

A G E N D A

Architectural Review Board

October 26, 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 September 28, 2021 meetings

II. Administrative Actions

III. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Denton Hawk	Cottage Hill	635 Martha Street
2.	Evelyn Tackett	Cloverdale	1267 Magnolia Curve
3.	Perrin Underwood	Cloverdale	1827 Ridge Avenue
4.	Glennon Bené	Garden District	1349 S. Perry St.
5.	Sam Sewell	Garden District	1324 S. Perry St.
6.	Jessie Love	Cloverdale Idlewild	847 Ponce de Leon
7.	Frank Moody	Cloverdale	1132 Westmoreland Avenue

IV. Other Business

**The next meeting of the Architectural Review Board will be on
WEDNESDAY November 17, 2021 at 5:30 p.m.**

II. Administrative Actions

9/16/2021	640 Plymouth St	Cloverdale Idlewild	Violation--window replacement	Violation 30 day letter
9/30/2021	3255 Norman Bridge Road	Cloverdale Idlewild	Court--painting unpainted brick	Fine levied by court
10/7/2021	2323 St. Charles	St. Charles Capitol Heights	Court--roof replacement	Judge ordered owner to make application to ARB, and to be prepared to develop a replacement plan if ARB denies. To be review at November ARB meeting.
10/13/2021	3365 LeBron Rd	Cloverdale Idlewild	Tree removal-violation	Violation 30 day letter
10/13/2021	3357 LeBron Rd	Cloverdale Idlewild	Tree removal-violation	Violation 30 day letter

III. Full Review of Items

1. PRESENTED BY: Denton Hawk

SUBJECT: Request for approval of a roof replacement for the property located at 635 Martha Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to replace an existing metal roof with an architectural shingle roof in Weathered Wood. The current roof was installed approximately 12 years ago, replacing an earlier metal roof, but the owner has had problems with the roof for several years.

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

COMMENTS _____

ACTION _____



635 Martha Street
October 2021

2. PRESENTED BY: Evelyn Tackett

SUBJECT: Request for approval of window replacement for the property located at 1267 Magnolia Curve (Cloverdale).

REMARKS: The petitioner is requesting permission to replace the original, deteriorating steel windows with new aluminum clad Weathershield windows or Kolbe Glastra (proprietary fiberglass & UV stable polymer composite). The front windows will match the existing picture window configuration. For the side and rear windows, the petitioner would like the option of changing the casement and casement/picture window combinations to sash windows with a similar lite pattern (SDL/grid on glass). The petitioner is trying to get a sample of the Kolbe window for the meeting. You can see an installed example at the construction project at 36 Commerce Street (project at the Old City Federal Building—photo attached).

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

- Just by way of reference, the Kolbe windows are what are intended for use to replace the failing and missing steel windows at Grove Court Apartments because they offer a thin muntin profile that more closely mimics the metal windows (which is how we learned about them). Ms. Tackett also investigated the Peerless windows proposed last month for the Water Works pump station at my suggestion, she has a house where it might be an appropriate replacement (metal for metal), but it was not a cost effective option.
- The front elevation is the most critical being visible from the street, no objection to the proposal of retaining the front appearance and altering the window configurations (introducing sash or more fixed windows) on the sides and rear in either the Weathershield or Kolbe.

COMMENTS _____

ACTION _____



1267 Magnolia Curve
October 2021



1267 Magnolia Curve
October 2021



1267 Magnolia Curve
October 2021



1267 Magnolia Curve
October 2021

20



KOLBE

ARB

Example of type - not for all openings

WEATHER SHIELD. WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451
weathershield.com

WSOneSource 1.0

QUOTE

Project Date: 07/30/2021
Quote Date: 07/30/2021
Quote #: 2550296

Printed: 07/30/2021 03:29 PM
Total Lead Time: 13 Weeks

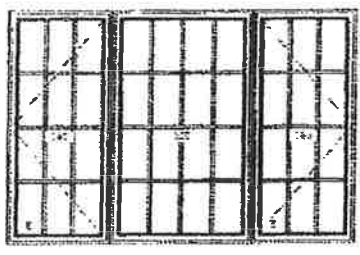
Sold To: 72503
Evelyn Tackett
1267 Magnolia
Montgomery, AL 36105

