

A G E N D A

Architectural Review Board

August 24, 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 July 27, 2021 meeting**
- II. Administrative Actions**
- III. Full Review Items**

| <u>Item</u> | <u>Petitioner</u> | <u>Historic District</u> | <u>Location</u> |
|--------------------|---|---------------------------------|--------------------------------|
| 1. | Autumn Lewis | Cloverdale | 1212 Westmoreland Ave |
| 2. | Ruben Gonzalez | Capitol Heights-St. Charles | 2310 St. Charles Ave |
| 3. | Avery Borntrager | Capitol Heights-Capitol Parkway | 48 S. Capitol Parkway |
| 4. | Christy Anderson on behalf of Evelyn Tacket | Cloverdale | 1267 Magnolia Curve (advisory) |

- IV. Other Business**
 - a. Proposed expedited review process for driveway and walkway replacement**

**The next meeting of the Architectural Review Board will be on
September 28, 2021 at 5:30 p.m.**

II. Administrative Actions

| | | | | |
|---------|----------------|------------------------|---------------------------------|----------------|
| 7/29/21 | 3318 Lexington | Cloverdale Idlewild | Tree removal/dead and expedited | Admin approval |
| 8/2/21 | 602 Martha St | Cottage Hill | Tree removal w/ replace | Admin approval |

III. Full Review of Items

1. PRESENTED BY: Autumn Lewis

SUBJECT: Request for approval of the installation of shutters for the property located at 1212 Westmoreland Avenue (Cloverdale).

REMARKS: The petitioner is requesting permission to install black, fixed single wood louvered shutter to three windows on the front of the house facing the street. Each shutter is 18"x84", the windows are 36"x84".

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-s

- This house was built in 1986
- The shutters are appropriately dimensioned, no objection.

COMMENTS _____

ACTION _____



1212 Westmoreland Avenue

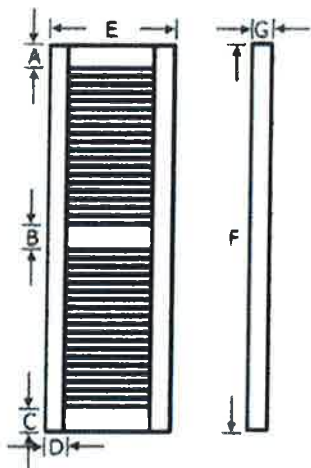
1A

LOUVER SHUTTERS

Louvered Window Shutters offer tasteful signature styling and a timeless accent to homes. Imagine the graceful yet enduring beauty that these exterior shutters can bring to your home. Choose from one of our many louver combinations. Custom made in a variety of sizes and lengths.



