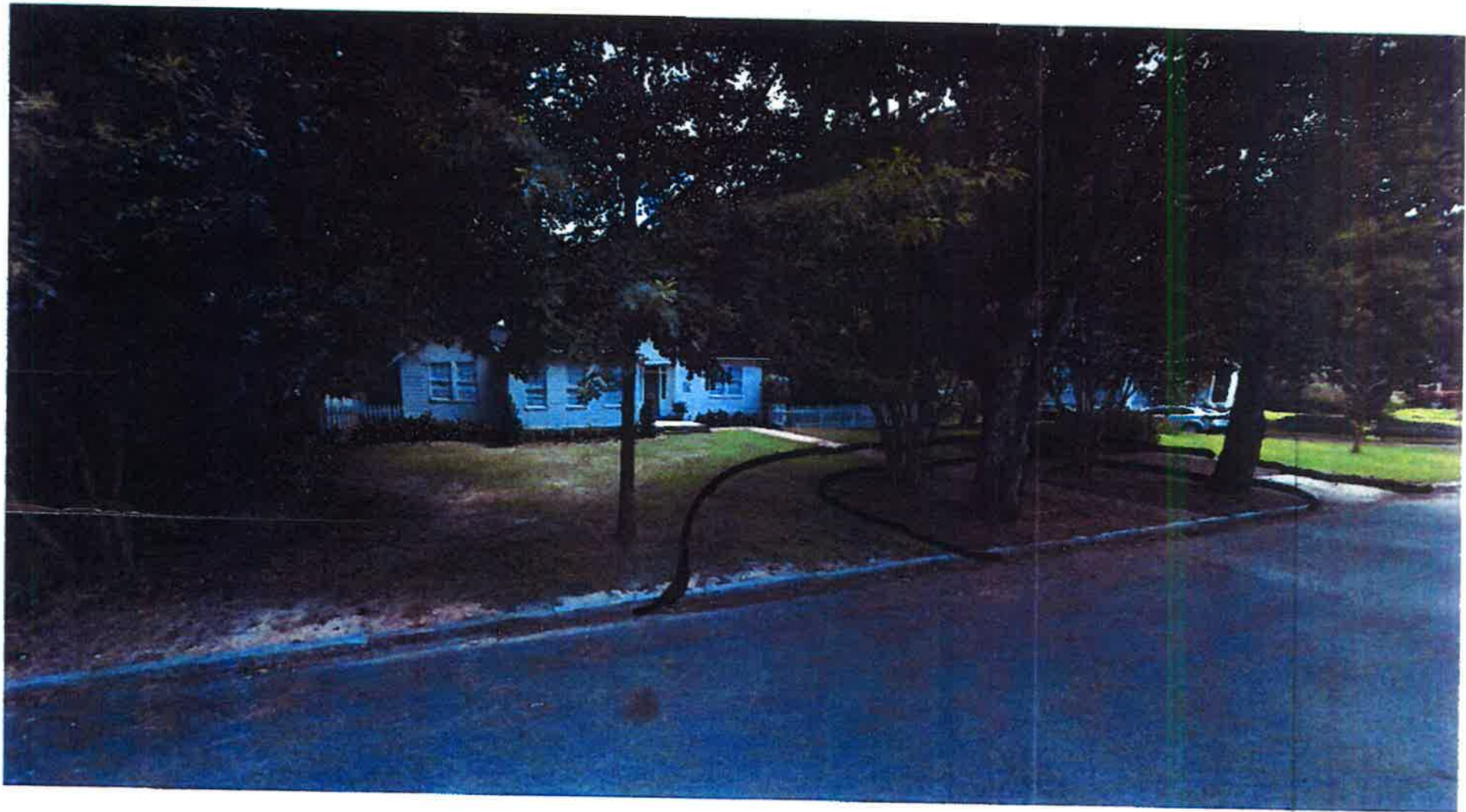
Existing Gravel
Parking Pad

New Gravel
Driveway

Existing Trees
to Remain

Star Jasmine
to be planted

New Concrete
Apron



28



Example of Similar
Gravel Drive on Fielder

9. PRESENTED BY: Michelle Carter

SUBJECT: Request for approval after the fact of window replacement for the property located at 1851 Graham Street (Old Cloverdale) VIOLATION

REMARKS: The petitioner is requesting permission to remove the installed vinyl windows from the front of the house and install them on the rear and upstairs gable (not visible from the street) and re-install 6:6 wood windows on the front. Five 6:6 windows had been replaced with 1:1 vinyl windows.

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

COMMENTS _____

ACTION _____



1851 Graham Street



915

1851 Graham St.



1851 Graham St

10. PRESENTED BY: Rennie Vainstein

SUBJECT: Request for approval of alteration to an existing accessory structure for the property located at 3352 Lexington Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to demolish an existing outbuilding and reconstruct the building to match, with the originally proposed modifications that would allow the building to function as a library with tool storage. Exterior siding will be used as interior paneling, new wood or Boral TruExterior siding to match existing; new shingles to match main dwelling; reclaimed window sashes to match main dwelling, doors to match existing; all trim and eave details to match existing; color scheme to match house. The new building to be constructed on location of existing, meeting all required setbacks.

This application has been amended to reflect demolition and replacement of the existing structure, with the new construction matching what the proposed alterations were. After meeting with a contractor and assessing the condition of the building, the modifications did not seem feasible or practical.

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 plan as illustrated.

COMMENTS _____

ACTION _____



3352 Lexington Road

10A

revised to replace org.

RECEIVED
FEB 10 2020
LAND USE DIVISION

Site Diagram

1/6" = 1'-0"

3352 Lexington Road

Fence Line ~ Property Line

5'-0"

5'-0"
MIN.