Ship To: 72503
Evelyn Tackett
1267 Magnolia
Montgomery, AL 36108

Delivery Instructions

Deliver To:

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
1	1	P.O. Location: 1 Job: Tackett Res.		Price:



- Signature Series Generic Mull and Stack Combination 1 Wide Complete Unit
- Mfg Date 4/2/2016 to Present
- Signature 2.0
- Frame Style Casement/Awning- *PICTURE*
- See weathershield.com for PG/DP information
- Aluminum Clad - - White - AAMA 2605
- Exterior Panel/Sash Color White
- W/White Sash Weatherstrip
- W/Frame Nailing Fin
- 4 9/16" Jamb Depth -
- Pine -
- W/Wood Glazing Bead -
- Zo-E Shield 5
- W/Out Neat Clean Glass
- Glazing Bead Type - Colonial - Back Side Glz Bd Match Interior Finish
- W/Out Protective Film
- Black Spacer
- W/Inert Airspace Gas
- 5/8" - Pine - SDL W/GBG - Rectangular -
- Colonial Interior Bar Profile
- No Interior Bar Finish/Stain -
- W/Standard Hardware - Black -
- 10" Adjustable Hinge -
- Dual Arm Operator
- Handle/Cover/Kit Ship Separate
- W/Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose
- 0 1/16" - Vertical Spread Mull

(Viewed from Exterior)
Rough Opening 94-5/8" x 63"
Overall Jamb 94-1/8" x 62-1/2"

Lead Time: 13 Weeks

2F

Example of type — not for all openings

Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
001	#1	EA	(1)	40.43	\$2,599.84	\$2,599.84

*** Unit ***

Unit 1.1: MCPTCUST (Assy 1)

Unit 1.2: MCPTCUST (Assy 2)

Unit 1.3: MCPTCUST (Assy 3)

Forgent Rectangle CS/AW Picture



Scaled to Fit

*** Unit ***

Unit 1.1, 1.2, 1.3: Glastra

Rough Opening:
94 3/8" X 63 1/2"

*** Glass ***

Unit 1.1, 1.2, 1.3: Solar Low-E Glass

Frame Size:
93 7/8" X 63"

*** Lite Divisions ***

Unit 1.1, 1.3: Performance Divided Lites, Colonial, 2W5H, 7/8" Bars

Unit Dimension:
93 7/8" X 63"

Unit 1.2: Performance Divided Lites, Colonial, Align Horizontal Bars, 6W5H, 7/8" Bars

*** Species-Finish-Color ***

Unit 1.1, 1.2, 1.3: Cloud Base

*** Casing-Jambs-Trim ***

Unit 1.1, 1.2, 1.3: Remove Fin and Drill, No Casing, 5 7/8" Clips, 4-1/8" Jambs, Unfinished Pine Extension Jamb, Casing Stop Yes, Applied

*** Mulls ***

Mull V1: 1.1 to 1.2, V2: 1.2 to 1.3: Factory Flush 1/16" Standard (63" length)

Hallmark Labels required for all approved product.



26

3. PRESENTED BY: Perrin Underwood

SUBJECT: Request for approval of driveway improvements with additional parking and landscaping for the property located at 1827 Ridge Avenue (Cloverdale).

REMARKS: The petitioner is requesting permission to pave an existing gravel driveway with concrete on the left hand side of the property, and install two symmetrically situated two space parking pads (18’x18’) of interlocking pavers with landscaping as illustrated. Currently on site parking is limited to spaces at the rear for the units behind the primary building, and one parking space on the right hand 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

- In the process of reviewing application, we discovered some issues with the site plan. The site plan incorporates approximately 13’ of city ROW into the proposal, and as such, the parking pad on the right hand side, due to the curve of Ridge Avenue at that location, encroaches on the ROW and the large pine trees are City trees, and the landscaping would have to be approved by the Urban Forester.
- The Urban Forester found that approximately half of the right parking pad encroaches on the ROW and puts it within 1 foot of one of the pine trees. Neither tree would survive excavation/construction and a mitigation fee would be required for their loss in order for that portion of the project to move forward.
- Urban Forestry also noted that the oak trees surrounding the parking area would not survive construction, and their removal and replacement would need to be considered.