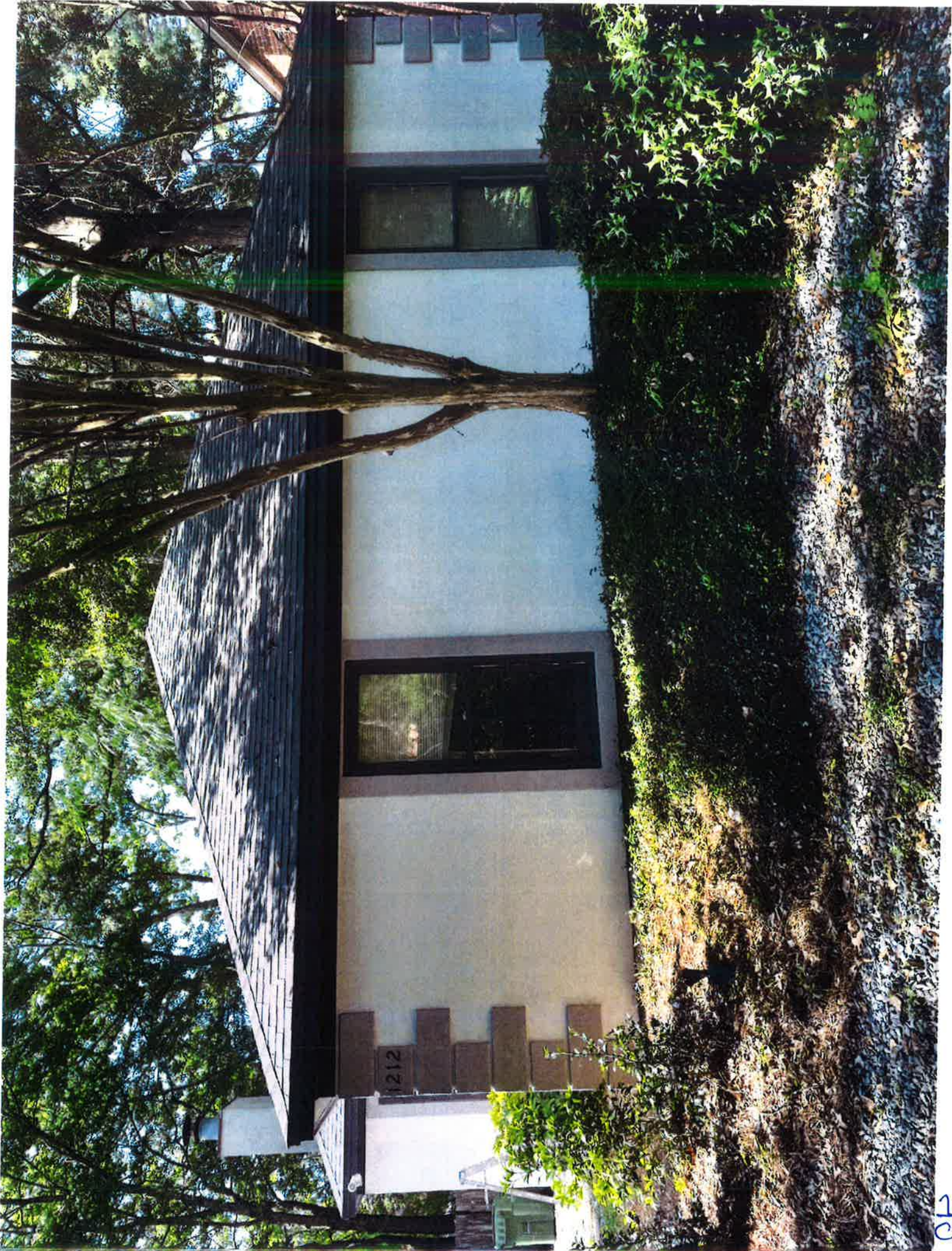
SHUTTER DIMENSIONS



| | PINE | CEDAR | REDWOOD | MAHOGANY |
|----------------|---------------|---------------|---------------|---------------|
| Louver Angle | 17° | 17° | 17° | 17° |
| Louver Spacing | 1 3/4" | 1 1/2" | 1 1/2" | 1 1/2" |
| Louver Size | 1/4" x 1 3/4" | 1/4" x 1 1/2" | 1/4" x 1 1/2" | 1/4" x 1 1/2" |
| Top Rail A | 3" | 3" | 3" | 3" |
| Center Rail B | 3" | 3" | 3" | 3" |
| Bottom Rail C | 3" to 5 1/2" | 3" to 5 1/2" | 3" to 5 1/2" | 3" to 5 1/2" |
| Stiles D | 2 1/8" | 2 1/8" | 2 1/8" | 2 1/8" |
| Width E | 9" to 36"* | 9" to 36"* | 9" to 36"* | 9" to 36"* |
| Height F | 15" to 150"* | 15" to 150"* | 15" to 150"* | 15" to 150"* |
| Thickness G | 1" | 1 1/2" | 1 1/2" | 1 1/2" |

*Available in 1/8" increments.

IB





1-D

2. PRESENTED BY: Ruben Gonzalez

SUBJECT: Request for approval of a front yard fence for the property located at 2310 St. Charles Avenue (Capitol Heights-St. Charles).

REMARKS: The petitioner is requesting permission to install a 4' high wood picket fence, or 4' high chain link fence between this property and the property to the west as illustrated to separate the front yards. This is primarily to keep children in the yard and out of the neighbor's yard. There will be a short return to the house with a gate concealing an AC unit.

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 is a case of good fences make good neighbors.
- The Board has previously approved front yard/side boundary fences
- Low chain link fences between properties are a more typical feature in Capitol Heights than some of our other districts, e.g. there is one between my house and my neighbor's that extends to the city sidewalk (and has probably been there 50+ years). There is a chain link fence on the other side of the property.

