

A G E N D A

Architectural Review Board

July 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 May 25, 2021 meeting

II. Administrative Actions

III. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Orlando Durr	Cottage Hill	125 Hanrick Street
2.	Jim Yeaman	Garden District	1309 S. McDonough Street
3.	Paul Hare	Cloverdale	642 Felder Avenue
4.	John Aspinwall	Cloverdale	825 Park Avenue
5.	Maritza Villacis	Capitol Heights-St. Charles	2305 St. Charles Avenue
6.	Chase Carraway	Cloverdale	516 Thorn Place
7.	Jake Johnson	Cottage Hill	609 Martha Street
8.	Calvin Fluker, III	Garden District	472 Clayton Street
9.	Cristina Cadden	Garden District	1616 S. Perry Street

IV. Other Business

- a. Proposed expedited review process for driveway and walkway replacement (please review, will discuss if time permits)**

**The next meeting of the Architectural Review Board will be on
August 24, 2021 at 5:30 p.m.**

II. Administrative Actions

Address	District	Request	Action
3328 Lexington Rd	Cloverdale Idlewild	8x10 shed	Admin approval
1527 S. Perry St.	Garden District	Remove/replace Bradford pear	Admin approval
766 Felder Ave	Cloverdale	Remove leaning oak tree	Admin approval
1218 S Perry St	Garden District	Popcorn tree removal w/replacement	Admin approval
390 Winthrop Court	Garden District	Dead pecan tree	Admin approval
1102 Westmoreland	Cloverdale	Dead dogwood	Admin approval
1569 College Court	Cloverdale	Pecan removal/proximity to structure	Admin approval
3184 Lexington Rd	Cloverdale Idlewild	Tree removal/lightning and mostly dead	Admin approval
201 Felder Avenue	Garden District	Shed/expedited	Admin approval

Violations

Address	District	Violation	Action
2323 St. Charles Ave	Capitol Heights-St Charles	Metal roof replaced diamond asbestos shingles, no response from owner letter	Court
419 Knox Hall	Individual	Driveway plan executed in a manner egregiously inconsistent with ARB approved plan	Court
2153 St. Charles Ave	Capitol Heights-St Charles	Replacement of pebbledash stucco with lap siding, possible window replacement	Owner letter, 30 days to submit repair plan; No response=court. Letter rec'd by owner re: repairs as a result of summons, will ask judge to enforce compliance
398 Felder Avenue	Garden District	Demolition of outbuilding, sleeping porch alterations	Owner letter, 30 days to apply; no application=court
472 Clanton Ave	Garden District	Porch rail that looks like animal corral	Owner letter 30 days to remove
310 Cloverdale Road	Garden District	Large crape myrtle removal city ROW	Court
1717 S Hull	Garden District	Driveway gate across alley easement	Owner letter, 30 days to

			remove; Gate has been there, occupant to remove boards and leave gate open.
1000 S Perry Street	Garden District	Alterations to side porch/vinyl windows	Owner letter 30 days to undo/apply; Owner remove/board vinyl windows, submit plan for review; followup letter
2029 Madison Avenue	Capitol Heights	Demolition by neglect	Owner letter, 30 days to repair or submit repair plan; two more weeks to complete

III. Full Review of Items

1. PRESENTED BY: Orlando Durr

SUBJECT: Request for approval of a new driveway and request for tree removal in the City ROW for the property located at 125 Hanrick Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to remove a city tree from the ROW that is in the way of a proposed driveway. Petitioner would like to install a new driveway 9’ wide and a maximum approximately 50’ in length. Based on City maps, it appears from the curb to the back of the sidewalk is approximately 12’, the driveway should be at least 20’ from the back of the sidewalk to the end of the drive (approximately 32’) in order not to block the pedestrian sidewalk. The proposed tree replacements are windmill palms or similar, 6’-8’ tall at planting.

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

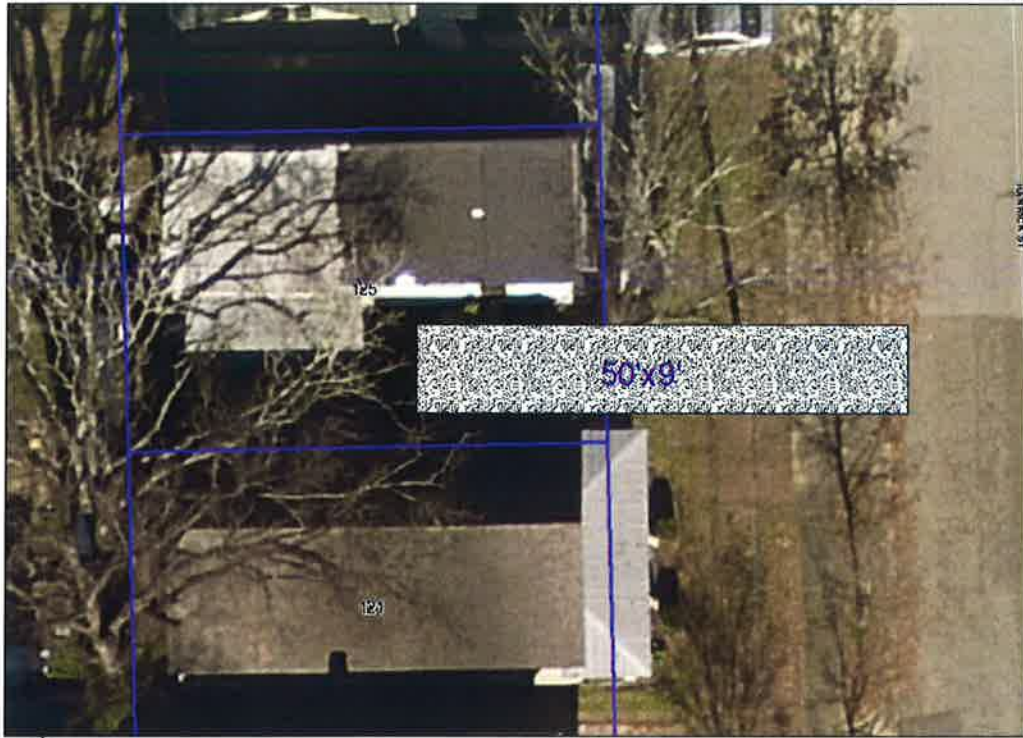
Zoning: T4-R

- No objection to the tree removal by Urban Forester subject to the payment of a mitigation fee based on the size and species of the tree.
- UF recommends replacing with a canopy tree species, palms are not trees.

COMMENTS _____

ACTION _____





1 Inch = 10 feet

2. PRESENTED BY: Jim Yeaman

SUBJECT: Request for approval of tree removal without replacement for the property located at 1309 S. McDonough Street (Garden District)

REMARKS: The petitioner is requesting permission to remove a popcorn tree from the rear corner (SE) of the house, growing close to the house, without replacement. The petitioner would like to get a little sun in the back 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

Zoning: R-60-d

- Urban Forester recommends replacement, if not on the property within the district.

COMMENTS _____

ACTION _____





3. PRESENTED BY: Paul Hare

SUBJECT: Request for approval of a rear yard fence for the property located at 642 Felder Avenue (Cloverdale).

REMARKS: The petitioner is requesting permission to install a 6’ wood privacy fence to partially enclose the rear yard to accommodate small pets. The fence will abut existing fences on the property lines, with a return the house on the right side as illustrated, and bisecting the back yard as illustrated. Both sections of fence will have a matching wood gate, the finished surface will be facing the street.

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

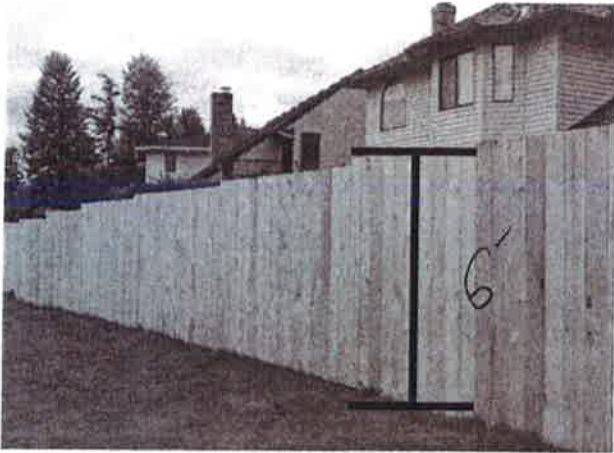
- No objection.