COMMENTS _____

ACTION _____



1827 Ridge Ave
October 2021

3A



1827 Ridge Ave
October 2021

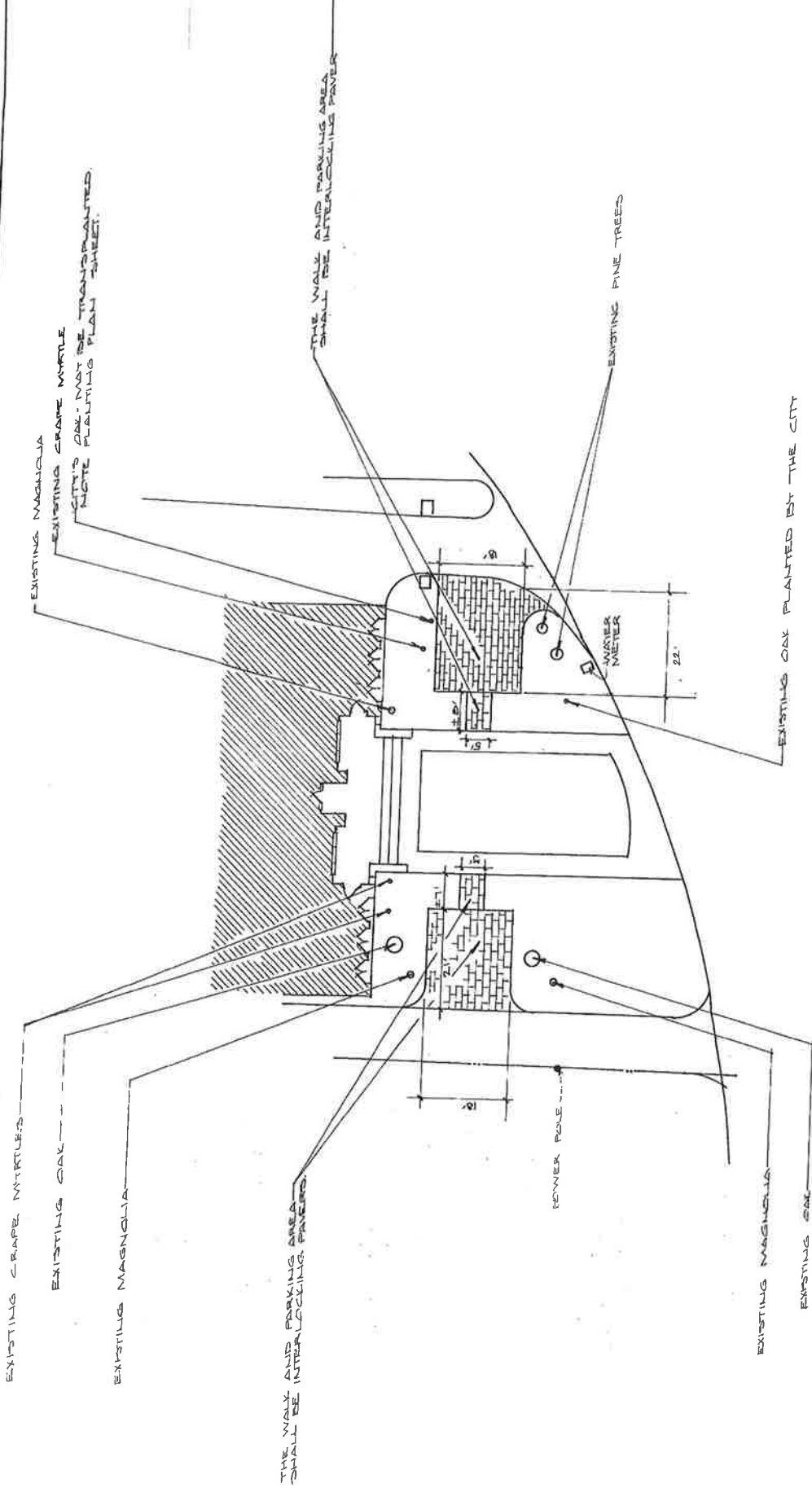


1827 Ridge Ave
October 2021



Right side from driveway, pine trees in ROW

THE CONDOMINIUM ON RIDGE LAYOUT		
DATE	5/25/2015	SCALE
1" = 10' - 0"		