18'-3"

10'-0"

39'-0" ±

Remove exist.
conc. drive &
install new walk

Existing
Shed
Location

New French
Drain Location

Tree

Existing
Terrace

Gate

Fence Line ~ Property Line

Existing Drive

MAIN
HOUSE

Lexington Road

SI.1 DATE:
February 03, 2020

Shed Renovation

3352 Lexington Road, Montgomery, AL

Miles & Muncester

10B

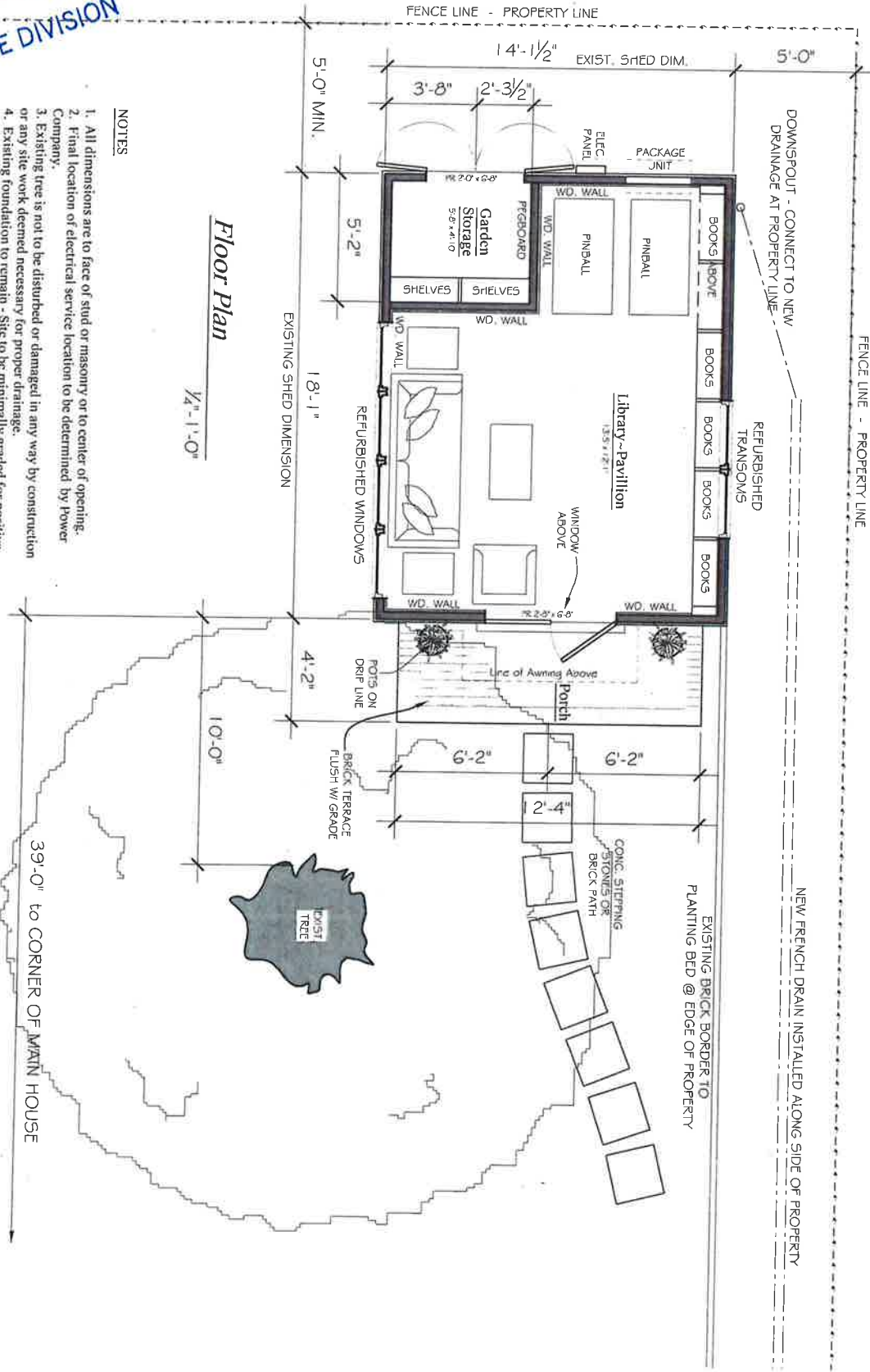
Revised to replace org.

RECEIVED
 FEB 10 2020
 LAND USE DIVISION

- NOTES**
1. All dimensions are to face of stud or masonry or to center of opening.
 2. Final location of electrical service location to be determined by Power Company.
 3. Existing tree is not to be disturbed or damaged in any way by construction or any site work deemed necessary for proper drainage.
 4. Existing foundation to remain - Site to be minimally graded for positive drainage away from building.
 5. New french drain to be installed along side property line to follow natural drainage to drive and ultimately to street.