COMMENTS _____

ACTION _____

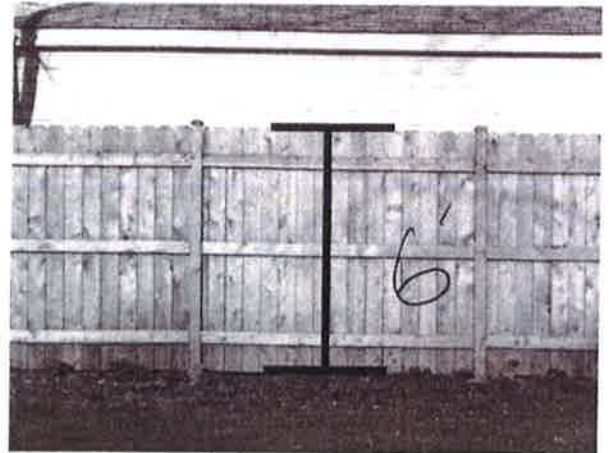




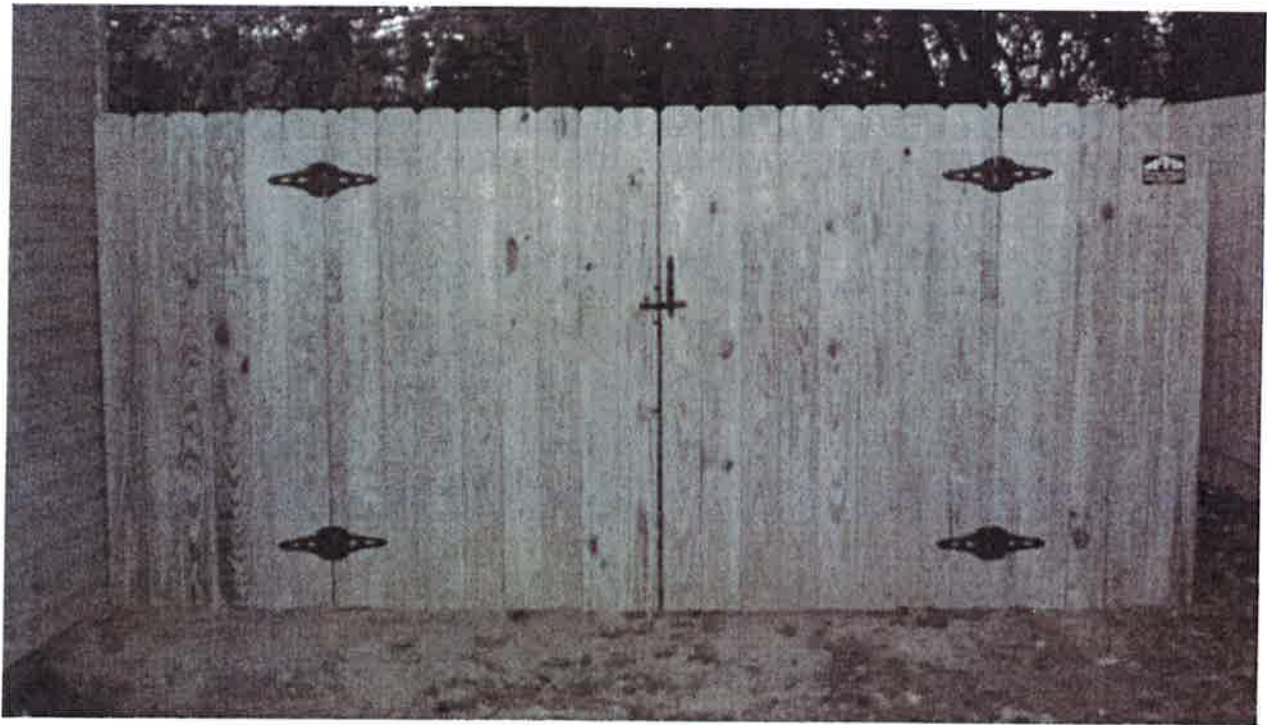


A.

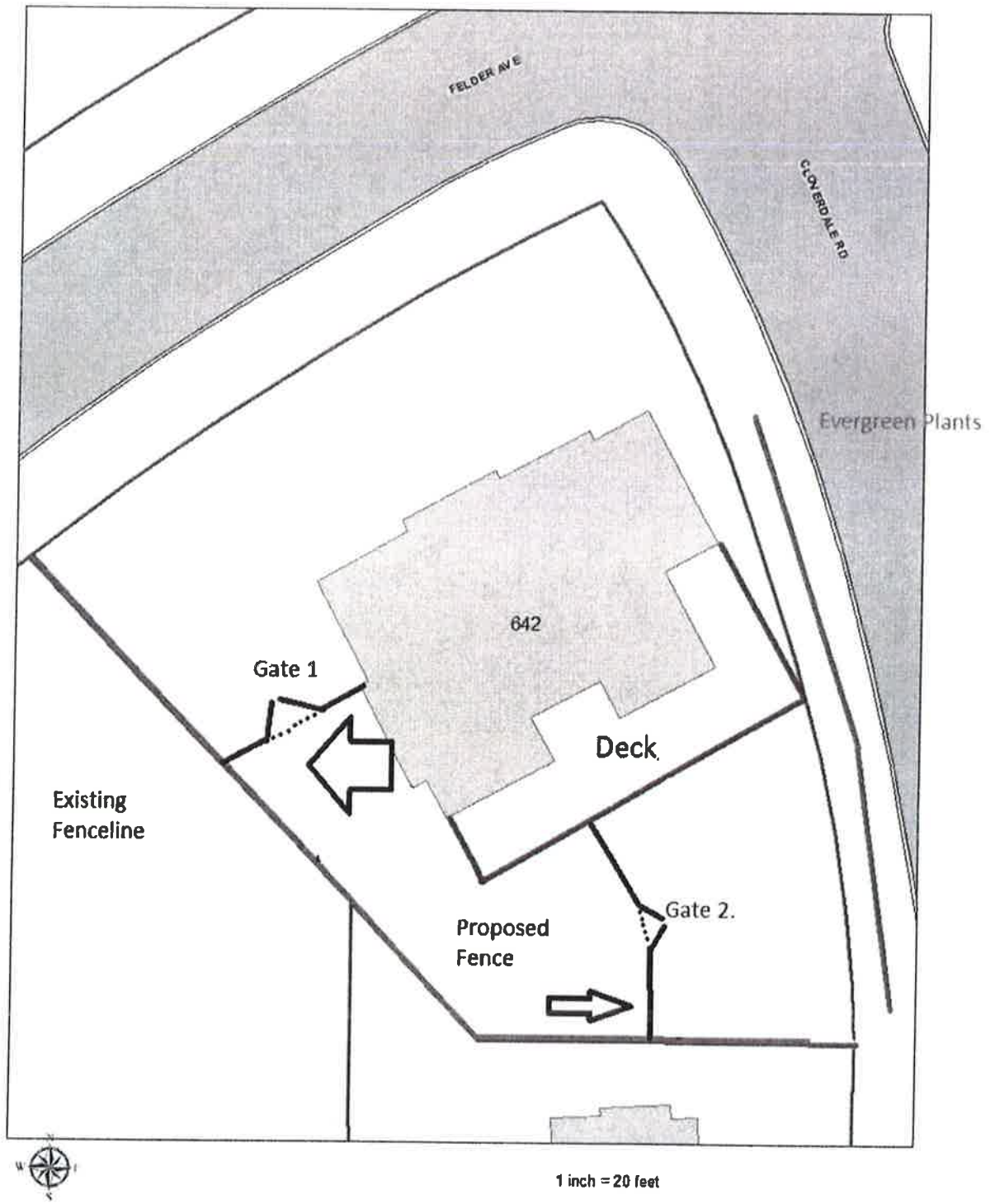
External (street view)



Internal (Yard View)



Gate Design.



B.

