

# A G E N D A

## Architectural Review Board

April 27, 2021 – 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. Barry G. Robinson

Ms. Hillary Morgan

Mr. Jake Johnson

LAND USE DIVISION

Thomas M. Tyson, Jr.

Executive Secretary

**I. Approval of the Actions from the March 23, 2021 meeting**

**II. Full Review Items**

<b><u>Item</u></b>	<b><u>Petitioner</u></b>	<b><u>Historic District</u></b>	<b><u>Location</u></b>
1.	Luke & Aimee Bentley	Old Cloverdale	601 E. Fairview Avenue
2.	Olivia Martin	Old Cloverdale	646 Cloverdale Road
3.	Scott Torode & Drew Zimmerman	Garden District	359 & 353 Cloverdale Road
4.	Ascent Hospitality	Lower Commerce	108 Coosa Street
5.	Evelyn-Pierce Smith	Old Cloverdale	782 Felder Avenue
6.	Dennis Eaton	Garden District	1224 S. Perry Street

**III. Other Business**

**The next meeting of the Architectural Review Board will be on  
May 25, 2021 at 5:30 p.m.**

**OLD BUSINESS**

**1. PRESENTED BY:** Luke & Aimee Bentley CONFIRMATION

**SUBJECT:** Request for approval of change of roof material for the property located at 601 E. Fairview Avenue (Old Cloverdale).

**REMARKS:** At the March 23, 2021, meeting the ARB approved the petition for the roof replacement contingent on finding an acceptable shingle replacement. Petitioner was required to get a sample to Christy for review by Board members prior to the April meeting and the selection can be confirmed on the next agenda. The shingle selected and available was the Certainteed Belmont Shingle in Gatehouse Slate. Upon review of the sample board and photos, 7 members of the Board have voted to approve the use of Certainteed Belmont shingle in Gatehouse Slate as a replacement for the slate roof, subject to any future roof replacement being subject to review by the Board so as to insure that replacement materials are slate or slate like in appearance, are to be used as the slate roof/appearance is a character defining feature of the house.

It is recommended that the Board adopt the following motion:

In light of the condition of the roof and limited availability of roofing materials due to the COVID 19 pandemic, move to confirm the approval of the Certainteed Belmont shingle in Gatehouse Slate as a replacement for the slate roof, subject to any future roof replacement being subject to review by the Board so as to insure that replacement materials are slate or slate like in appearance as the slate roof/appearance is a character defining feature of the house. Further, staff is instructed to file a "Notice of Decision" to be recorded with Montgomery County Probate attached to the deed to put any subsequent owners on notice regarding this decision.

**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**

**Zoning: R-75-d**

- Petitioner was advised that they did not need to be present for the vote to be confirmed at a public hearing.

**COMMENTS** \_\_\_\_\_

**ACTION** \_\_\_\_\_



**2. PRESENTED BY:** Olivia Martin

**SUBJECT:** Request for approval after the fact of roof top alterations and a new fence for the property located at 646 Cloverdale Road (Old Cloverdale).

**REMARKS:** The petitioner is seeking approval for modification to a roof top structure built over a flat portion of roofing to address drainage issues related to that flat roof without approval. The proposed modification would reduce the roof slope to a 3/4 on 12 pitch with a bronze colored metal roof installed, and the remaining siding to be painted dark green. A photo illustrates the extent of the modified structure as indicated by the paint line.

The petitioner is also requesting permission to install a fence along the shared property line with 1817 Lockerbie Street. A 6' wood privacy fence is proposed to a line parallel to the front corner of the house; a 4' metal (no variance required) is proposed to the property line at the street. The fences will be stained "Springfield Sage" (BM 510). At the March 23, 2021, meeting, the Board recommended that the section of privacy fence needed to be recessed from the front corner of the house, a site plan created by staff moving the fence to the rear corner of the porte cochere is also attached. The fence is ONLY proposed along the side property line, it will not have any return from the property line to the house across the driveway.