2 EXISTING CRAPE MYRTLE
WHERE EXISTING BENCHES ARE NOT
DISBURSED THEY WILL REMAIN.
BOX TO RATHER EXISTING WHERE
NEEDED

27 THE EXISTING OAK SHALL REMAIN
ASPIDISIHA ELATIOR
STAGGERED ROW

EXISTING MAGNOLIA

THE EXISTING OAK SHALL REMAIN

THE EXISTING INDOCAZINAS
SHALL REMAIN. A OFFICIAL
DRUG INDOCAZINAS ARE PLANTED
IN THIS AREA FOR GENERAL USE.

EXISTING MAGNOLIA

WHERE EXISTING BENCHES ARE
NOT DISBURSED THEY WILL REMAIN.
BOX TO RATHER EXISTING WHERE
NEEDED

THE EXISTING MAGNOLIA SHALL REMAIN
WHERE EXISTING BENCHES ARE NOT
DISBURSED THEY WILL REMAIN.
BOX TO RATHER EXISTING WHERE
NEEDED

27 ASPIDISIHA ELATIOR
ASPIDISIHA - PLANT IN A
STAGGERED ROW

THE EXISTING SMALL CRAPE MYRTLE
MAY BE NEEDED

THIS IS A SMALL OAK THAT
WAS PLANTED BY THE CITY.
IT IS NOT NEEDED FOR THE CITY.
ANOTHER OAK FROM THE CITY
CAN BE PLANTED IN THIS PLACE.

1 PLANTED GEORGIA INDOCA
IN THE GEORGIA LANE
IN THE AREA VAR. GENERAL
USE.

EXISTING PINE TREES

WHERE THE EXISTING BENCHES ARE NOT
DISBURSED THEY SHALL REMAIN. PLANT
BOX TO RATHER EXISTING WHERE
NEEDED

THE EXISTING PALMETTO SHALL REMAIN

THE SMALL OAK THAT THE CITY PLANTED
SHALL REMAIN THAT THE CITY PLANTED
THE PALMETTO WILL NEED TO
BE PLANTED

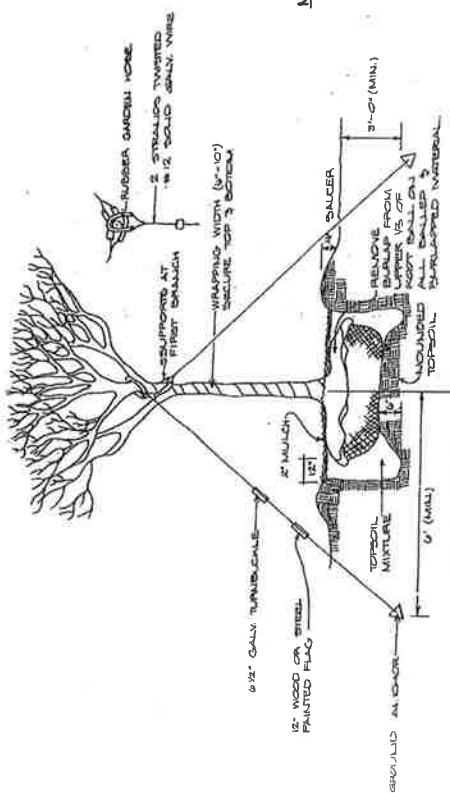
ALL PAINT MATERIAL IN THIS PLANTING
AREAS WILL REMAIN AS IS.

EXISTING ARE LOGGING THE OAK PLANTED
BY THE CITY TO THIS LOCATION.