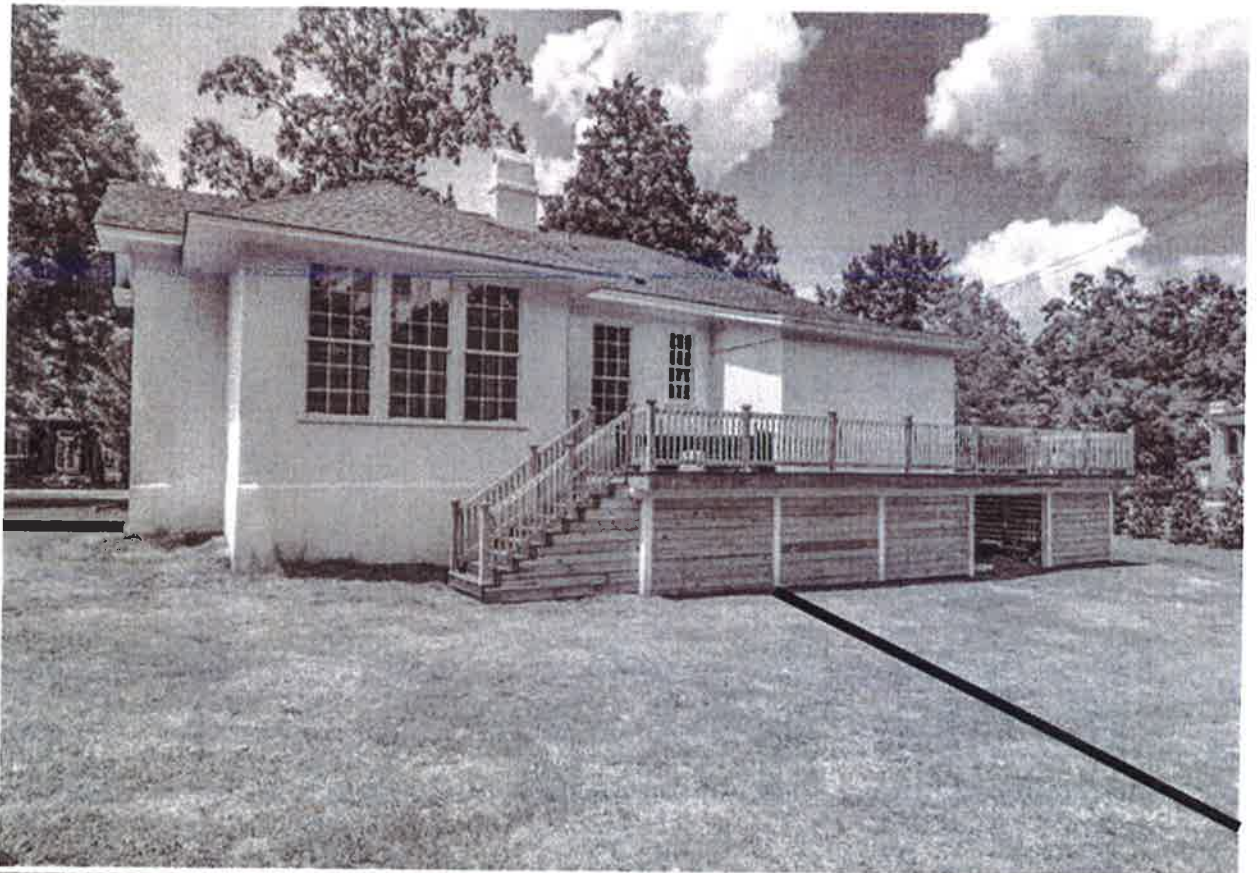
30

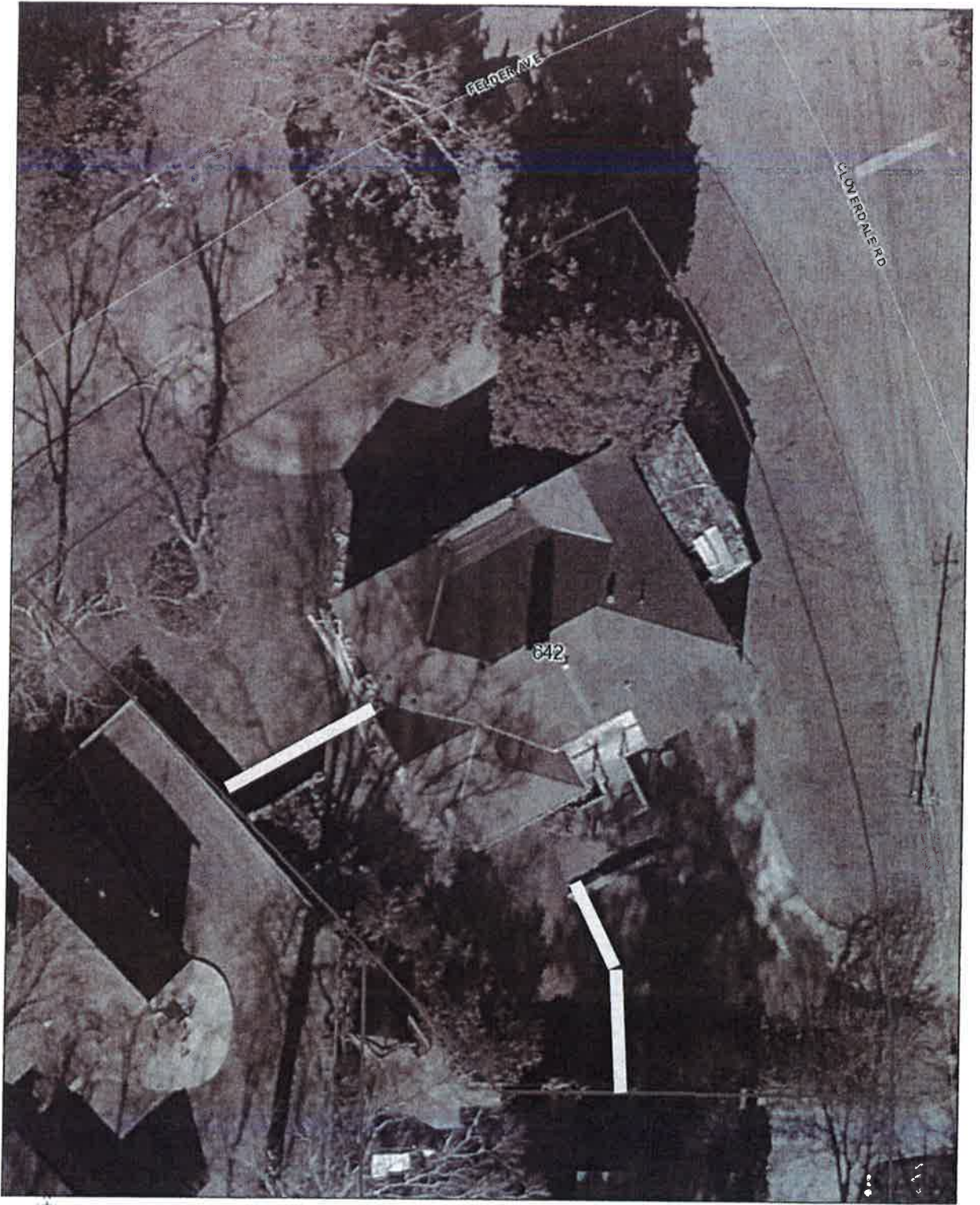
C. Fence is to be constructed of pressure treated pine, gate will be same material and have minimum aesthetic change except for the latch and hinges.

D. Natural Finish will be used at pictured.



E. Photographs of the property below. The black/yellow line indicates the fence location.





1 inch = 20 feet

36

4. PRESENTED BY: John Aspinwall

SUBJECT: Request for approval of circular driveway with landscaping for the property located at 825 Park Avenue (Cloverdale).

REMARKS: The petitioner is requesting permission to install a circular driveway in front of the house at 825 Park Avenue. The current driveway is shared by 3 properties, and there is only one parking space on the property. This property is located behind First Methodist Church, and sees a lot of traffic. The proposed driveway will be concrete with a brick edge and connect to the existing driveway. Plants or bushes with heavy foliage will be planted on the street side of the driveway. Upon staff's site visit to take photographs, there is also a large pine tree in the front yard. Mr. Aspinwall said he believed the tree would be 12' from the edge of 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-75-d

- Widening the existing driveway to create parking spaces off to the side of the front door for this property would be far less visually intrusive than a circular drive in a very small front yard. Paving will take up a good portion of the green space.
- 14' is wider than the circular drive approved at 740 Felder, where 12' was proposed and 10' was approved.
- Item #6 on this agenda previously requested a circular driveway that was denied and the yard was larger, the Board later approved an off-set parking plan.
- Landscape materials should be specified, and to fully provide screening would need to include installation of plant material in the right of way, which would require the Urban Forester's approval.
- The plan does not indicate the location of a significant tree and lacks landscape details.