COMMENTS _____

ACTION _____



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Our house.
2310 Saint Charles Ave.

Gate

Proposed Fence
40 feet wood picket fence
4 feet tall to be acquired
from Home Depot &
64 inches gate to have
access to the AC unit.

Why the fence is needed.
Our next door neighbor
Complains that our children
walk on his property.
It will avoid issues and it
will enhance the view.

Saint Charles Avenue

23

B. 4
of 6

West

South

North

Lee High School

Ann St

Shopping Center

Capitol Heights Middle School

Federal Dr



My House
2310 Saint Charles Ave.
AK

64 inches Gate
We are asking permission
to erect a 4 ft picket wood
fence, 40 ft on the
west side

Dividing
Property Line

Saint Charles Avenue

Driveway

5 ft chain link
fence it have
been here for
40+ yrs.

10 ft wood fence
erected by the
Shopping Ctr.

22

East

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of 6



10-foot wood fence erected by the shopping ctr.
Chain link fence belong to the St. Charles' property



This is the proposed picket wood fence we are planning to erect on the eastside of the property. (40 feet in length & 68 inches gate to enter into our AC area.)



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of 6

This is the property line where we are proposing to erect a 4-foot wood picket fence and or similar one to prevent our children to cross into the neighbor yard.
Our house is all fenced all around the property, except this part of the property.

3. PRESENTED BY: Avery Bortrager

SUBJECT: Request for approval of front sidewalk replacement for the property located at 48 S. Capitol Parkway (Capitol Heights-Capitol Parkway)

REMARKS: The petitioner is requesting permission to replace a small hex paver walkway from the city sidewalk to the front steps with some cobblestone pavers in the color and pattern as illustrated. The small pavers are not an available replacement material.

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-s

- No objection.

COMMENTS _____

ACTION _____







4. PRESENTED BY: Christy Anderson on behalf of Evelyn Tackett

SUBJECT: Advisory review for window replacement for 1267 Magnolia Curve (Cloverdale) and discussion about window replacement in general.

REMARKS: Ms. Tackett's house was built in 1939, and has large banks of steel casement windows throughout. The steel is rusting and expanding, so much so that it has and continues to crack panes of glass. In the 7 years she has owned the house (and we have discussed the windows on multiple occasions in the last several years), she has spent approximately \$9000 on their maintenance—replacing broken glass, reglazing and repainting the frames, but the deterioration continues. Ms. Tackett is proposing Weathershield casements and/or casement/fixed window combinations to closely duplicate the appearance on the street frontage. She would like to know if the board would consider Weathershield casement and fixed windows with no lite configuration to replace windows on the other elevations. As the house is situated, the only thing visible from the street is the front elevation. The current windows also do not meet egress code.

In an email to the Board and districts, I noted in 2004, our ordinance was changed from reviewing “changes visible from the public right of way” to “any exterior change”. While the ARB is charged with whether or not a proposed change is appropriate or not, and not what the cost of the change would be, we do now have a hardship provision in the code that would most likely be invoked when someone is looking at window replacement. If I replaced all the windows in my house in Capitol Heights it would cost the same as if my house was in Cloverdale, except my house in Cloverdale would be worth 2-3 times what it is where it is (heaven help the folks on Highland Avenue if they need windows). I have had discussions with several people recently who have contemplated buying and renovating abandoned properties who have to make the calculation that \$30,000 worth of windows makes the entire project unfeasible. And of course there have been homeowners who would rather move than sink that kind of money into their property, especially given that studies show you'll never recoup your investment before that new window fails (see my guide!

<https://www.montgomeryal.gov/home/showpublisheddocument/14275/637329047661670000>)

A pattern that has emerged recently in Board decisions is that the front windows (and street side on corner lots) need to be preserved (those approvals have been visual equivalents or preservation of the front). Do we want to give greater consideration to what is visible from the street? Would this just be the front elevation (and side elevation on corner buildings)? Most of our districts are significant because they are assemblages of buildings and streetscapes, not because they are all individual architectural marvels. Would we allow the use of vinyl or non-matching windows in non-visible or side and rear locations (which was approved on Graham Street after an ‘oops’)? An application would still be required to review proposed changes—we look at things on a case by case basis and change is what triggers review, but I do wonder if this adherence to applying this standard to all windows is counterproductively burdensome.