**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**

**Zoning: R-60-m**

- The Board needs to consider whether it would have approved the roof structure had the petitioner requested permission first and if the modifications address the visual concerns expressed by the Board and adjacent property owners.
- The Board could consider an approval with conditions: that if this roof structure fails, prior to installing any other solution that may be taller than the existing roofline or encroach over the existing ridge lines requires an application be submitted for review.
- No objection to the fence.

**COMMENTS** \_\_\_\_\_

**ACTION** \_\_\_\_\_





Property line



Back of porte cochere





Metal fences at similarly styled houses, bottom example is about 4-4.5' tall

April 12, 2021

We ask for your approval to build a side yard wooden privacy fence and a side yard metal fence in the Mediterranean style extending from the West back corner of the property to the East front property corner. The rear portion of the fence would be a solid wood privacy fence, no more than six (6) feet in height, from the back corner to a location even with the front of the home, not including the porch. See Attachment 3. This portion of the fence would consist of 4 x 4 posts with 2 x 4 rails supporting 1 x 6 planking common to privacy fences. The planking would be spaced approximately  $\frac{3}{4}$  of one inch apart to provide air flow. The wood portion of the fence would be treated with a solid oil-based stain, Springfield Sage in color. From the point even with the front of the home, the fence would be a metal fence, similar to the Outback Fence in Attachment 4, no more than 4 feet in height, compatible with the Mediterranean style of the house.

We are asking for your approval to modify an existing flat roof on the top, center of the house. Our original plan was to make minor repairs to the existing roof which did not require permits. While removing some of the old repairs we discovered that the damage was far more extensive than we had thought. The old structure has failed and has been patched/repared several times in the past and each failure has caused some damage to the interior of the home. The last failure allowed large amounts of water to enter the house causing water damage in six rooms, including damage to historic inlaid parquet flooring located on the main level and the ceilings painted by Marilyn Heard. The blue tarp we used was ineffective in stopping water from coming in so we had to quickly repair the roof. Since the damage was continuing, we placed the current structure on top of the existing flat roof without making any modifications to the original roof.

We propose to take the current, unapproved, structure and lower the west side of it to achieve a  $\frac{3}{4}$  on 12 pitch, instead of the existing 3 on 12 pitch. A metal roof would be installed to move water to the east side of the house where a concrete driveway will carry the water out to the street. Attachment 5 shows the existing structure. The lower part painted in green indicates a  $\frac{3}{4}$  on 12 pitch. This will lower the current west side approximately 50% from the existing height and should make that side virtually invisible from Cloverdale or from Lockerbie. The wood framing would be painted the same green color of the tile. The metal roof would be a bronze color to further minimize any visual impact.



100%



Camera: 184 m 32°21'23"N 86°17'46"W

75 m

2F



267



2A

Attachment 3

CLOVERDALE RD

LOCKERBIE ST

R-75-d

1 inch = 30 feet

733.8

84.9 legal front

approx 44'

maximum extent of 6' fence

not a fence reference line

12

167

166.19

194.5

11

13

15 [8]

17

40

132

30

41S

125S

9S

R-60-m

16



21



CLOVERDALE RD

LOCKMEIST ST

1646

1817

1835

Dashed line represents perpendicular line from rear of porte cochere to property line, not location of fence