COMMENTS _____

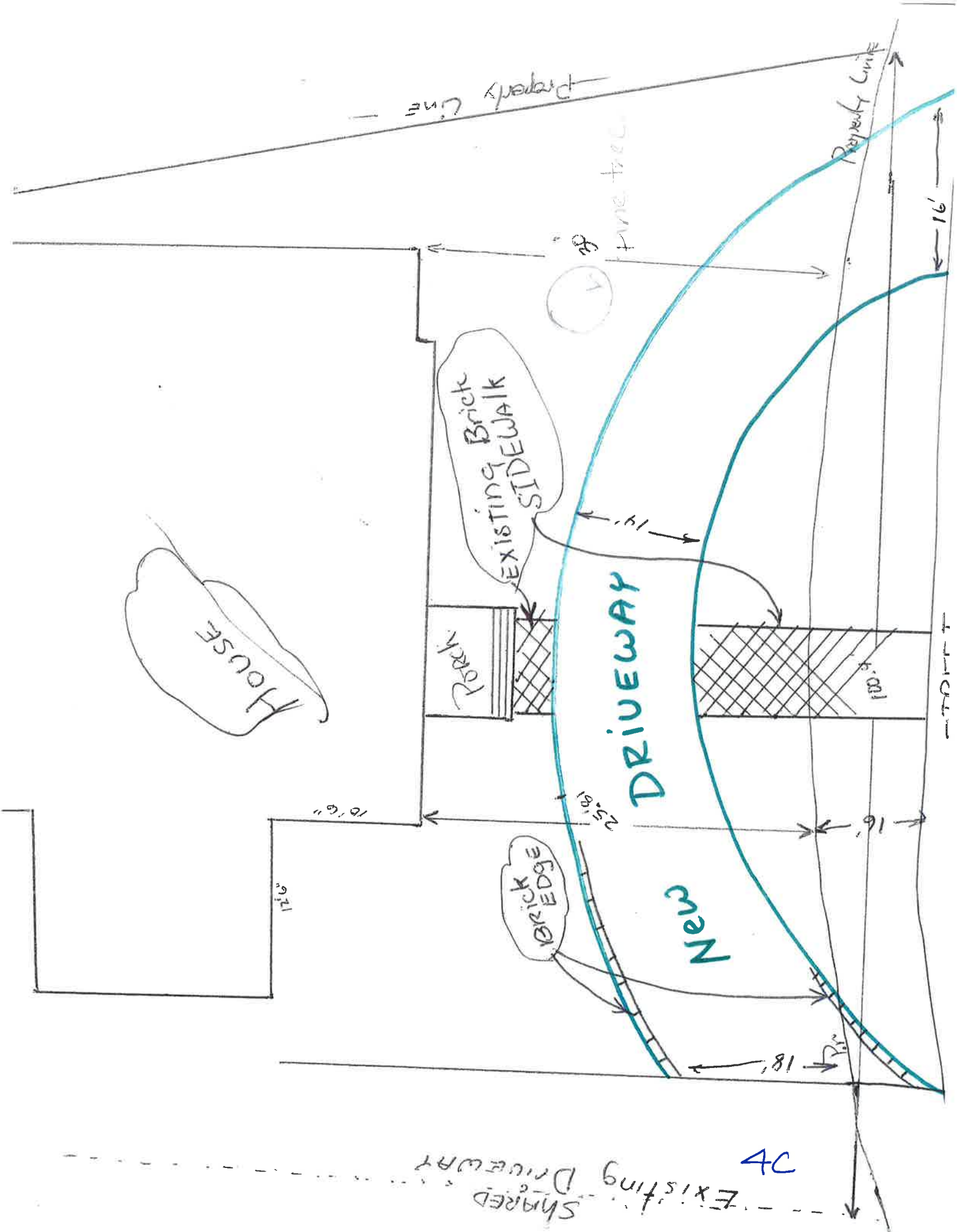
ACTION _____



825 Park Avenue

4A





SHARED Existing DRIVEWAY
 25'

17'6"

16'6"

25'8"

16'

18'

16'

Torch

EXISTING Brick SIDEWALK

DRIVEWAY

New

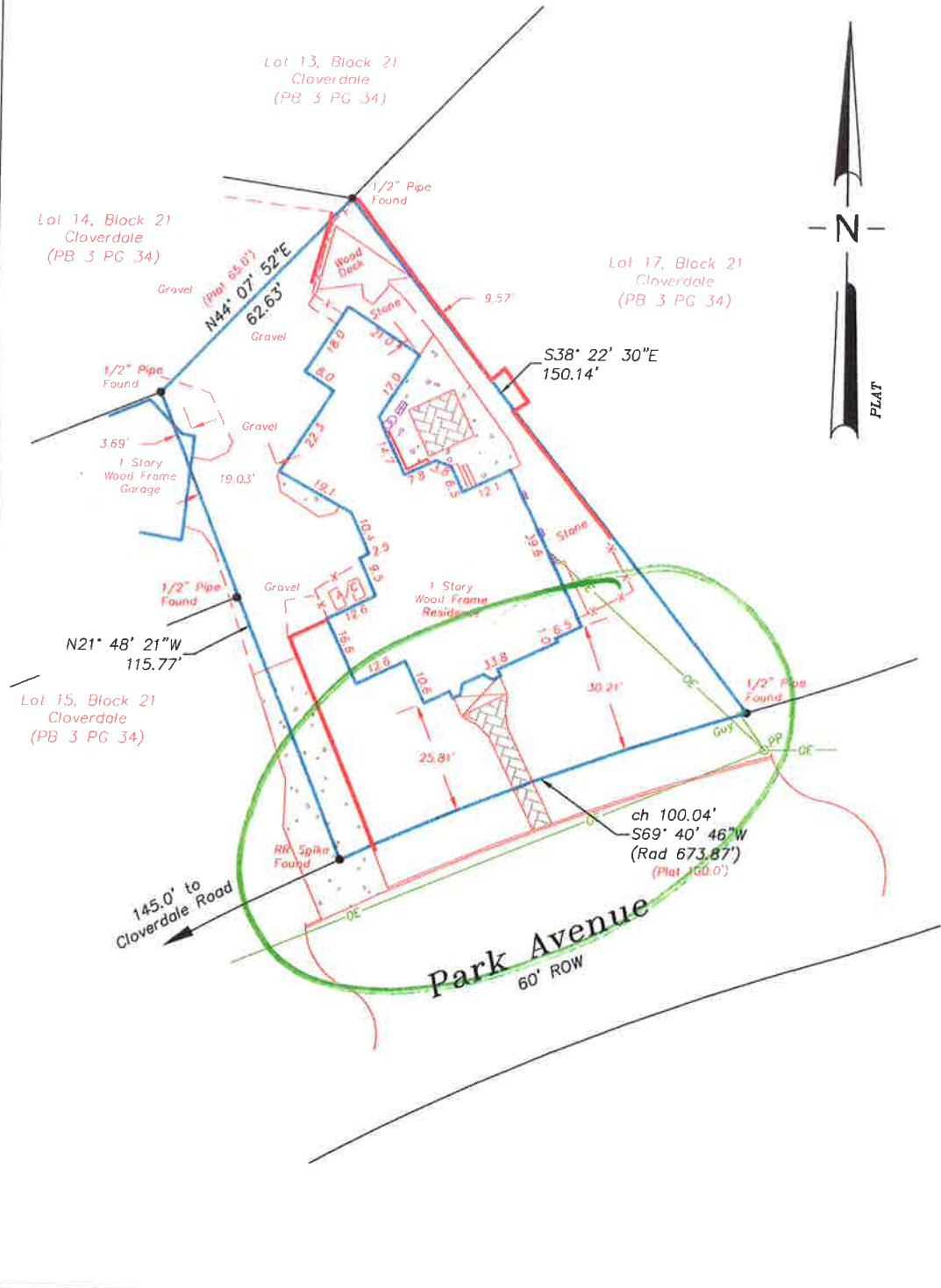
FINE TREE

Property Line

Property Line

HOUSE

STATE OF ALABAMA
MONTGOMERY COUNTY)



Foregoing is a true and correct map of Lot 16 in Block 21 according to the Plat of A RESUBDIVISION OF LOTS 6&7, BLOCK 17, LOTS 7-10, BLOCK 18 AND ALL OF BLOCK 21 OF CLOVERDALE as recorded in the Office of the Judge of Probate of Montgomery County, Al in Book 3 at Page 34; according to reliable information, the correct address is 825 PARK AVENUE, MONTGOMERY, ALABAMA 36106;

SCALE 1" = 30 FEET DATE OF FIELD SURVEY 04-20-2021 TYPE OF SURVEY AS BUILT SURVEY

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET CAP STAMPED CA-0550 LS
- X- FENCE
- A/C AIR CONDITION PAD
- OE- OVERHEAD ELECTRIC
- ▲ P.P. UTILITY POLE

Date Drawn
04-20-2021
Drawn by:
MTB
Checked by:
MTB
Job No.
21-060
Field Book No.
425
Page No.
55
Sheet
1 of 1

PE PILGREEN ENGINEERING, INC.
10270 Hwy 80 East, Montgomery, Alabama 36117
TEL: (334) 272-2897 FAX: (334) 244-8818
Civil Engineers • Land Surveyors • Fire Protection Design

I HEREBY STATE 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.

Martin T. Bletten
MARTIN T. BLETHEN

MARTIN T. BLETHEN - ALABAMA REG. NO. 14728



4D

5. PRESENTED BY: Maritza Villacis

SUBJECT: Request for approval front parking area with landscaping for the property located at 2305 St. Charles Avenue (Capitol Heights-St. Charles).

REMARKS: The petitioner is requesting permission to create off street parking for an 8 unit apartment building that currently has limited parking between the building and north property line (it is not wide enough to do more than pull in and back out two or three vehicles). Because of the corner location, on street parking is extremely limited. After consultation with staff regarding the creation of a screened motorcourt, the proposal provided 7 parking spaces accessible from North Panama Street with a two layer buffer of shrubs and understory trees at the St. Charles frontage (the property behind this is outside the district). The parking access behind the building will be allocated to handicap parking. The landscape buffer will encroach into the right of way, with the blessing of the Urban Forester.