The ARB has approved incongruous windows when property owners have done work without permission. My concern is that with this rigid application of window standards to all elevations, abandoned properties will continue to languish and it will be a severe impediment to creating anymore historic districts because we will essentially price protection out of reach for some of them. To my mind that is counterproductive for trying to preserve neighborhoods. Even with the hardship provision, they would first have to be denied by ARB and then come back to claim

hardship, I don't see a lot of folks in Highland Park, Centennial Hill or Dalraida asking for multiple hoops to jump through.

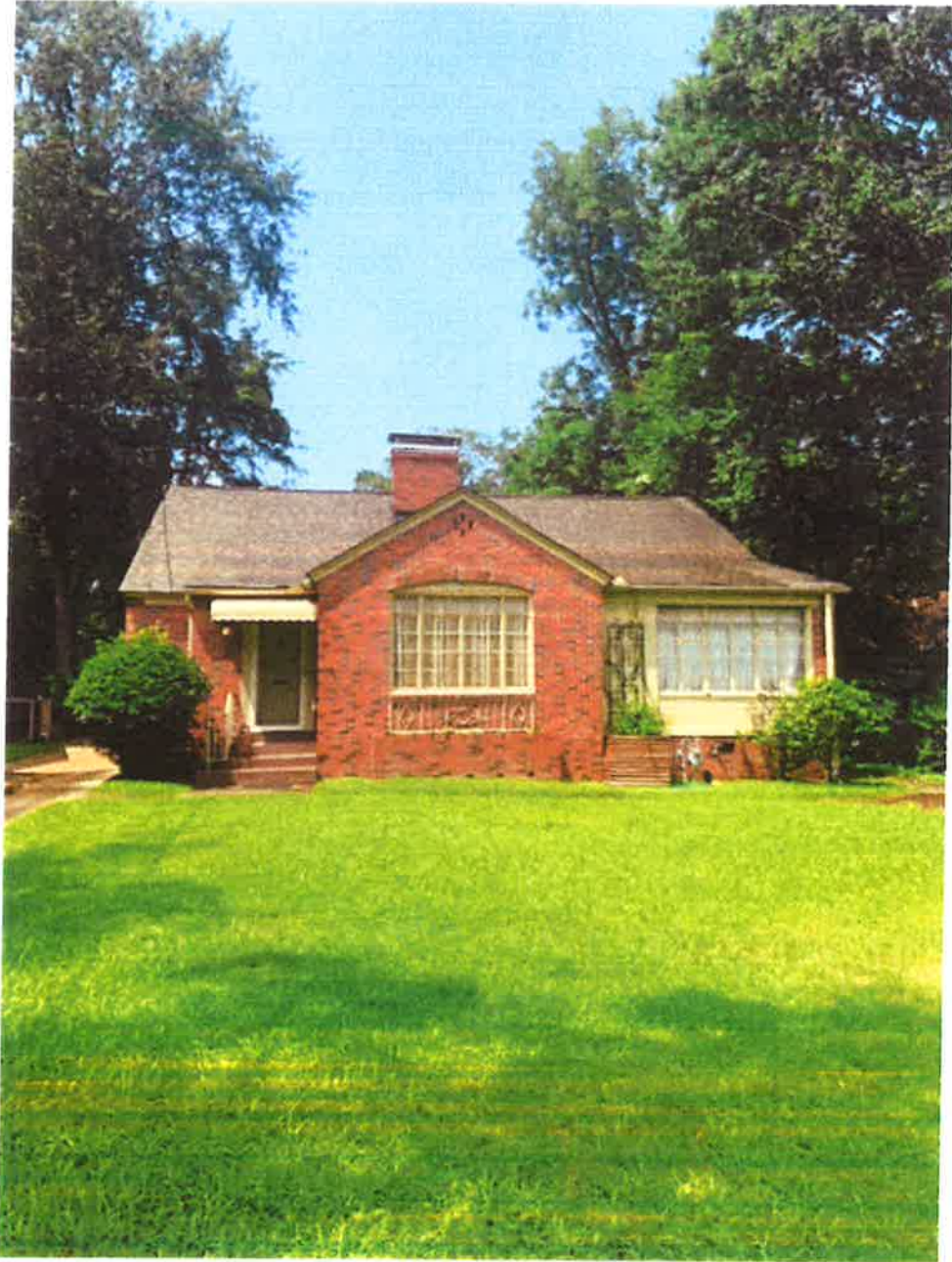
STANDARD OF REVIEW: Section 15-127 of the City Code states that “the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character 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

