

A G E N D A

Architectural Review Board

May 26, 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 April 28, 2020 meeting
- II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Clay McInnis	Garden District	314 Maury Street
2.	Stephanie Nard	Garden District	321 Felder Avenue
3.	Darrel Castilio	Garden District	1028 South Hull Street
4.	Hannah Jackson	Old Cloverdale	1902 Graham Street
5.	William & Lorraine Richie	Old Cloverdale	1247 Felder Avenue
6.	Christy Anderson	Capitol Parkway—Capitol Heights	101 South Capitol Parkway

III. Other Business

**The next meeting of the Architectural Review Board will be on
June 23, 2020 at 5:30 p.m.**

OLD BUSINESS

1. PRESENTED BY: Clay McInnis

SUBJECT: Request for approval after the fact of new fencing for the property located at 314 Maury Street (Garden District). VIOLATION

REMARKS: The petitioner is requesting permission to retain a new section of fence on the Maury Street side of this property. A section of fence was existing; its replacement does not require approval. The fence was extended to add a pedestrian gate and then climb to a height of 8' following an exterior stair to the front door of this accessory dwelling unit. The only section subject to review is the walkthrough gate and the section encompassing the stairs.

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

- At 8 ft., the fence is also in violation of the Zoning Ordinance which only allows fences of 7 ft.
- As a design element, the portion of the fence that steps up to conceal the existing rail is odd and certainly is not a good “rail” design. No objection to the walkthrough gate.

COMMENTS _____

ACTION _____



314 Maury Street

314 Maury St



Image capture: May 2014 © 2020 Google

NEW BUSINESS

2. PRESENTED BY: Stephanie Nard

SUBJECT: Request for approval of a rear yard fence replacement for the property located at 321 Felder Avenue (Garden District).

REMARKS: The petitioner is requesting permission to replace a 4' chain link fence on the west property line and a tall picket fence return near the rear corner of the house. The proposed fence will be 1"x6" cedar or pressure treated boards installed horizontally with the seams covered as shown in the example. The petitioner would prefer the fence be 7' high, particularly on the side property line at the rear where there are some issues. The fence would be finished with a Behr semi-transparent sealant to match the existing deck.

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.
- The Board has sometimes balked at the horizontal installation of fences, but has approved them. Privacy fences and decks are not historic features but are also routinely approved. The section of fence facing the street will be minimally visible.
- Guidelines suggest 6' privacy fences, 7' is permitted without a variance under the Zoning regulations. The Board has approved taller fences when circumstances warranted it.