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-65-m

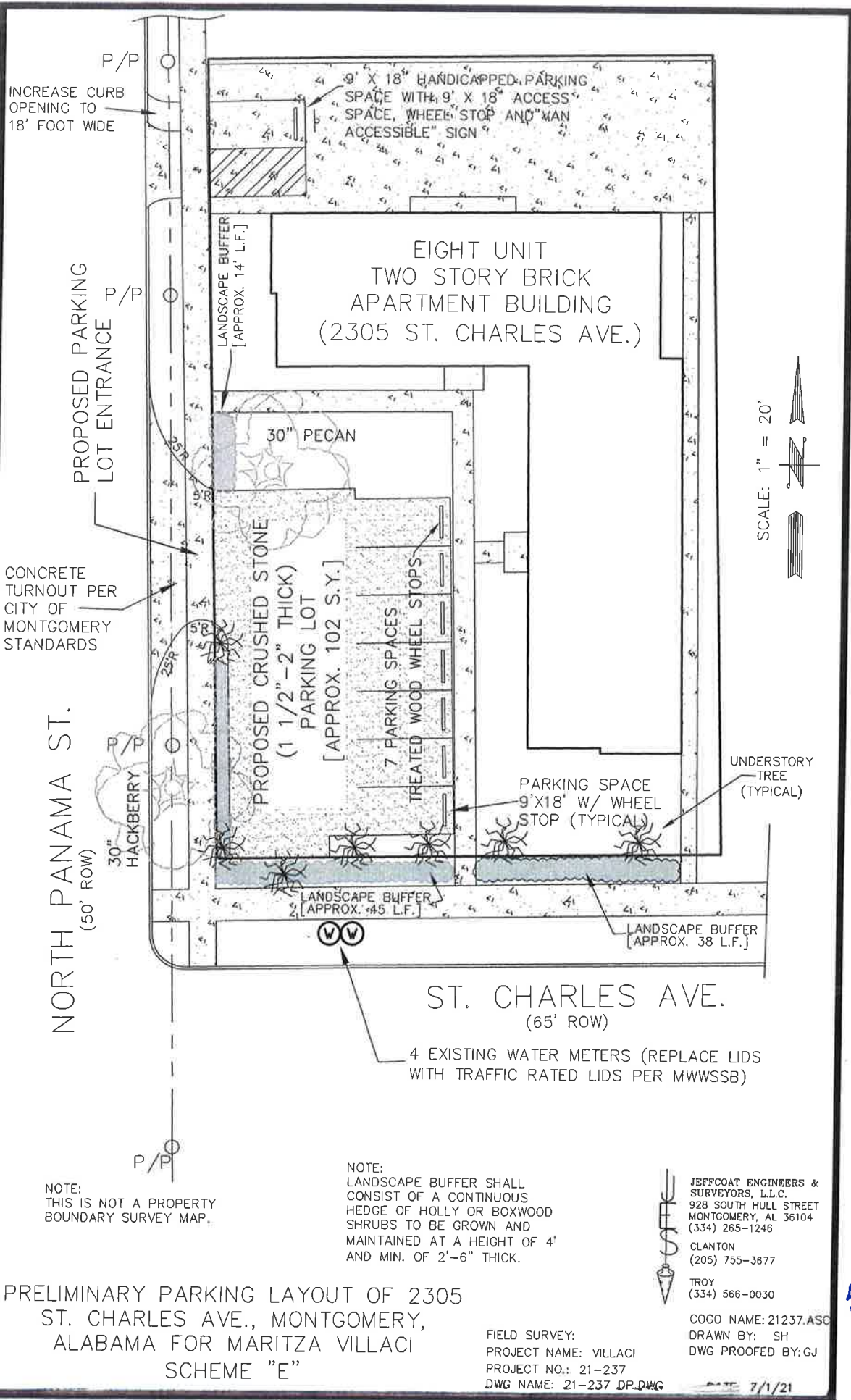
- This property has languished boarded up for many years, and while it is generally not the policy of the ARB to allow the absorption of a front green space for parking, the location presents challenges for other parking options and the relationship of this building to the street is different than a single family residence. It is the opinion of staff that protecting the view from St. Charles will help the new owner to make this property viable.
- Staff notes that it appears new doors have been installed, the owners are reminded that all exterior changes need to come before the board.
- Landscape hedge should follow the City of Montgomery minimum landscaping guidelines, 18” tall at installation spaced no more than 36” apart.

COMMENTS _____

ACTION _____







INCREASE CURB OPENING TO 18' FOOT WIDE

PROPOSED PARKING LOT ENTRANCE

CONCRETE TURNOUT PER CITY OF MONTGOMERY STANDARDS

NORTH PANAMA ST. (50' ROW)

30" HACKBERRY

LANDSCAPE BUFFER [APPROX. 14' L.F.]

30" PECAN

PROPOSED CRUSHED STONE (1 1/2" - 2" THICK) PARKING LOT [APPROX. 102 S.Y.]

7 PARKING SPACES TREATED WOOD WHEEL STOPS

PARKING SPACE 9'X18' W/ WHEEL STOP (TYPICAL)

UNDERSTORY TREE (TYPICAL)

LANDSCAPE BUFFER [APPROX. 45 L.F.]

LANDSCAPE BUFFER [APPROX. 38 L.F.]

ST. CHARLES AVE. (65' ROW)

4 EXISTING WATER METERS (REPLACE LIDS WITH TRAFFIC RATED LIDS PER MWWSSB)

NOTE: THIS IS NOT A PROPERTY BOUNDARY SURVEY MAP.

NOTE: LANDSCAPE BUFFER SHALL CONSIST OF A CONTINUOUS HEDGE OF HOLLY OR BOXWOOD SHRUBS TO BE GROWN AND MAINTAINED AT A HEIGHT OF 4' AND MIN. OF 2'-6" THICK.

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
928 SOUTH HULL STREET
MONTGOMERY, AL 36104
(334) 265-1246

CLANTON (205) 755-3877

TROY (334) 566-0030

COGO NAME: 21237.ASC
DRAWN BY: SH
DWG PROOFED BY: GJ

PRELIMINARY PARKING LAYOUT OF 2305 ST. CHARLES AVE., MONTGOMERY, ALABAMA FOR MARITZA VILLACI SCHEME "E"

FIELD SURVEY:
PROJECT NAME: VILLACI
PROJECT NO.: 21-237
DWG NAME: 21-237 DP.DWG

DATE 7/1/21

50

6. PRESENTED BY: Chase Carraway

SUBJECT: Request for approval of a revised parking plan with landscaping for the property located at 516 Thorn Place (Cloverdale).

REMARKS: The petitioner received previous approval for a modified parking plan for this property. The current proposal would create a driveway to the right of the house, leaving the picket fence in place but making a section gates to access two parking spots at the rear of the house. There will be one parking space (previously approved for two) behind the cedar tree in front of the fence and enclosed with a boxwood hedge. The gravel driveway will be edged with brick and unused portions of the current parking pad will have sod installed.

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

- The Board approved the previous plan as the proposed parking was off to the side and not in front of the house, and geotextile material was proposed around the cedar tree. The Board did not approve the original proposal for a circular driveway.
- No objection from Urban Forestry.