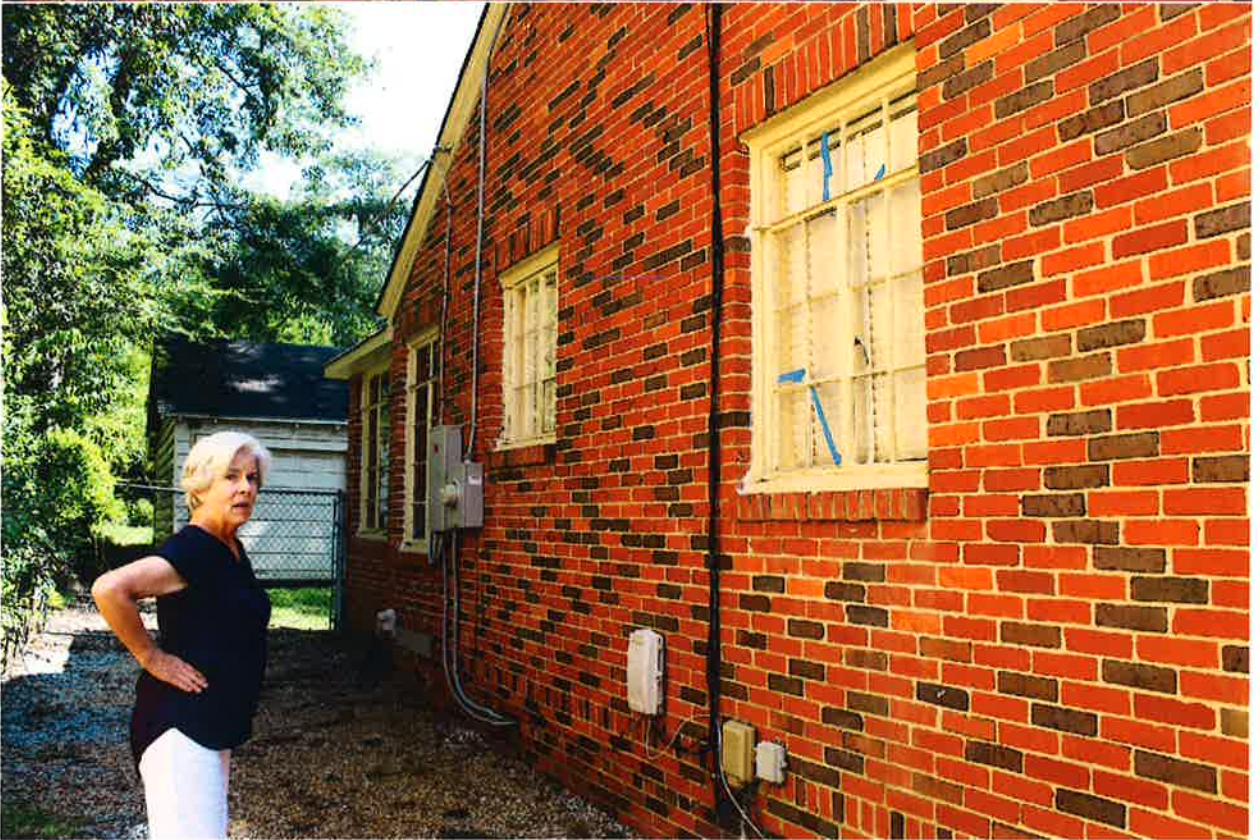
Zoning: R-65-s

COMMENTS _____

ACTION _____









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 (square or hexagonal) 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

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)
- Additional parking in rear yard

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