proposed 3'-4' fence

6' wood privacy fence to be stained



25

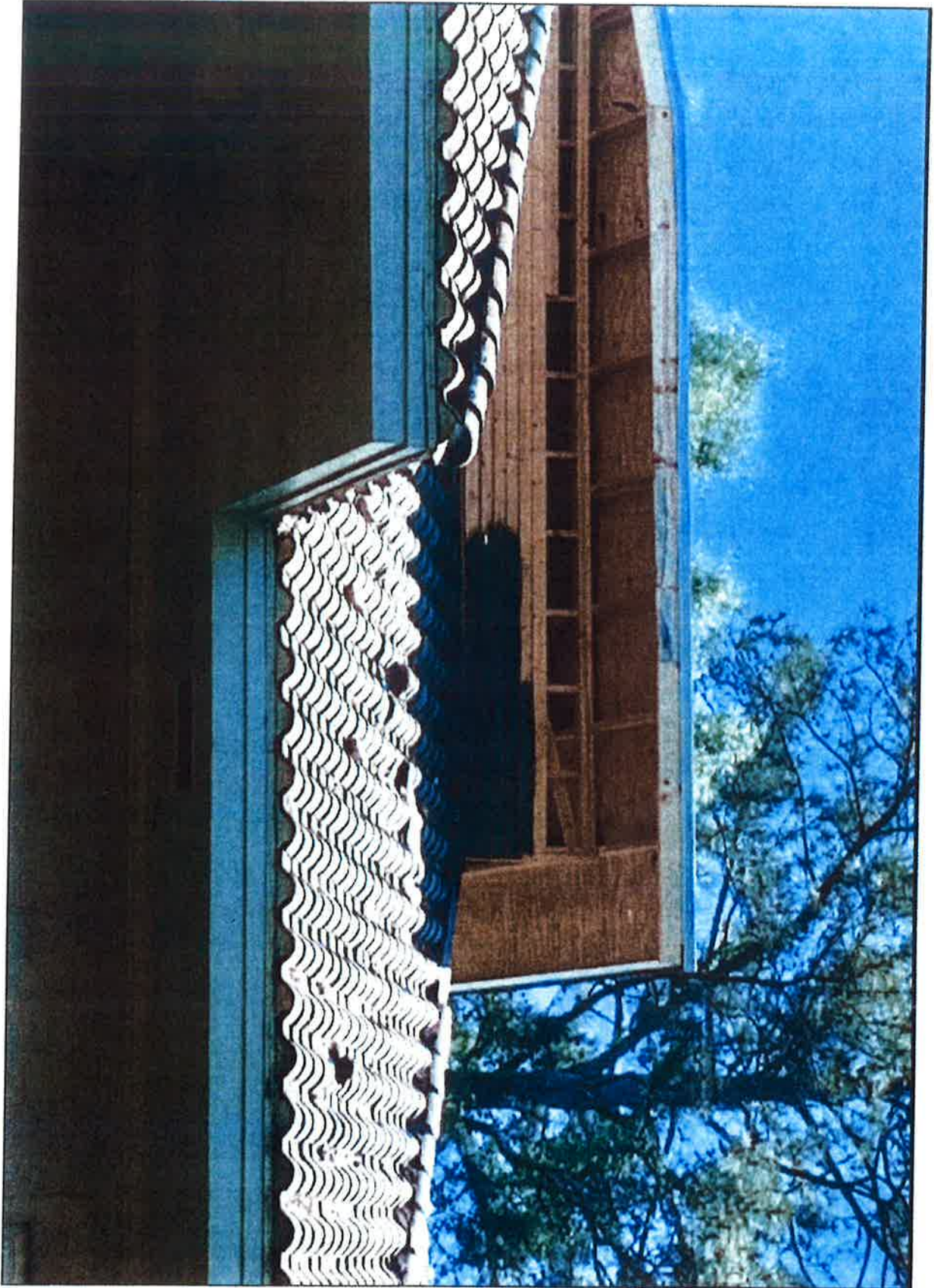
Staff Prepared

1 inch = 33 feet



Outback Fence





Attachment 5

**NEW BUSINESS**

**3. PRESENTED BY:** Scott Torode (359) & Drew Zimmerman (353)

**SUBJECT:** Request approval of new fencing for the properties located at 353 & 359 Cloverdale Road. (Garden District).\*

**REMARKS:** \*This project is being undertaken by adjacent property owners for continuity of appearance and is being presented as one item (separate applications were made).