COMMENTS _____

ACTION _____



321 Felder Avenue





321 Felder Avenue

20





Fence example



Finish example

BEARINGS HAVE BEEN ROTATED TO MATCH RECORDED PLAT BEARINGS

LOAN OR MORTGAGE SURVEY



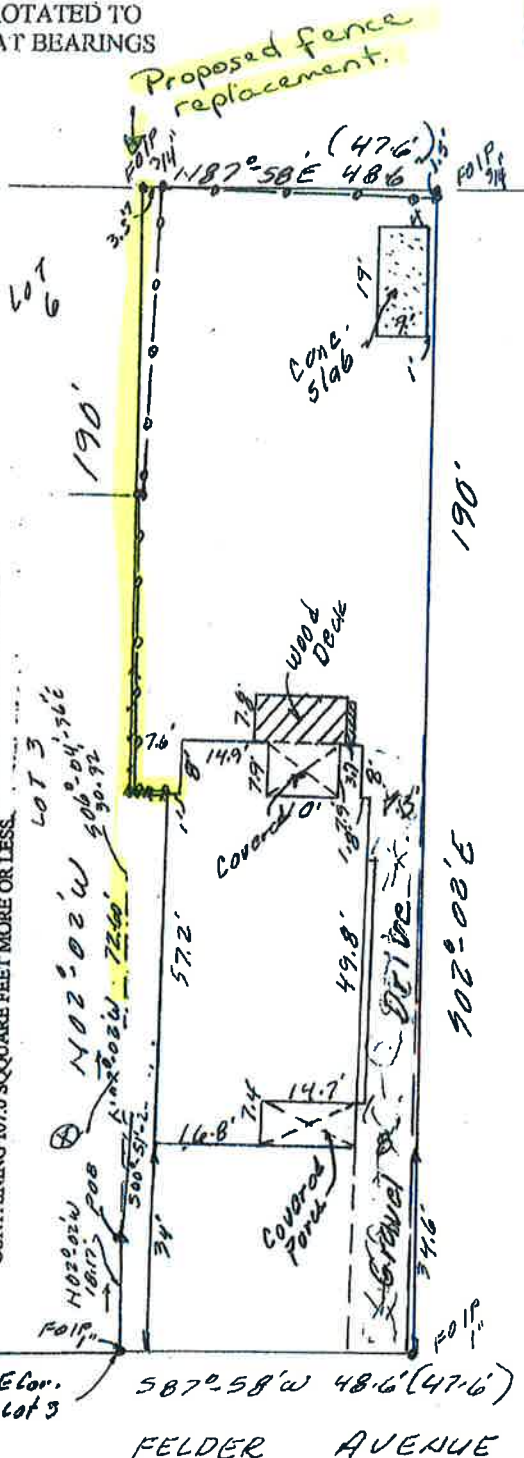
NORTH

LEGENDS OF ABBREVIATIONS

- () ACTUAL
- BL BUILDING LINE
- CATV CABLE TELEVISION
- Δ CALCULATED POINT
- CH CHORD
- CL CENTER LINE
- CO COMPANY
- CONC CONCRETE
- DRAIN DRAINAGE
- ELEV. ELEVATION
- BSM'T BASEMENT
- FCIP FOUND CRUMPED IRON PIN
- FCI FOUND CAPPED IRON PIN
- FI FOUND IRON PIN
- FOP FOUND OPEN IRON PIN
- FR FOUND REBAR
- CHAIN LINK FENCE
- W WOOD FENCE
- MSNS METAL STORAGE NO SLAB
- MSOS METAL STORAGE ON SLAB
- FSNS FRAMED STORAGE NO SLAB
- FSOS FRAMED STORAGE ON SLAB
- POB POINT OF BEGINNING
- PWR POWER
- RAD RADIUS
- ROW RIGHT-OF-WAY
- SIP SET IRON PIN
- TEL# TELEPHONE
- UTL UTILITY

South Hull Street

⊗ COMMENCE AT THE SE CORNER OF LOT 3, JAKE ARONOV SUBDIVISION OF LOTS 7, 8 AND 9, HAAS SUBDIVISION OF LOTS 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, AND 25, SQUARE 2, CLITHERAL PLAT AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 5 AT PAGE 45; THENCE ALONG THE EAST LINE OF SAID LOT 3, N02°02'W, 118.17 FEET TO A POINT ON THE EDGE OF A CONCRETE DRIVEWAY AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID LINE N02°02'W, 72.6 FEET TO A POINT ON THE EDGE OF SAID DRIVEWAY; THENCE LEAVING SAID EAST LINE AND ALONG SAID EDGE OF DRIVEWAY THE FOLLOWING TWO COURSES AND DISTANCES: THENCE S06°04'36"E, 30.32 FEET; THENCE S00°31'22"W, 42.41 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PROPERTY BEING PART OF LOT 2 OF SAID JAKE ARONOV'S SUBDIVISION AND CONTAINING 107.0 SQUARE FEET MORE OR LESS.



LOT 2 OF JAKE ARONOV SUBDIVISION OF LOTS 7 & 9, HAAS SUBDIVISION OF LOTS 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24 AND 25, SQUARE 2, CLITHERAL PLAT AS PLAT OF SAID COUNTY, ALABAMA, IN PLAT BOOK 5 AT PAGE 45, SAID LOT BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH SIDE OF FELDER AVENUE 145.8 FEET EAST OF THE EAST LINE OF SOUTH HULL STREET, THENCE NORTH AT RIGHT ANGLES TO FELDER AVENUE 190.0 FEET; THENCE EAST PARALLEL TO FELDER AVENUE 48.6 FEET (ACTUAL 47.6 FEET); THENCE SOUTH 190.0 FEET TO THE NORTH LINE OF FELDER AVENUE; THENCE WEST ALONG THE NORTH LINE OF FELDER AVENUE 48.6 FEET (ACTUAL 47.6 FEET) TO THE POINT OF BEGINNING; LESS AND EXCEPT A 107 SQUARE FOOT TRACT DESCRIBED IN DEED IN THE AFORESAID OFFICE IN REAL PROPERTY BOOK 1507, AT PAGE 53.