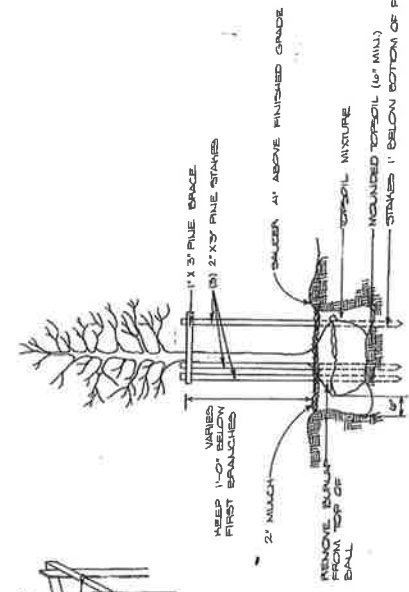
THE CONDOMINIUMS
ON RIDGE

LANDSCAPE PLAN

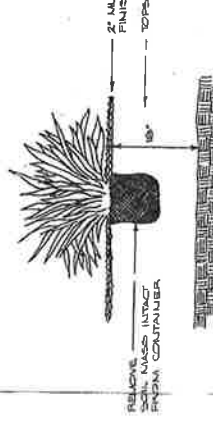
1"=10'-0" 6/27/2013



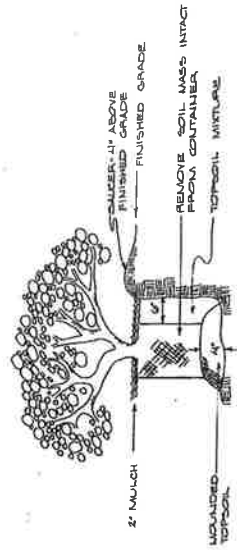
2 1/2" - 6" CALIPER TREE PLANTING DETAIL



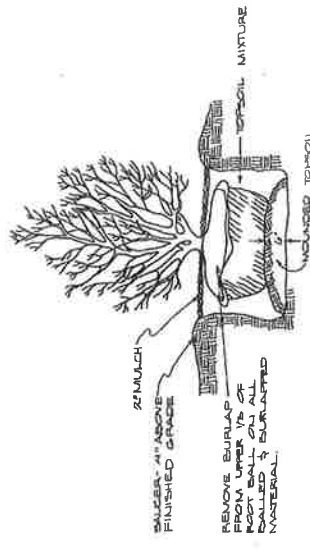
1" - 2 1/2" CALIPER TREE PLANTING DETAIL



GROUND COVER PLANTING DETAIL

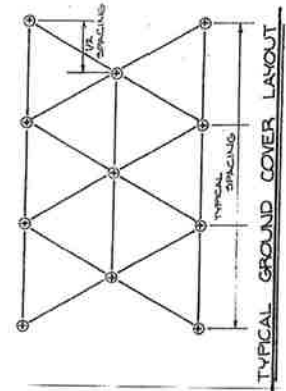


CONTAINERIZED SHRUB PLANTING DETAIL



B & B SHRUB PLANTING DETAIL

NOTE: SHRUBS SHALL BEHAVE SAME RELATION TO FINISHED GRADE AS BURNIE TO PREVIOUS FINISHED GRADE.



TYPICAL GROUND COVER LAYOUT

THE COMDOMINIUMS ON RIDGE	
PLANTING DETAILS	
DATE	DATE
1/21/15	1/21/15
SCALE	SCALE
1" = 1'-0"	1" = 1'-0"

4. PRESENTED BY: Glennon Bené

SUBJECT: Request for approval of fence, gates, and retaining wall for the property located at 1349 S. Perry Street (Garden District).

REMARKS: The petitioner is requesting permission to install a brick retaining wall of red fire brick—approximately 12” high at the corner of the property located at S. Perry and Clanton, and extending to the rear corner and side corner, changing height as needed to keep the brick level. On Clanton Avenue, this will be fairly uniform in height, there is considerable grade change on S. Perry Street and will be approximately 3’ tall at its greatest extent. The wall will serve two functions, to help address existing erosion issues, and to serve as a base for a wrought iron fence. The proposed fence would be approximately 24” across the front of the house (S. Perry St), 24” at the corner to the edge of the driveway, step up to 42”, and then 70” at the corner of the porte cochere, in line with the 6’ metal fence of the apartment building across the street on Clanton. Iron posts or 18” brick columns are proposed as supports. Examples of other fences executed in this style are found at the Governor’s Mansion and just to the SW at 1434 S. Perry Street (see photos).