Floor Plan

1/4" = 1'-0"



AL.1 DATE: February 03, 2020

Shed Renovation

3352 Lexington Road, Montgomery, AL



10c

SITE

3352 Lexington Road



SITE

3352 Lexington Road



SITE

3352 Lexington Road



NEIGHBORS



EXISTING SHED

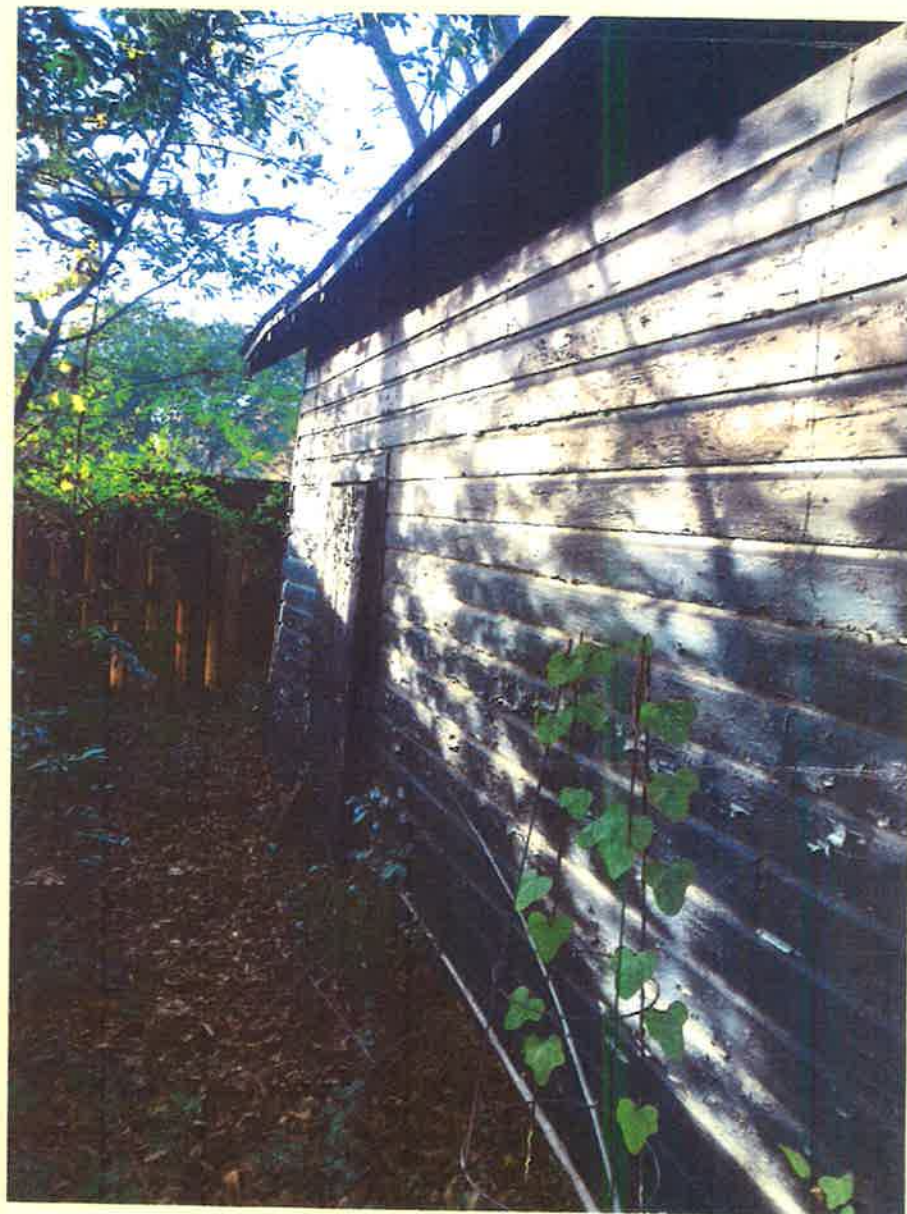