STATE OF ALABAMA,
COUNTY OF Montgomery

SCALE: 1" = 30'

I, M.P. HAYDEN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF

* See Above Right

SAME IS RECORDED IN _____ AT PAGE _____ IN THE OFFICE OF THE JUDGE OF PROBATE

Montgomery COUNTY, ALABAMA THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE BUILDINGS NOW ERRECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY BUILDINGS ON THE ADJOINING PROPERTY; THERE ARE NO RIGHTS-OF-WAYS, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE OF THE GROUND; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES THEREFORE INCLUDING POLES, ANCHORS AND GUY WIRES

26

3. PRESENTED BY: Darrel Castilio

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

REMARKS: The petitioner is requesting permission to replace a 4' chain link fence on the north property line with a 6' dog eared panel privacy fence.

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

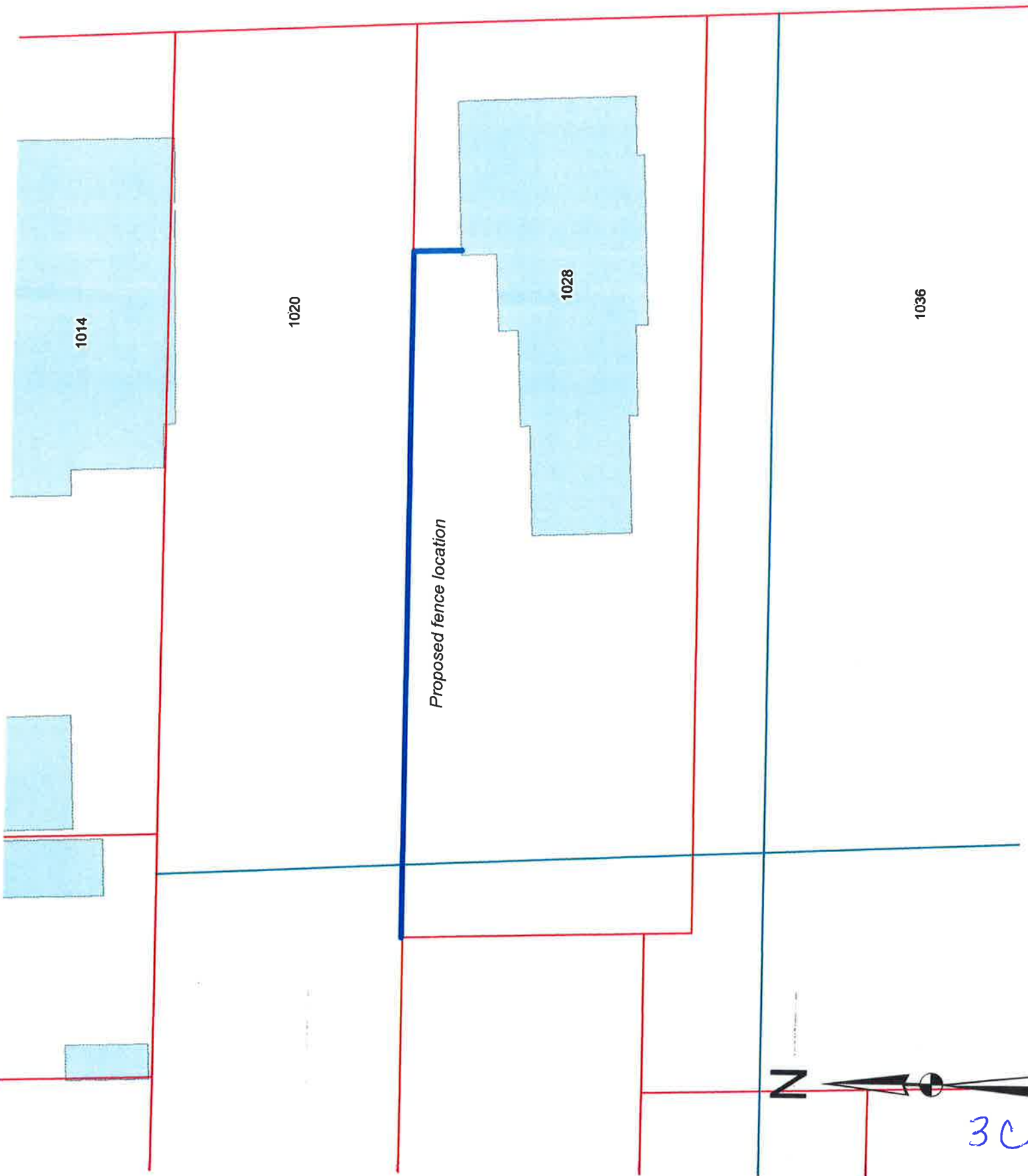
- The Board has routinely approved rear yard privacy fences.
- The north property line of this address marks the north boundary of the Garden District.