The proposal introduces a new fence along the property line of both properties and returns to each house to enclose the rear yards near the existing side/rear doors on the driveways. The proposed fence will be 48” of solid wood with 18” of lattice above to secure pets but have a lower profile than a standard privacy fence. The fence will be pressure treated pine with a clear sealer applied.

**DEPARTMENT COMMENTS**

**Zoning: R-60-M**

- This fence would have been approvable under the expedited procedures if it had been further to the rear of the properties. No objection.

**COMMENTS** \_\_\_\_\_

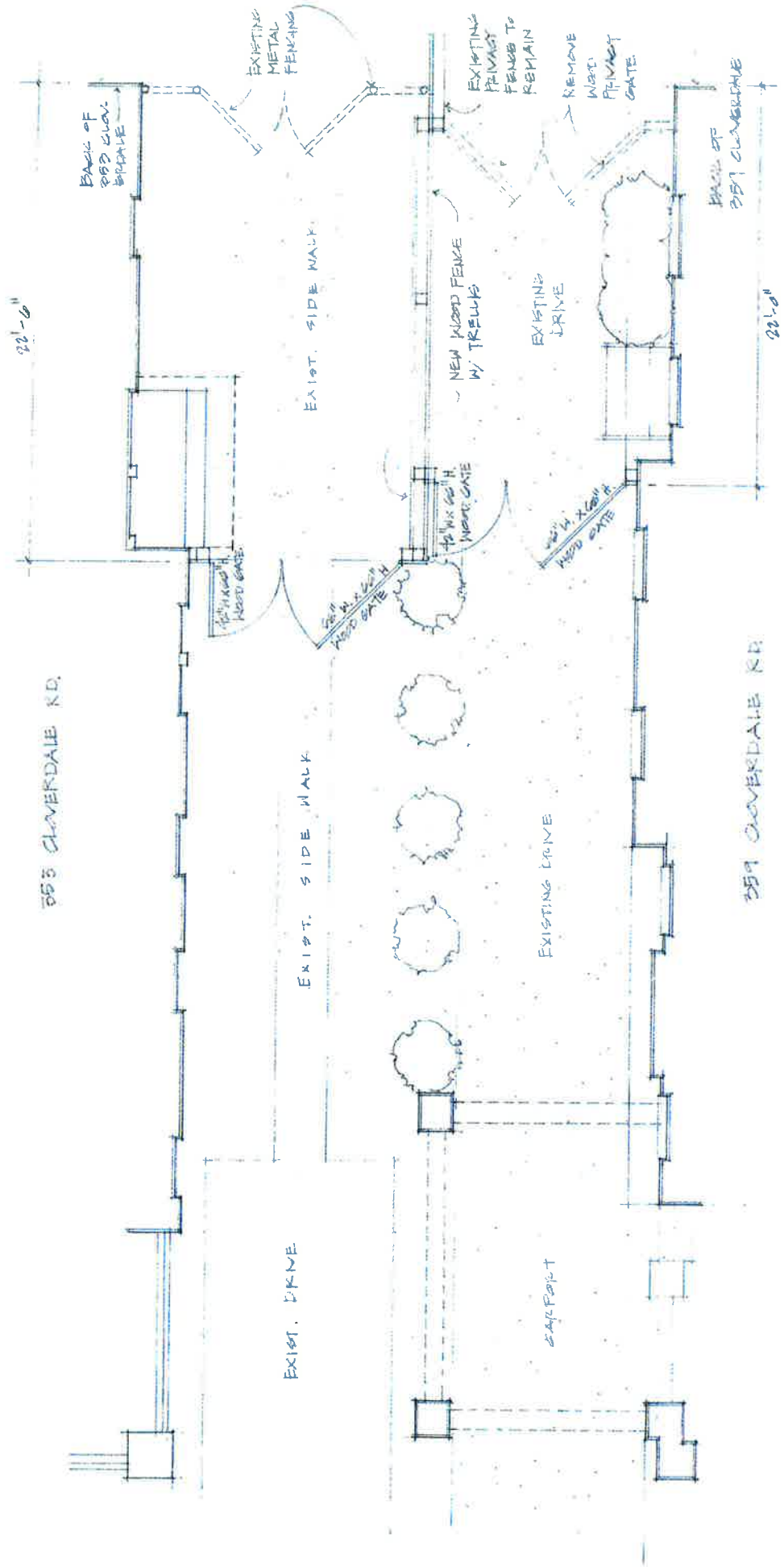
**ACTION TAKEN** \_\_\_\_\_



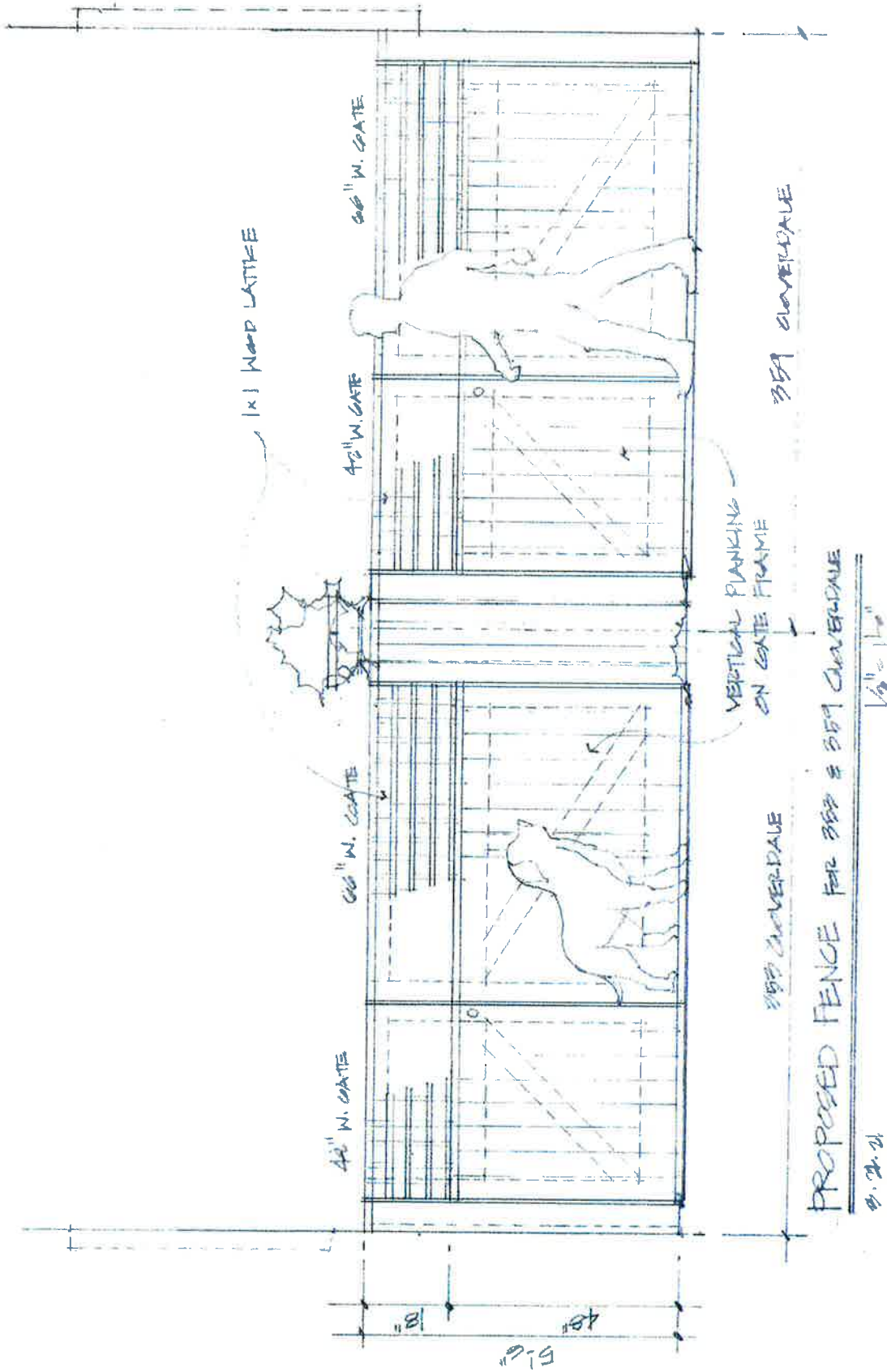








PROPOSED FENCING FOR 553 & 559 CLOVERDALE RD  
 1/4" = 1'-0"  
 3.22.21





**4. PRESENTED BY:** Ascent Hospitality

**SUBJECT:** Request approval of signage for the property located at 108 Coosa Street (Lower Commerce Historic District).

**REMARKS:** This request is being made to give the petitioner permission to install signs for two separate businesses: Starbucks and Trilogy (hotel). Both signs have illuminated lettering but cabinets are to be opaque. Locations marked on elevations.

- Trilogy sign is 2'x12' (24 SF), routed aluminum cabinet with LED lighting illuminating the letters only.