COMMENTS _____

ACTION _____



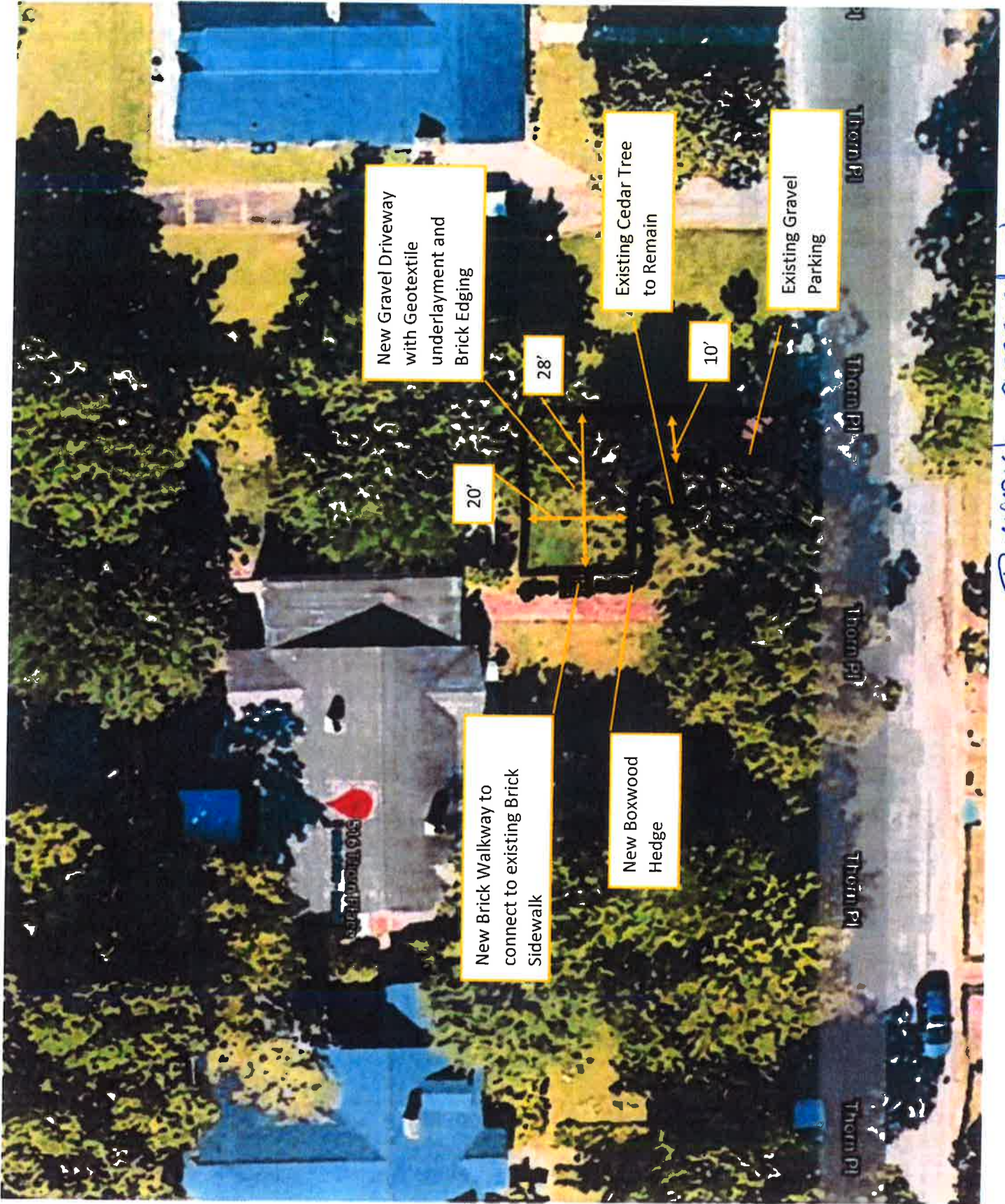
516 Thorn Place

CoA



60

revised



Previously approved plan

6D

7. PRESENTED BY: Jake Johnson

SUBJECT: Request for approval of an addition and deck alterations for the property located at 609 Martha Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to extend an existing deck, add a low sloping roof over the deck to provide cover on a portion of the deck, and add a 15'x12' ell extension off the rear gable as illustrated. Windows to be true or simulated divided lite in wood or aluminum clad wood, 4:4 to match existing windows. Roof and paint to match existing, siding to be hardieboard to match the existing siding reveal.

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: T4-r

- None of this will be visible from the street. No objection.

COMMENTS _____

ACTION _____

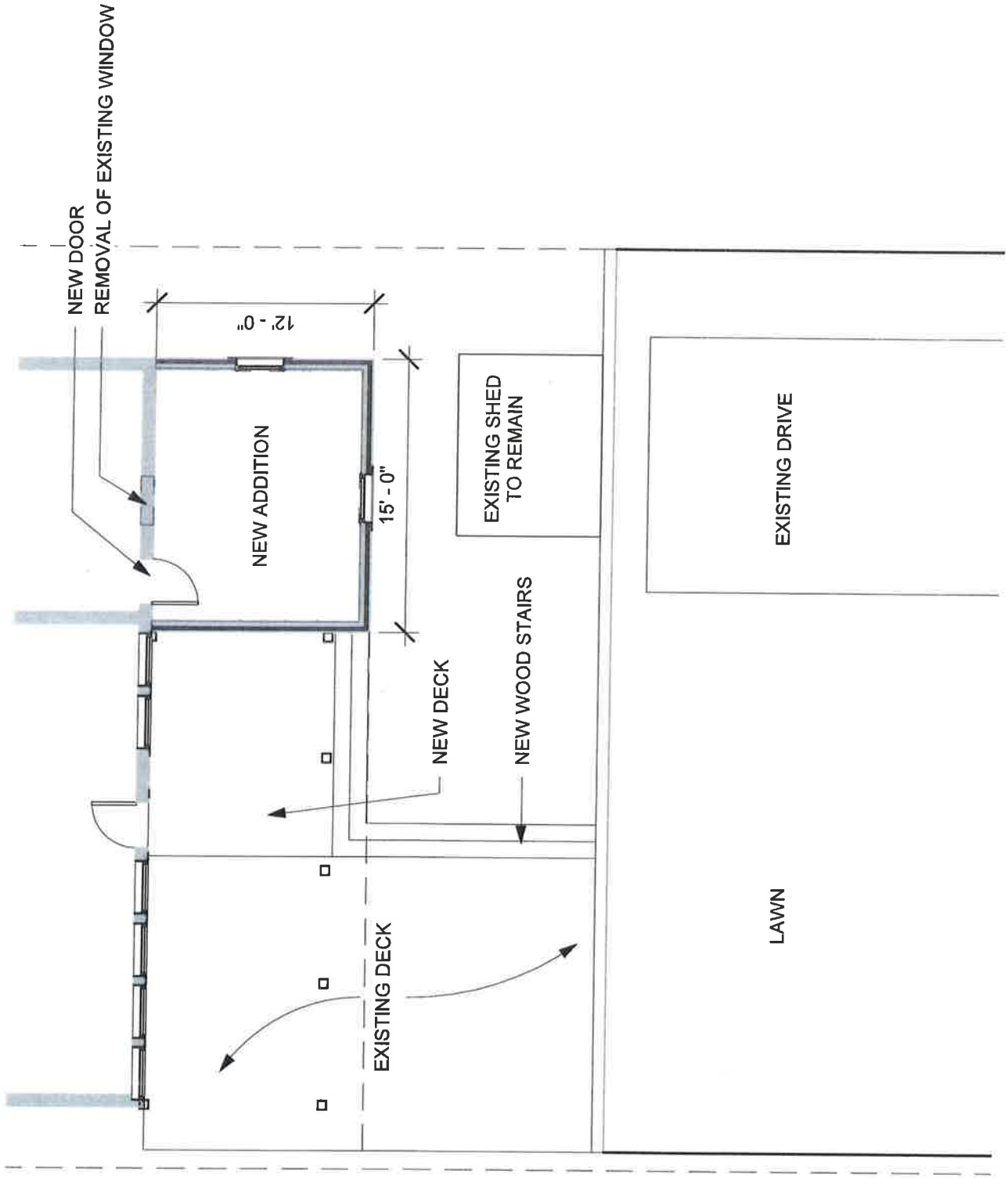


609 Martha Street

7A

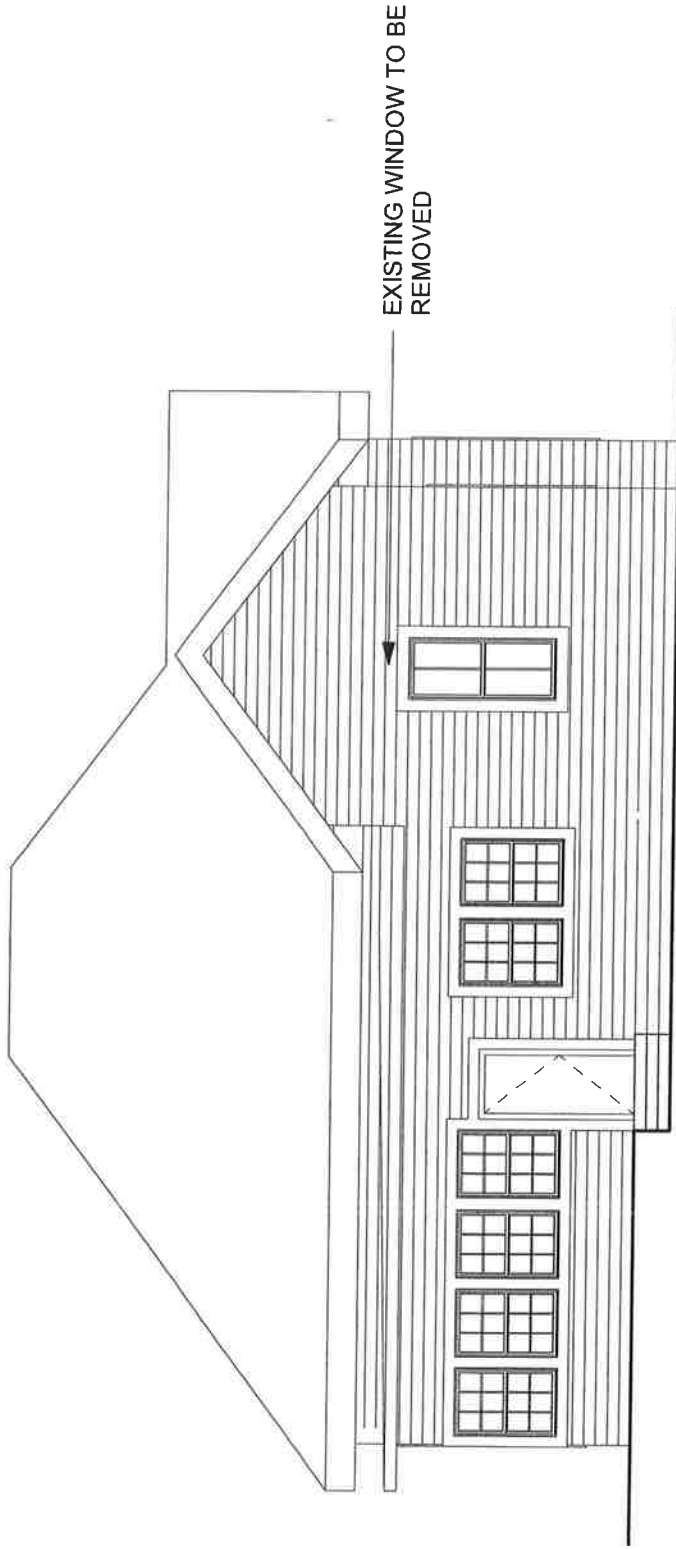


78



7C

1 PORCH / ADDITION
1/8" = 1'-0"



1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"