COMMENTS _____

ACTION _____







1014

1020

1028

1036

Proposed fence location



3C

1 inch = 27 feet

4. PRESENTED BY: Hannah Jackson

SUBJECT: Request for approval of a swimming pool and fence replacement for the property located at 1902 Graham Street (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install a 14'x28' pool with a 4' apron on all sides in the rear yard. The petitioner would also like to replace a section of chain link fence on the south/interior property line with privacy fence to match the existing 6' dog eared fence already present on two sides of the rear yard.

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

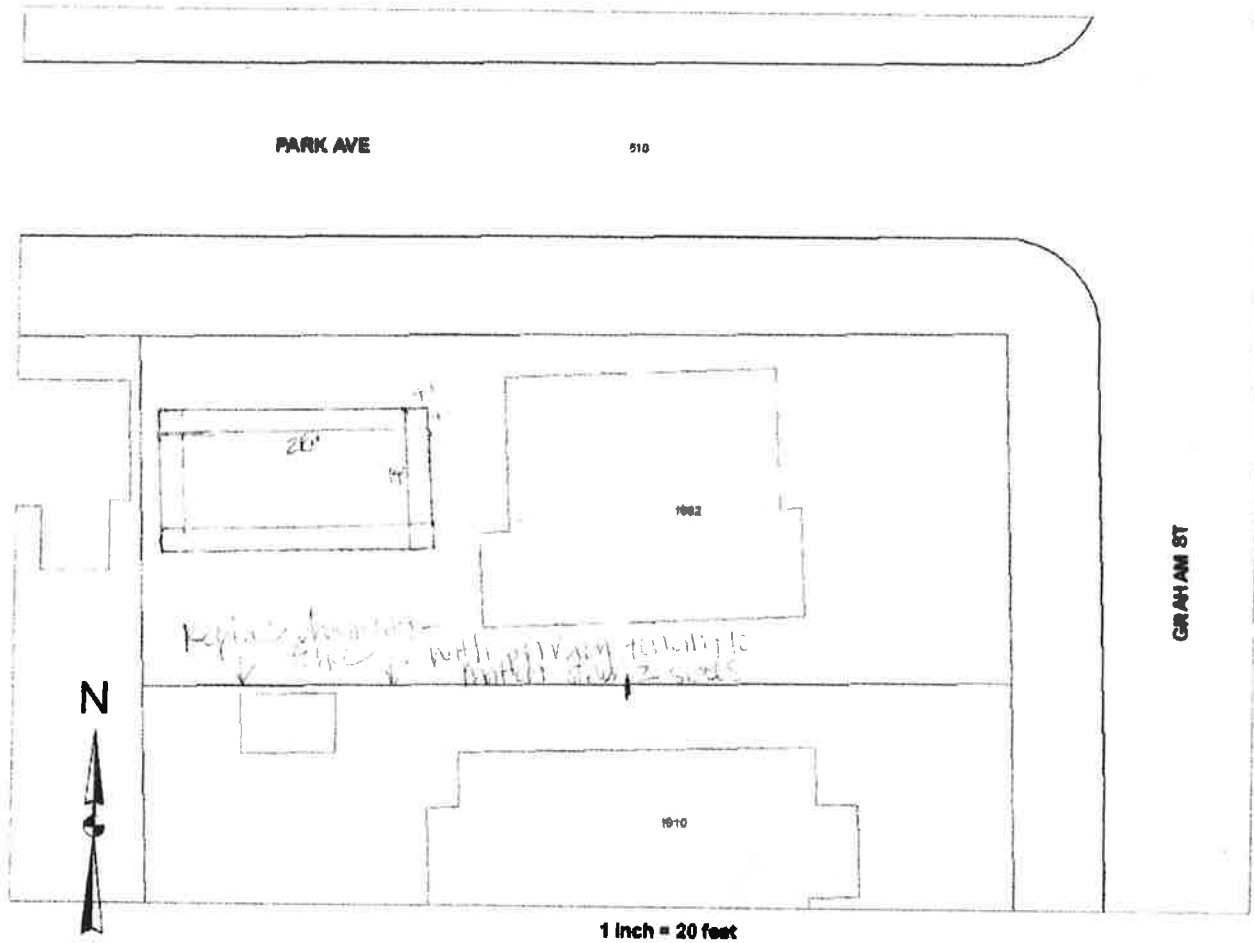
- The Board has routinely approved pools when they do not interfere with healthy, mature canopy trees.
- Urban Forestry does not believe any trees will be adversely affected.