- Starbucks is requesting two signs: one 1'8"x 2' 3 3/8" (approx. 6 SF) blade sign, non-illuminated; and a wall sign 10"x7' 7 13/16" (approx. 8 SF) channel lit letters mounted on a backer panel.

**\*see oversized drawings separate from agenda**

**DEPARTMENT COMMENTS**

**Zoning: T5**

- The Board has previously approved the use of channel lit letters (130 Commerce-Escapeology) and incised cabinets with internal illumination (N. Court Street—Printing Press Lofts).
- The sign guidelines call for a maximum sign face of 20 SF, but ARB has approved larger signs when the scale of the building warranted or could accommodate the larger sign (the adjacent Springhill Suites and Hampton Inn). The Trilogy sign is only slightly larger than recommended.
- Both Starbucks signs are well under the 20 SF. Generally ARB has approved one sign per business, this request is for two signs to mark two entrances: a blade sign and a wall sign. It is up to the Board to decide if two signs would be warranted at this location. If both signs were combined (either as a blade or wall sign) they would still be under the recommended SF allowance under the guidelines.

**COMMENTS** \_\_\_\_\_

**ACTION TAKEN** \_\_\_\_\_



108 Coosa Street

5. **PRESENTED BY:** Georgia Holmes

**SUBJECT:** Request approval of a rear addition and minor alterations to the property located at 782 Felder Avenue. (Cloverdale Historic District).

**REMARKS:** This request is being made to give the petitioner permission to modify and expand an existing addition in the left rear quadrant (east) of the house for a laundry room, bathroom and mudroom. The new footprint will be within the plane of the existing walls on the south and east side of the house, roof is standing seam metal in bronze, exterior finishes to match existing.

On the west elevation, remove a door and landing and replace windows in that room with Weathershield wood windows matching the existing, and remove on existing window as illustrated.

Petitioner would also like to replace the existing gravel drive with gray concrete with expansion joints.

**\*see oversized drawings separate from agenda**

**DEPARTMENT COMMENTS**

**Zoning: R-60-M**

- The change in the building footprint will be minimally visible from Galena Avenue.
- The plan also calls for rebuilding the historic sashes at the front of the house with new wood windows only being introduced on the sides at the rear.
- No objection to the project.