3352 Lexington Road



101

EXISTING SHED

3352 Lexington Road



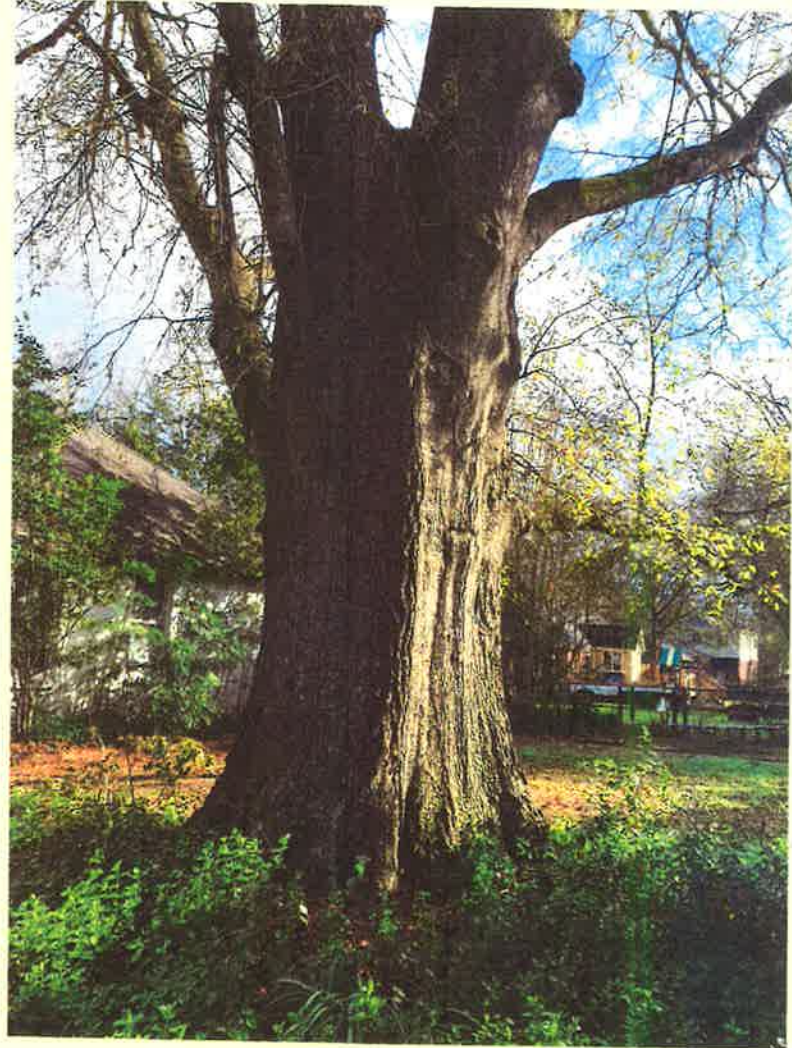
101

EXISTING SHED

3352 Lexington Road



EXISTING SHED AREA

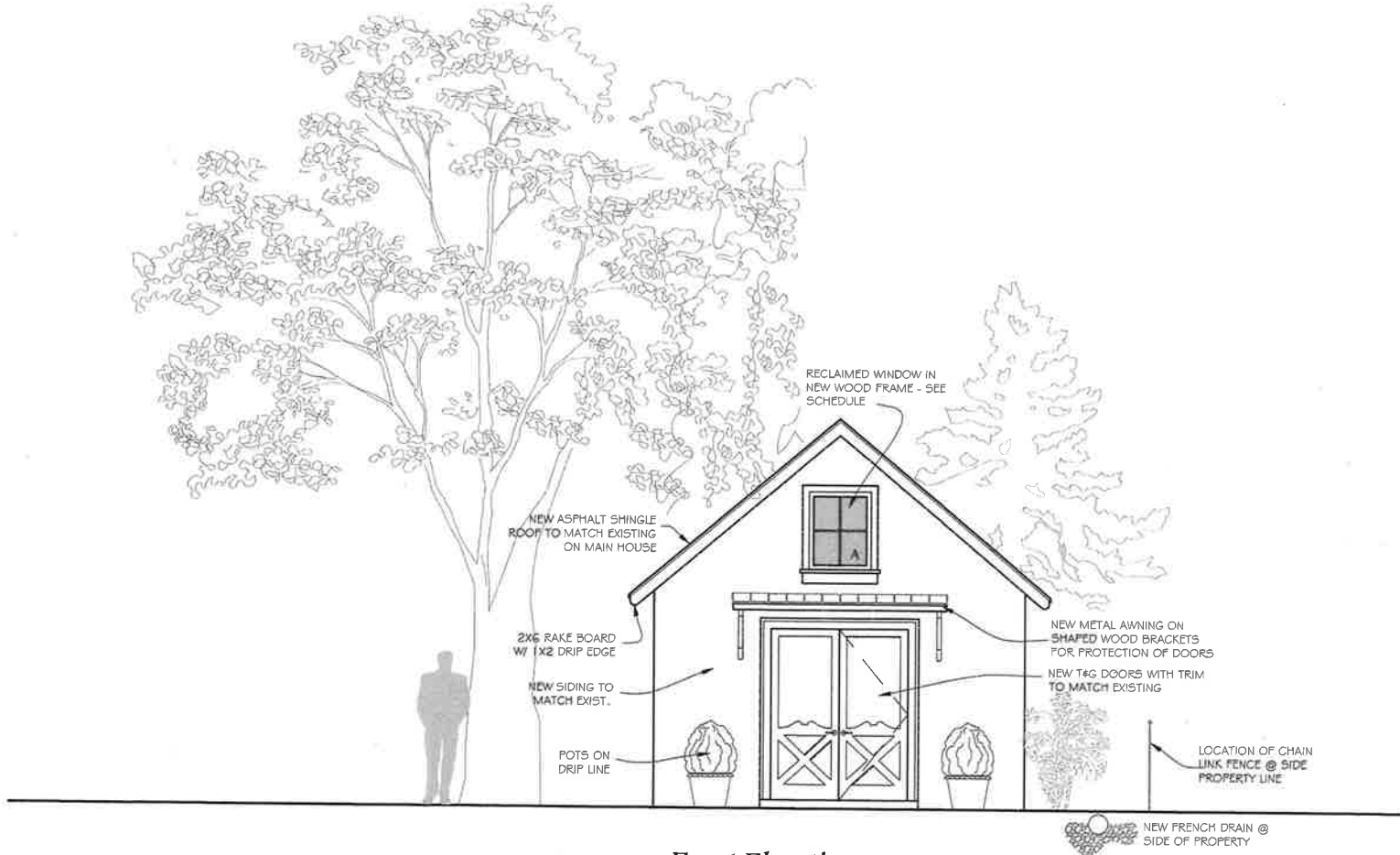


10K

MAIN HOUSE DETAILS



101



Front Elevation

1/4" = 1'-0"