COMMENTS _____

ACTION _____







Pool is a rectangle 14 x 26 feet pool.
 There will be 4' concrete surround on all sides
 The chain link fence is on the outside.
 We would like to replace it with privacy
 fencing to match the other 2 sides of
 fence. The fence cost but may be worth
 the cost and not sure if that's not suitable
 to the pool

5. PRESENTED BY: William & Lorraine Richie

SUBJECT: Request for approval of fence replacement and an outbuilding for the property located at 1247 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to replace an existing wood fence with a 6' wood privacy fence along the rear/Belmont property line, and to install new privacy fence in place of a segment of chain link fence on the Felder Terrace side of the property, with a return to a recessed side addition to the house.

The petitioner is also requesting permission to install an 8'x10' shed in the rear yard with urethane siding in a vertical groove, 2'x3' window and metal roof.

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 unusual lot with streets on 3 sides. The fence replacement also requires a license agreement with the city because it will encroach on the right of way. There had been a previous agreement in place, but it expired. The fence may need to cut the corner to allow a clear line of sight at Belmont and Felder Terrace, if the Board approves the fence it needs to be contingent upon receiving a license from the City and allow for the line of sight adjustment.
- The location of the shed is in the same location of a previously approved carport presented by a previous owner that was never built. If this property was already fenced in, the shed would be concealed and would have met the parameters for an expedited review because of its size and materials.