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

- The solid brick columns will require approval from the Board of Adjustment for encroaching in the required front and street side yard setbacks (if the wall height exceeds 3’ at the north end of the property, it would as well).
- With the proposed driveway gate as part of what the BOA would consider, the gate may need to be moved further up the driveway to allow for a vehicle to completely pull in off the street. If the Board approves the proposal, it is recommend that the approval include some latitude for any adjustments the BOA may require.
- BOA approval required before work can begin.

COMMENTS _____

ACTION _____



1349 S. Perry St
October 2021



1349 S. Perry St
October 2021



1349 S. Perry St
October 2021

4C



1349 S. Perry St
October 2021

4D

1349 South Perry Street Garden District



Architectural Review Board

City of Montgomery, AL

October 4th, 2021

Presenter: Glennon Bene

Photographer: Claude Collins

Collins Distributions

1349 South Perry Fencing Objectives

In a phased approach install fencing to contribute to existing neighborhood aesthetics by using existing patterns and other factors such as balance, color, scale, and visual weight currently established in the Garden District while minimizing soil erosion in a changing climate environment.

SOURCE OF INFORMATION:

- PLAT OF PROPERTY OF MARY S. FITZPATRICK AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 2 AT PAGE 1

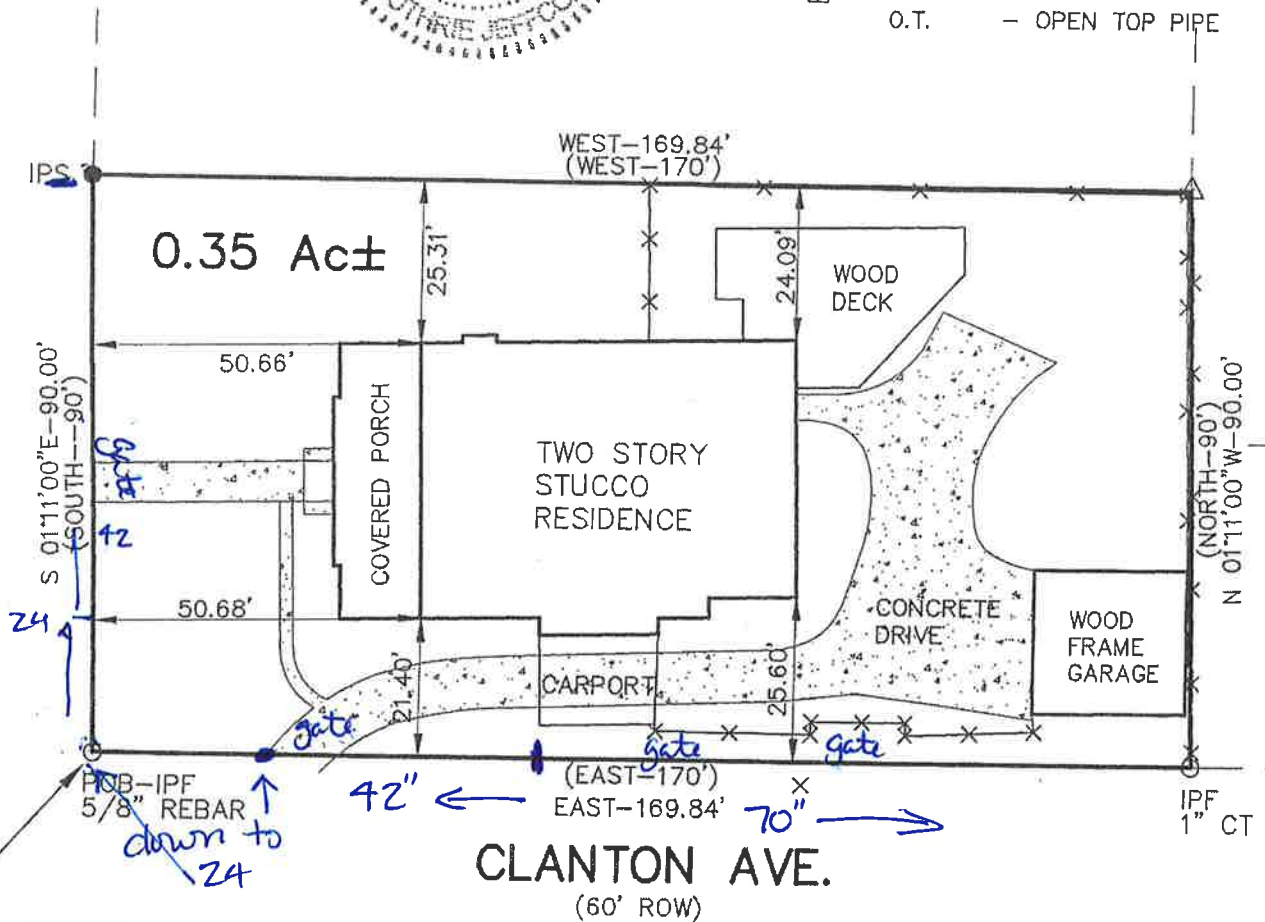
- RLPY 2564, PAGE 773



LEGEND:

- IPS - IRON PIN SET (1/2" REBAR WITH RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X—X— - FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.T. - OPEN TOP PIPE

SOUTH PERRY STREET
(70' ROW)



NE INTERSECTION OF SOUTH-PERRY AND CLANTON AVENUE SAID POINT BEING THE CORNER OF THE SE CORNER OF LOT 3 OF THE PLAT OF PROPERTY OF MARY S. FITZPATRICK AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 2 AT PAGE 1