A2.1

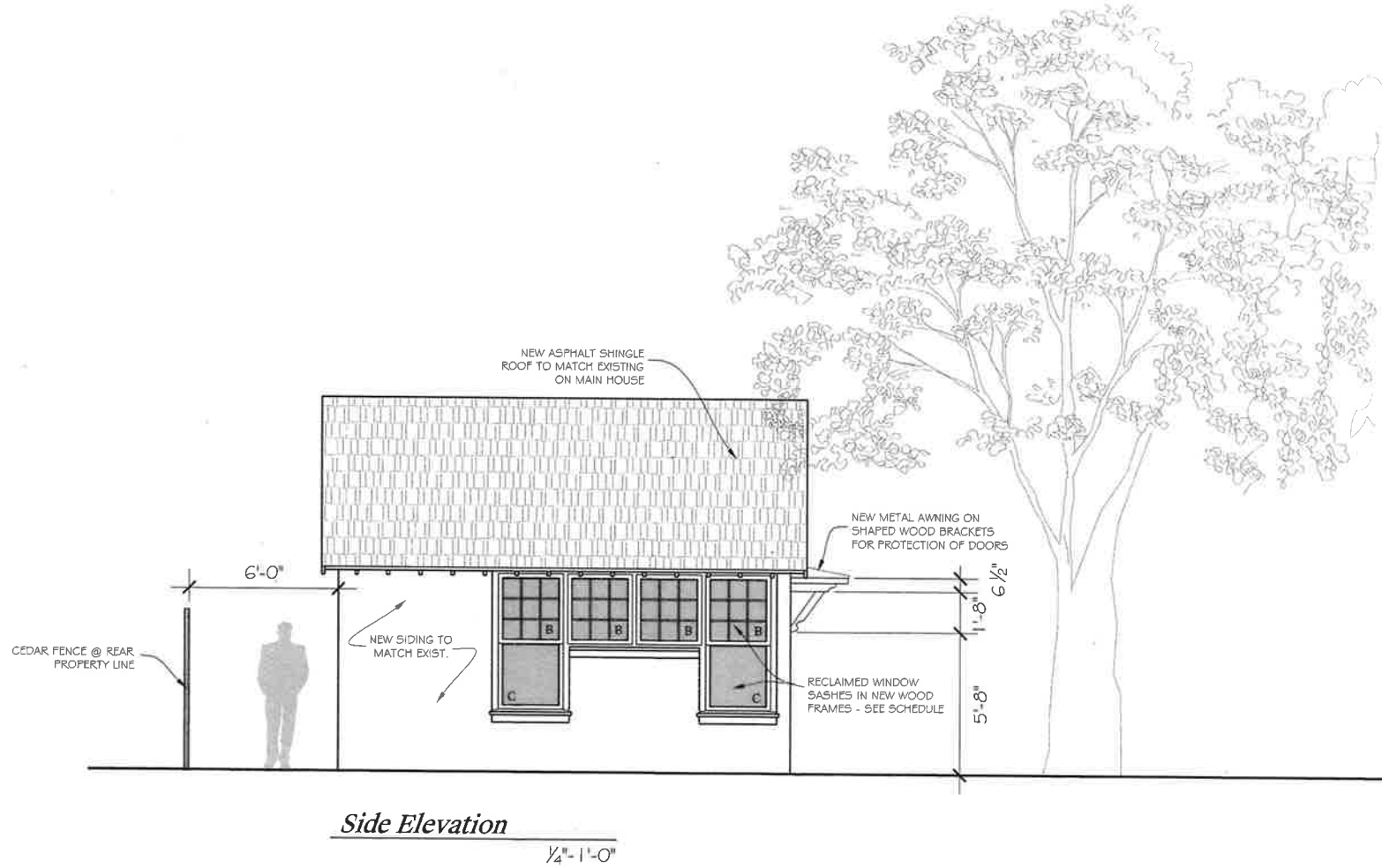
DATE: February 03, 2020

Shed Renovation

3352 Lexington Road, Montgomery, AL

Miles & Munister

102

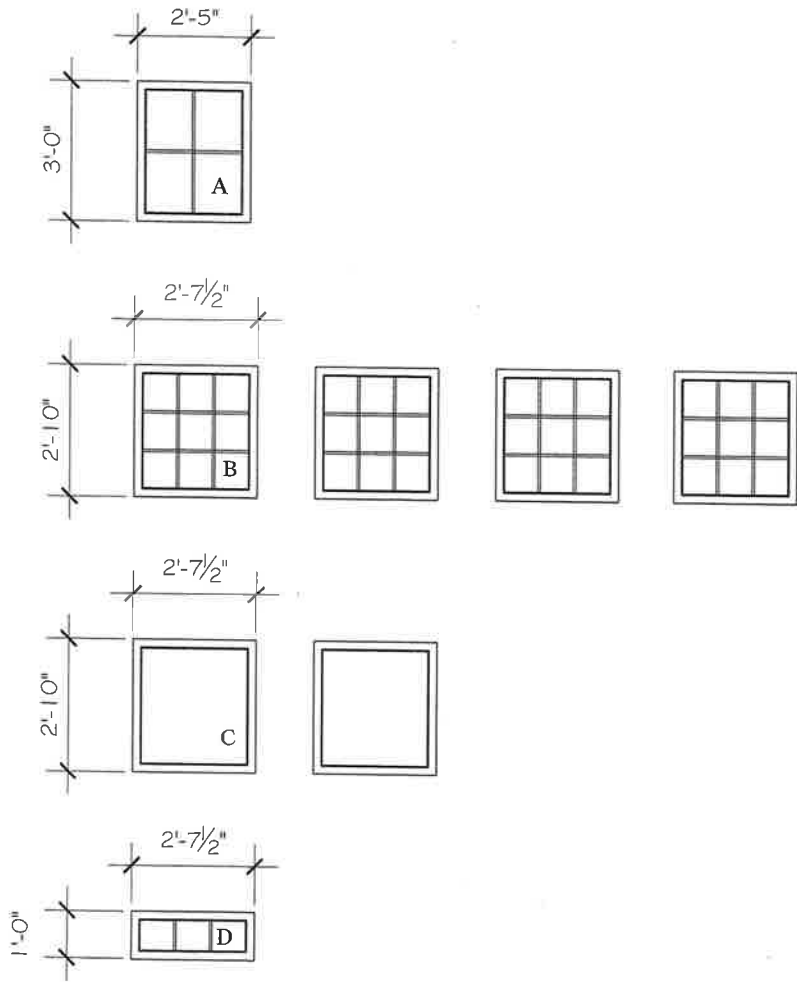


A2.2

DATE: February 03, 2020

Shed Renovation

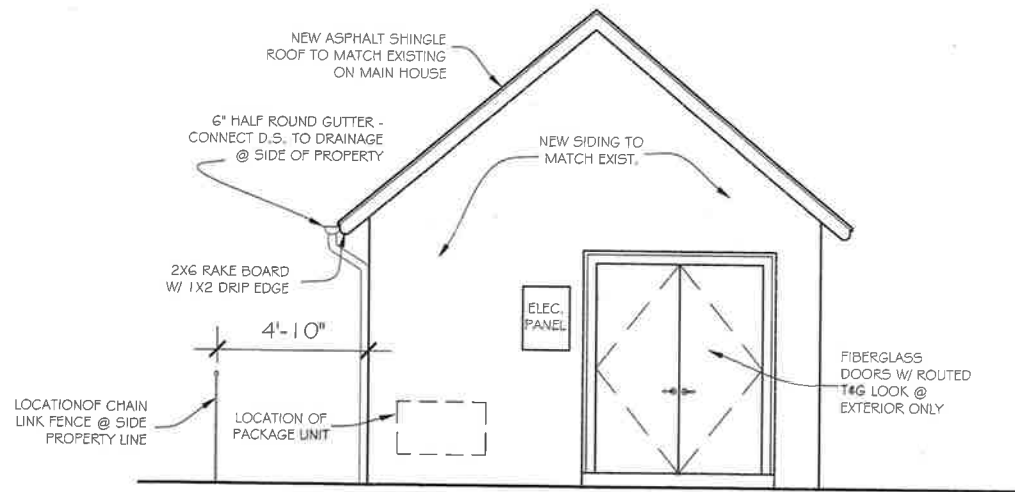