D

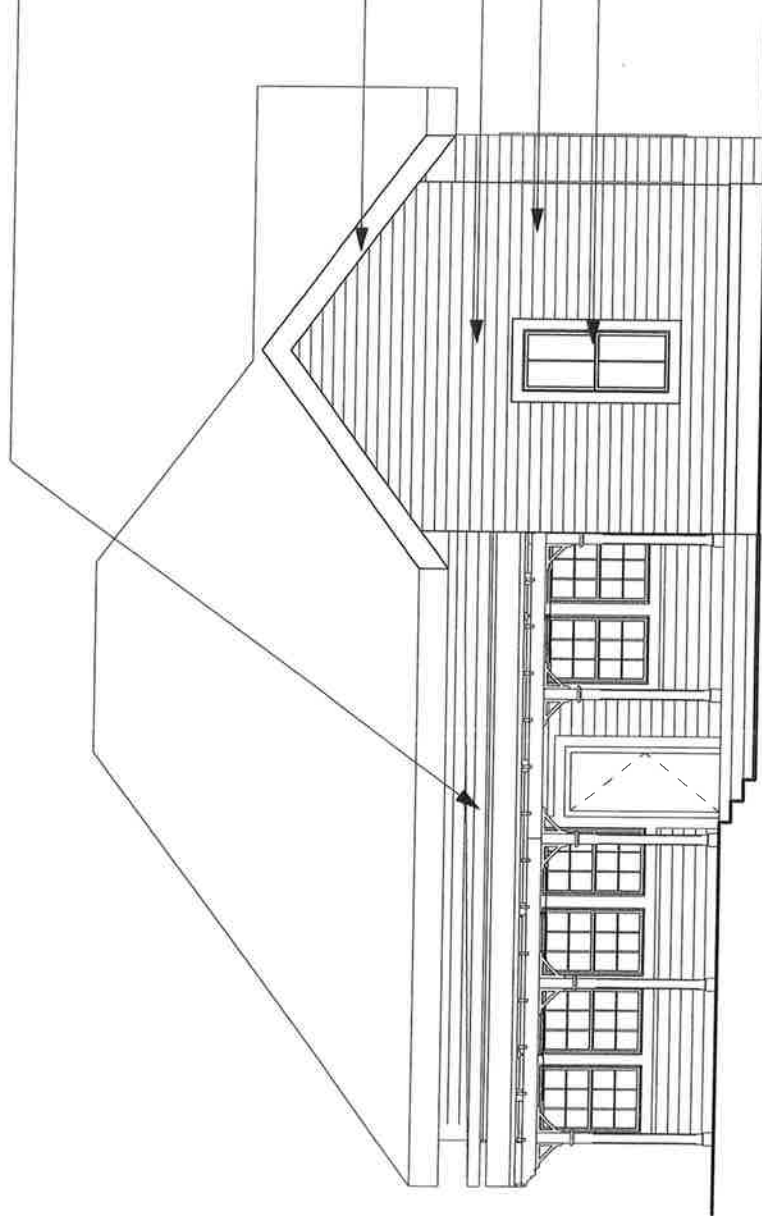
LOW-SLOPE ROOF MEMBRANE

NEW ROOF LINE AND GABLE TRIM
TO MATCH EXISTING

NEW ADDITION

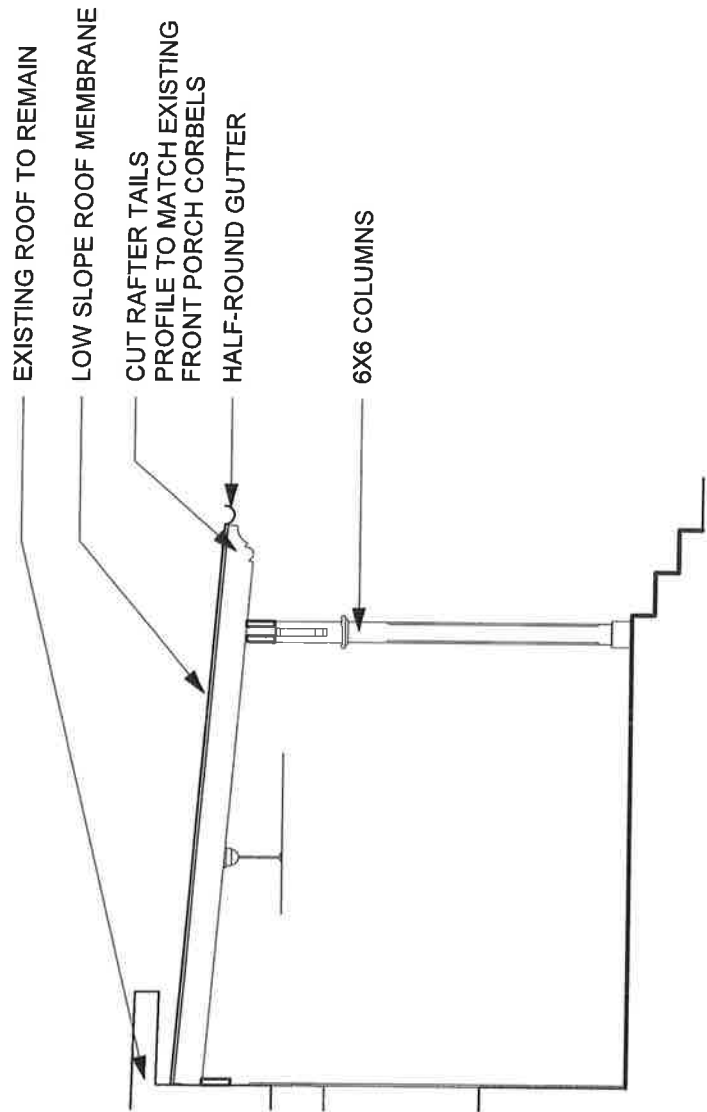
NEW HARDIE SIDING

NEW DIVIDED LITE WINDOW



75

1 SOUTH ELEVATION - NEW
1/8" = 1'-0"



1 PORCH SECTION
 1/4" = 1'-0"

7F

8. PRESENTED BY: Calvin C. Fluker, III

SUBJECT: Request for approval of a porch railing to replace existing railing (violation) for the property located at 472 Clanton Avenue (Garden District).

REMARKS: The petitioner installed a horizontal porch rail without approval after receiving a cancellation notice from his insurer. He is proposing replacing the current rail with a more traditional rail as illustrated. Rail height and finish was not specified.

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-d

- To avoid going from a corral look to a play pen, the rail height should be no more than 36” above the porch floor.
- Porch rails were traditionally painted, the new rail should be painted to provide a finished look.

COMMENTS _____

ACTION _____



472 Clanton Avenue

8A



Proposed

9. PRESENTED BY: Cristina Cadden

SUBJECT: Request for approval of a handicap ramp, modifications to a previously approved parking plan, and signage for the property located at 1616 South Perry Street (Garden District).

REMARKS: If any board member has been contacted outside of a meeting setting regarding this property it should be disclosed as it could be considered ex parte communication.

The petitioner is requesting permission to install ADA compliant 35' black steel ramp from the end of the front terrace steps (south/left) which will turn 90 degrees and discharge at the rear driveway. The ramp will sit over the existing steps and the remaining portion installed on paver/footer, both of which can be removed. Because of the grade change at the rear of the house, this was the best location for the ramp. A hedge screen in front of the ramp facing S. Perry Street is proposed.

The petitioner is requesting approval of a revised gate and screening plan for the previously approved parking area at the south end of the property facing S. Perry Street. The previous submission called for brick gate posts and a metal gate with a vegetative screen to either side, the plan has been revised to include the installation of a brick wall at 6' sloping down to 4', with installation of wall lettering as illustrated. The sign will be illuminated by a solar powered spot light.