COMMENTS _____

ACTION _____



1247 Felder Avenue

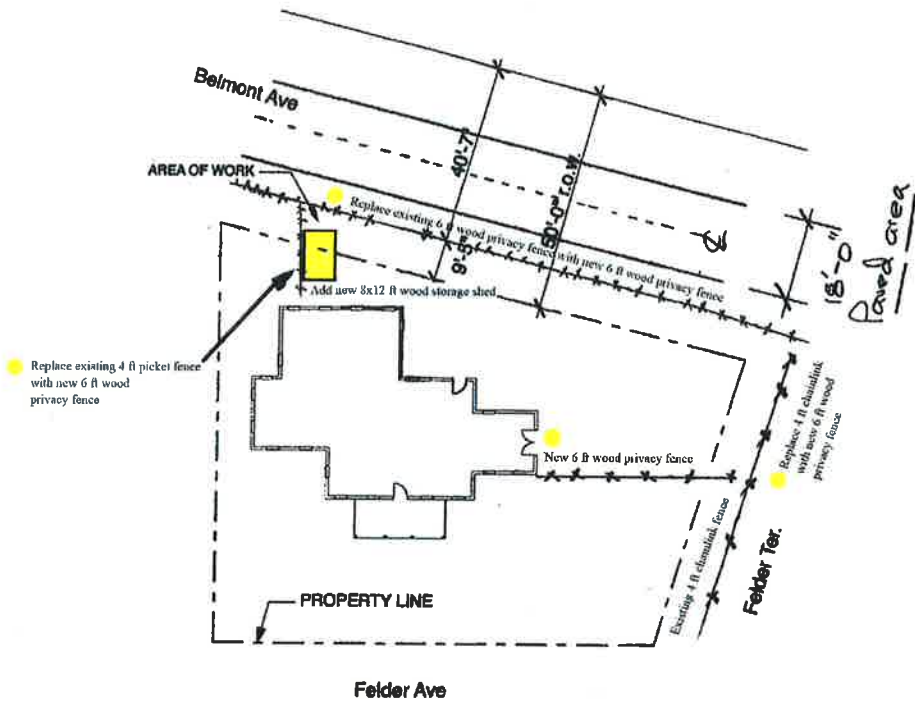
SA





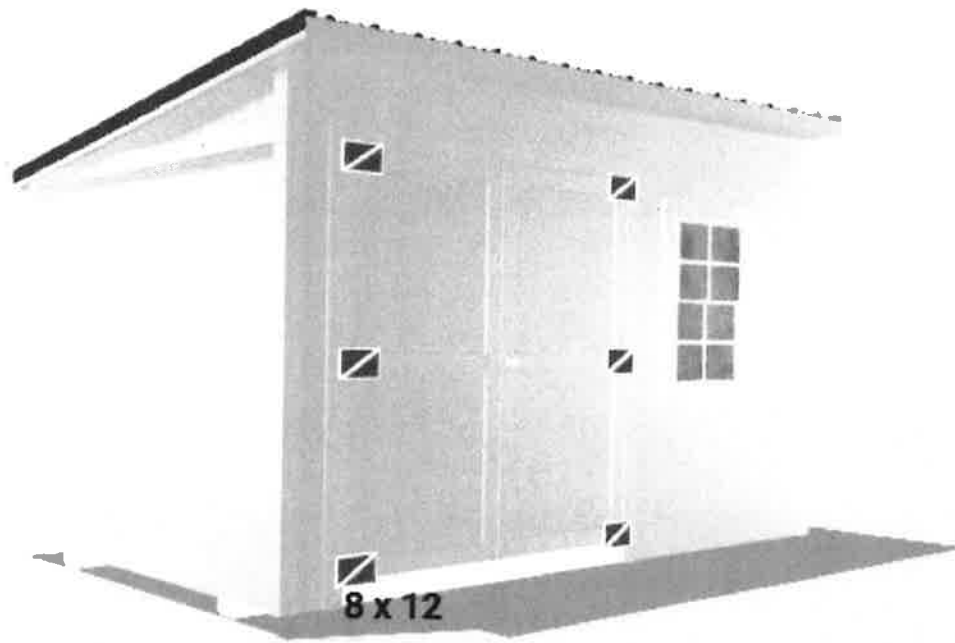
1247 Felder Avenue

50



Home Renovation
 1247 Felder Avenue
 Montgomery, AL 36106

5D



5E

6. PRESENTED BY: Christy Anderson

SUBJECT: Request for approval of tree removal and replacement, roof material, and porch rail for the property located at 101 South Capitol Parkway (Capitol Parkway—Capitol Heights).

REMARKS: The petitioner is requesting permission to remove and replace 2 hackberries (18” & 35”) from the rear yard. Replacement will be done in consultation with the Urban Forester by the end of the next planting season (March 2021). During the Easter storm, one hackberry split and fell on the neighbor’s property, the petitioner is trying to remove other potential hazards and will replace with better species of trees.

Also requested is the use of a 5 v-crimp metal roof in burnished slate to replace a rolled roof on a rear laundry room addition. Metal is also proposed over a side door with a rotten door hood that will have a very low slope.

The new porch rail will be similar to one previously approved and built by the petitioner. The top of the rail will be installed at 25”, which will fit under the concrete plinths on the center piers. The rail will consist of a bottom 2”x4” rail with a 4” drip cap, 1.5” square balusters set in a plowed top 2”x4” rail and capped with a milled handrail. The pattern will be solely comprised of 1.5” balusters, and not the decorative panels shown in the previously approved example.

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

- Urban forester has no objection.
- Preservation staff owns this property, no comment.

COMMENTS _____

ACTION _____



101 South Capitol Parkway

6A





101 South Capitol Parkway

6C



Porch rail example, balusters and rail system only (not the diamond panel)



example of height & configuration - not color