3352 Lexington Road, Montgomery, AL



Reclaimed Window Sash Schedule

NEW WOOD FRAMES BY LOCAL MILL SHOP

3/8" - 1'-0"



Rear Elevation

1/4" - 1'-0"

A2.3

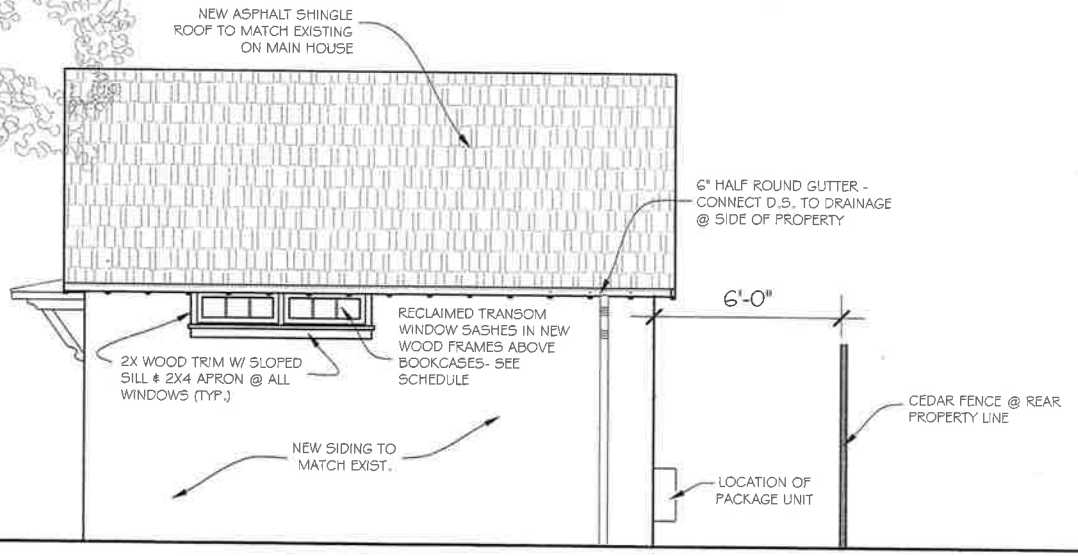
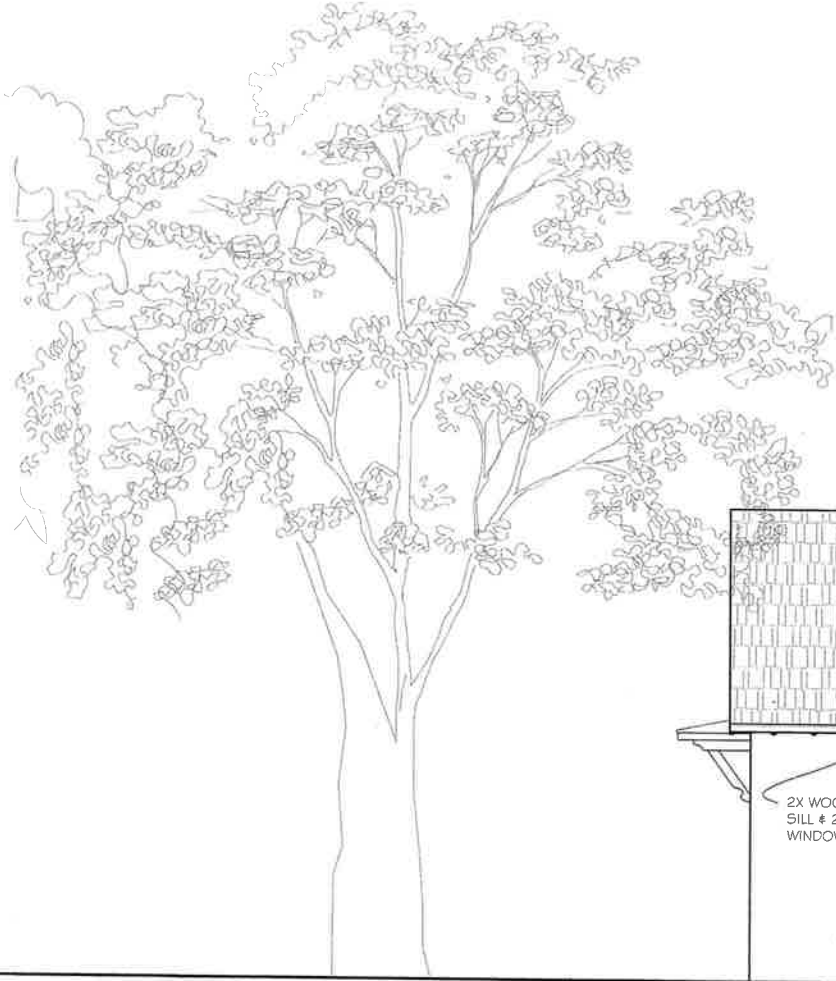
DATE: February 03, 2020