**COMMENTS** \_\_\_\_\_

**ACTION TAKEN** \_\_\_\_\_



West side



East side from Galena



6. **PRESENTED BY:** Dennis Eaton for Anthony Stewart

**SUBJECT:** Request approval of window replacements for the property located at 1224 S. Perry Street (Garden District).

**REMARKS:** This request is being made to give the petitioner permission to replace 18 of the existing wood sash and casement windows with Andersen 400 Woodwrights (wood window with exterior vinyl cladding) with a simulated divided lite. Windows are to match the ones they replace: 6:6 sash with 6:6 sash; 6 lite casements with transoms proposed as 8 lite casements.

There are some modern metal windows and missing windows at the rear and south side of the property that are not part of this proposal. If the proposed window is approved, recommend ARB allow the petitioner to work with staff if/when those windows are addressed in lieu of having to return to the Board, unless staff deems it necessary.

**DEPARTMENT COMMENTS**

**Zoning: R-60-M**

- Several years ago Southern Sash made a presentation to the Board to show different Weathershield windows with simulated divided lites: wood, aluminum clad, and vinyl clad. The Board declined to consider vinyl clad wood windows as vinyl is a non-historic, synthetic material.
- The Board has also recently approved the use/relocation of vinyl windows at the rear of a property where they had been installed on the front of a property without approval (Graham Street).
- The Board has on occasion approved the use of cellular PVC composite windows with SDLs, the most compelling cases for that material have been those where the windows were located in high moisture environments.
- The Board has approved the replacement of casement/transom combinations in full height casements with a lite configuration matching the casement/transom combo (516 E. Fairview).
- This house has long been neglected, 1998 file photos show boarded and replaced windows at the rear, Google street view from 2013 (the earliest available on Linden) shows the rear windows missing completely and/or boarded from the inside.

**COMMENTS** \_\_\_\_\_

**ACTION TAKEN** \_\_\_\_\_



1224 South Perry Street

6A







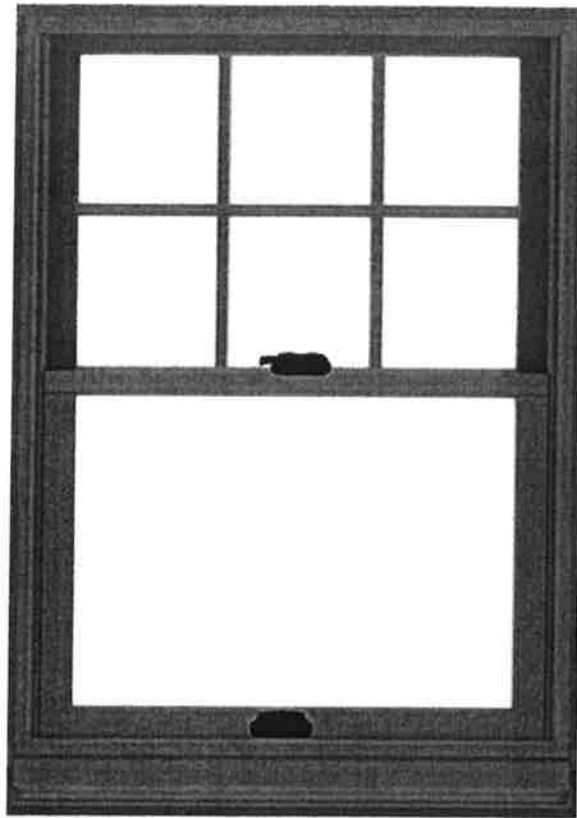
1224 South Perry Street

6C



1998

60



Interior    Exterior

400 SERIES

## DOUBLE-HUNG WINDOW

★★★★ 4.4 (50)

400 Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by a vinyl exterior, it's our best-selling double-hung window.

- Our best-selling double-hung
- Wood protected by vinyl exterior
- Durable and time-tested
- Standard sizes up to 3'10 1/8" wide and 7'8 7/8" high. Custom sizes available.

Need help? Find an Andersen Certified Contractor in your area.



6E