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: B-1-b-q

- Because the property is zoned B-1-b-q, no variance would be required for the gate or wall sections that are proposed.
- There have been concerns expressed that the plan is not being executed as previously approved—namely the use of turf strips applied to solid concrete where grass planting strips between 4'x4' slabs on diagonal were proposed. The concrete parking area was reduced in length, and visually meets what was approved by the Board. It was determined, in consultation with the Board chair, that because the parking area is a new, non-historic feature, that the project could move forward so that we could determine how visible this feature is with all the proposed screening in place. It has not been our practice to stop projects mid-stream unless there have been wild deviations in the plan, which we determined not to be the case. We have also been made aware that someone on S. Hull has an astroturf putting green in their backyard.
- No objection

COMMENTS _____

ACTION _____



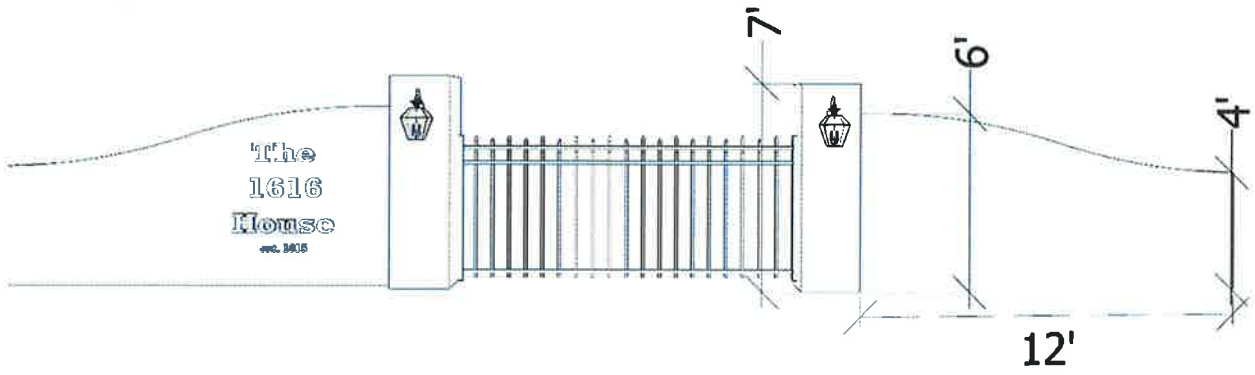
1616 S Perry Street

9A



1616 S Perry Street

9B





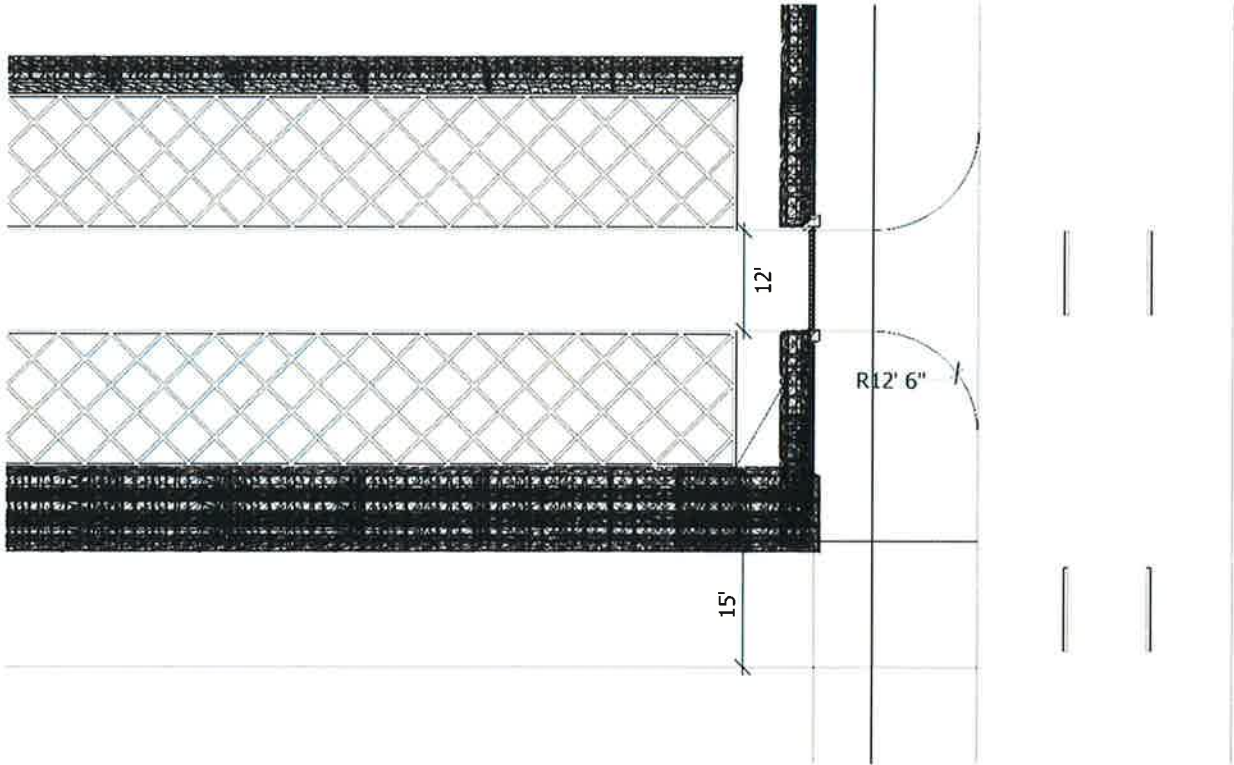
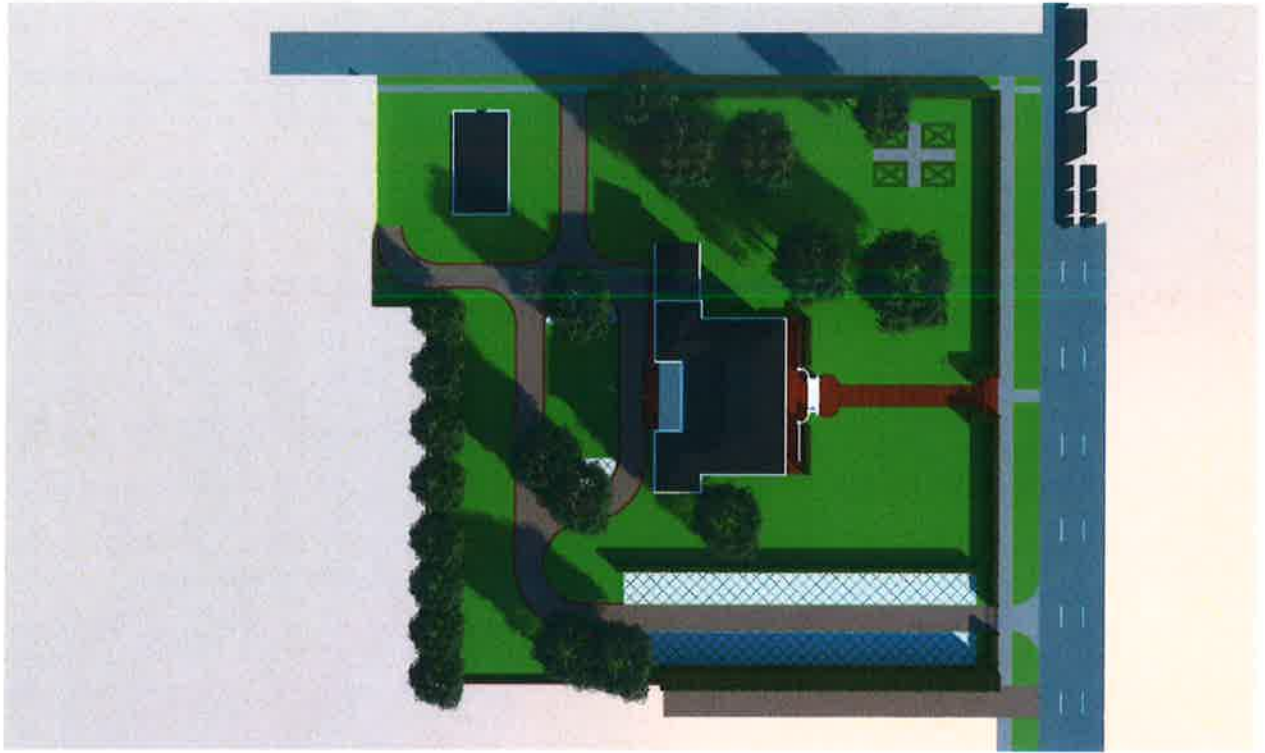
Inspiration







Previously approved



Hedge to screen parking from lawn

Previously approved

IV. Other business

a. Proposed expedited review process for driveway and walkway replacement

Expedited review procedure for driveway and walkway replacement (proposed) Application required!

Applications are required for any changes in material or work that is not considered a repair (replacement in kind).

Change of materials in the same footprint (or smaller) as existing driveway or walkway:

- Poured, stamped, stained concrete; solid or as runners
- Brick pavers
- Landscape pavers in gray or a gray and black combination (mimics the traditional color pattern of hex paver sidewalks and some square paver walkways)
- Combination of brick and concrete
- Loose material: gravel or crushed run, must include a low profile edging plan (e.g. steel edging, mondo grass) to contain gravel and prevent parking creep. Concrete apron at the curb required.
- Where driveways and walkways are together they must be kept separate and distinct from one another.
- Need to be cleared by Urban Forester regarding excavation near any mature/character defining trees in the ROW or on the property
- Additional parking in rear yard not visible from the ROW (not in front of any other primary structure like the cluster of cottages on Ridge where parking was proposed between two front dwellings and a rear dwelling)?

Requires approval from ARB

- Widening of the driveway (especially to accommodate more than one vehicle side by side);
- Asphalt
- New driveway configurations (parking pads, circular drives, anything that may require screening to retain a residential feel)
- New driveways (location and impact on mature trees needs to be evaluated)
- Loose material in conjunction with higher profile containment solution visible from the street, e.g. retaining walls, railroad ties, landscape timbers
- Walkways using landscape pavers in various colors (I had someone replace concrete with two colors of pavers that made the front walk look like a racing stripe—they fixed in instead of appearing before the board)

Any petition that gives staff pause for any reason will be brought before the Board for consideration.