Shed Renovation

3352 Lexington Road, Montgomery, AL

Miles & Mansuetti

0 41



Side Elevation @ Property Line

1/4" = 1'-0"

A2.4

DATE: February 03, 2020

Shed Renovation

3352 Lexington Road, Montgomery, AL

Michael Munnaster

108

11. PRESENTED BY: Jane Albright

SUBJECT: Request for approval of alterations to an existing front porch for the property located at 965 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install rail/knee wall and shutter system along the front porch elevation (shutters to be operable, constructed of cedar), and enclose the end with a securable door as illustrated. As part of the modifications, permission to square the round columns with a permacast column is requested if it makes it easier to install the shutters. The petitioner is immediately adjacent to the Fairview entertainment district and has had issues with folks wandering up uninvited.

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 request does not add heated and cooled space, so the porch is still functioning as a porch. Porch enclosures should still allow the porch to be read as a porch, and be reversible changes. While porch shutters are not typical in Montgomery, it is a change that can be reversed.

COMMENTS _____

ACTION _____



965 Cloverdale Road

January 30, 2020

Dear Board Members:

My proposal is to install attractive functional shutters and a stationary low railing at my front porch, along with a door at the top of the side steps which can be locked from the inside when needed.

The enclosed sketches were designed by Andy Smith, architect, to complement the general style of the home, and as well as to provide added privacy and security.

Several times since I have lived there, strangers have wondered onto my porch after dark while I am there, and have knocked on the front door for various reasons. I do not open the door, but it is unsettling, and this design will allow me to close and latch the shutters from the inside as well as lock the door to the porch at the steps when I am in for the night. Hopefully this will prevent or at least discourage unwanted "visitors" in future, while enhancing the curb appeal and functionality of the outdoor living space.

The material specified for the shutters is Spanish Cedar. They will be installed across the front between the columns as shown in the sketch, as well as around the front left corner to totally enclose the porch at that end, which cannot be seen in the sketch. They will be bi-fold in design so that they can be opened and folded up against the columns to provide maximum view and light during the daylight hours.

If the architect and the contractor decide it is better to encase the existing metal columns and "square them up" to be better able to attach the shutters, the general size will not change. I would ask approval for that material change, as well as the very slight column design change from rounded to square at this meeting, in case it is needed. The material would be spun cast fiber cement, or permacast.

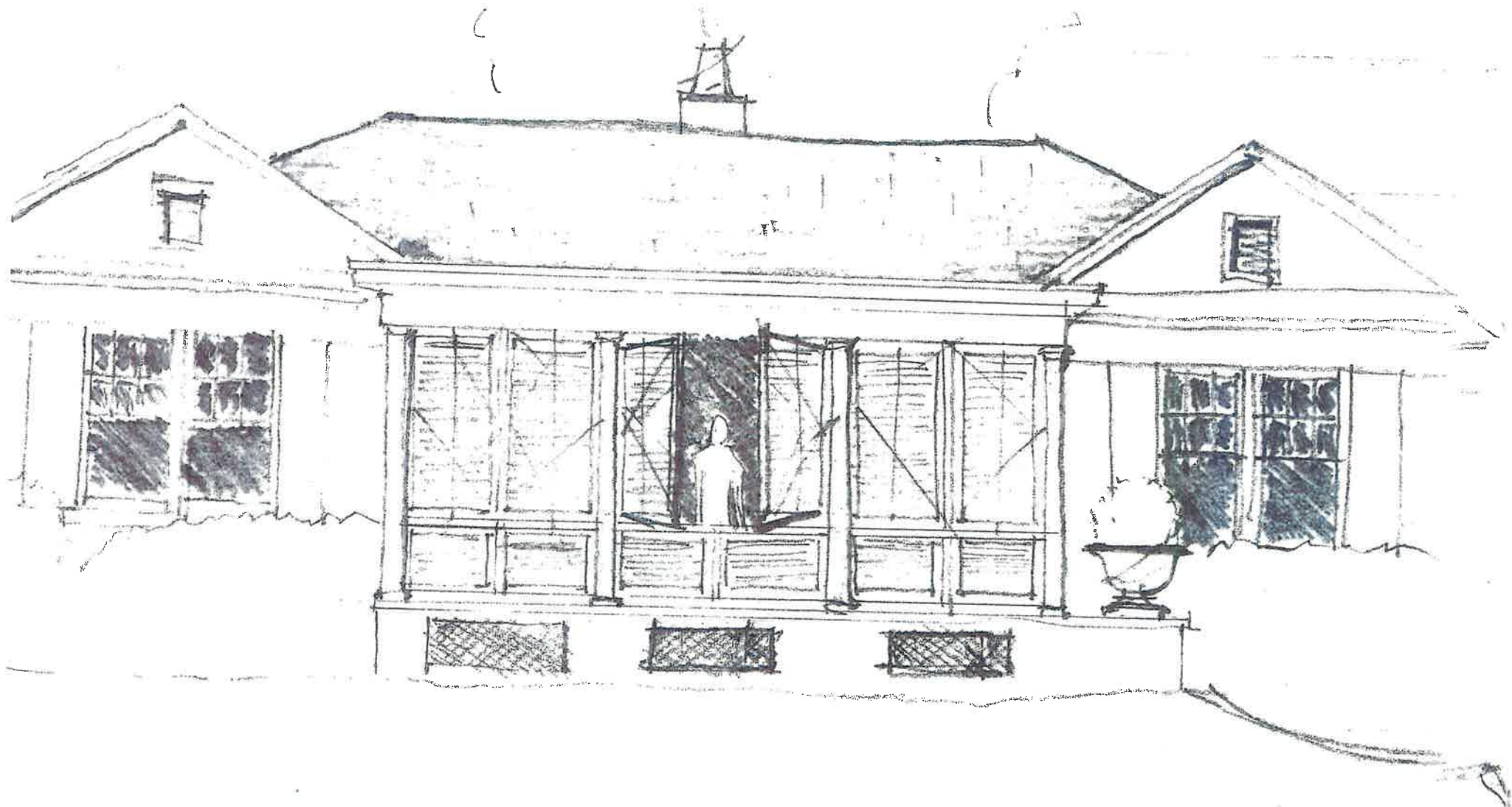
The new door at the right end of the porch, as shown in the second sketch, will have a shiplap surround, a pediment as shown, and a hanging lantern.

The paint color of all added materials will match the existing trim color on doors and windows in the photographs.

There will be no color scheme change to the exterior elevation, and no change to the landscape design at this time. However, the shrubs closest to the work area may have to be severely pruned or replaced with younger healthier ones when the work is done.



11C



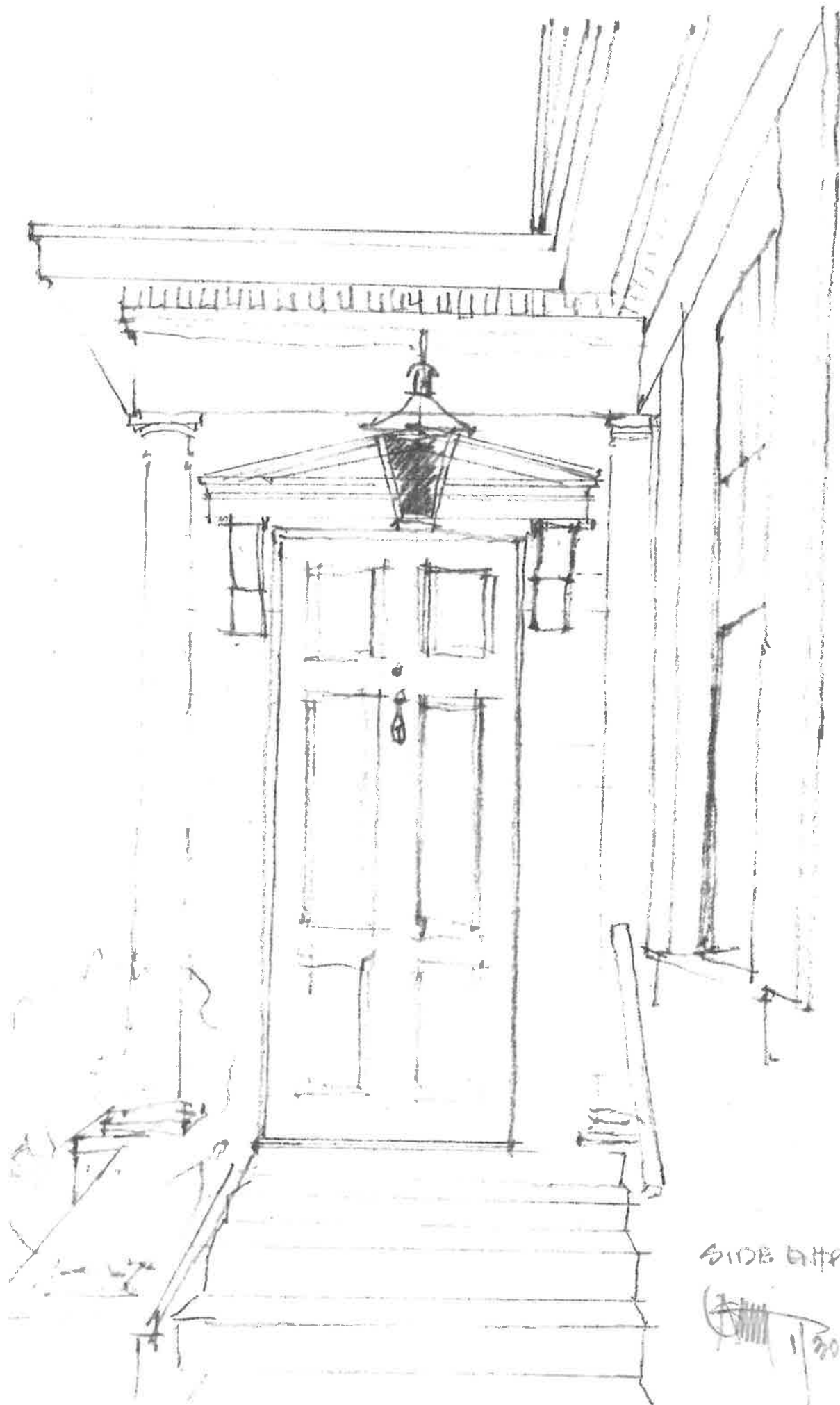
STREET VIEW

11D

11/30/20



11E



SIDE ENTRANCE

1/30/20 11F