LEGAL DESCRIPTION: THE WEST 170 FEET OF LOT 3 OF THE PLAT OF PROPERTY OF MARY S. FITZPATRICK (PB. 2, PAGE 1) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE INTERSECTION OF SOUTH PERRY AND CLANTON AVENUE SAID POINT BEING THE CORNER OF THE SE CORNER OF LOT 3 OF THE PLAT OF PROPERTY OF MARY S. FITZPATRICK AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 2 AT PAGE 1 AND RUN ALONG THE NORTH ROW OF CLANTON AVE. EAST, 169.84 FEET; THENCE LEAVING SAID NORTH ROW N 01°11'00"W, 90.00 FEET; THENCE WEST, 169.84 FEET TO A POINT ON THE EAST ROW OF SOUTH PERRY STREET; THENCE ALONG SAID EAST ROW S 01°11'00"E, 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.35 ACRES MORE OR LESS.

**CLOSING SURVEY OF
1349 SOUTH PERRY STREET**

Site Plan Gate Location Only

#

NOT TRUE TO SCALE



- PER EXISTING OPENINGS
to Add Gates
- 3 Passage Gates
 - 1 Drive Gate
 - 1 Front Entrance Gate

All Gates to be 5/8" od.
Wrought Iron 48" to 70"

All Iron UNPAINTED
to be left in NATURE

S PERRY St.

1349 S. PERRY St.

48"
Front Door
Gate

48" to 68"
Drive Gate

3 Passage Gates

70"

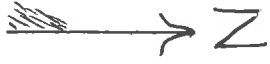
70"

70"

CLANTON AVE.

GLENNON BENE
OWNER REP.
Oct 4, 2021

Site Plan of Grades



NOT TO SCALE

S. PERRY ST.

North grade is the highest 4' to 5' above grade
From sidewalk to crest of level yard 2' to 3'

CREST
2' to 3'

1349 S PERRY ST.

Earth 2' to 5' above grade

Earth 2' to 3' above sidewalk

Octagonal stepping stone sidewalk

CLANTON AVE.

Table 2

DB
Oct 4, 2021

N



S. PERRY ST.

Red Fine Bricks

Site Plan for Bricks

1349 S. PERRY ST.

All existing steps and driveway will be used. Brick columns to hold gates per weight of individual gates

Per contour for Brick Height

CLAYTON AVE

Red Fine Bricks

Table 3

GB
Oct 14, 2021

Site Plan Fencing

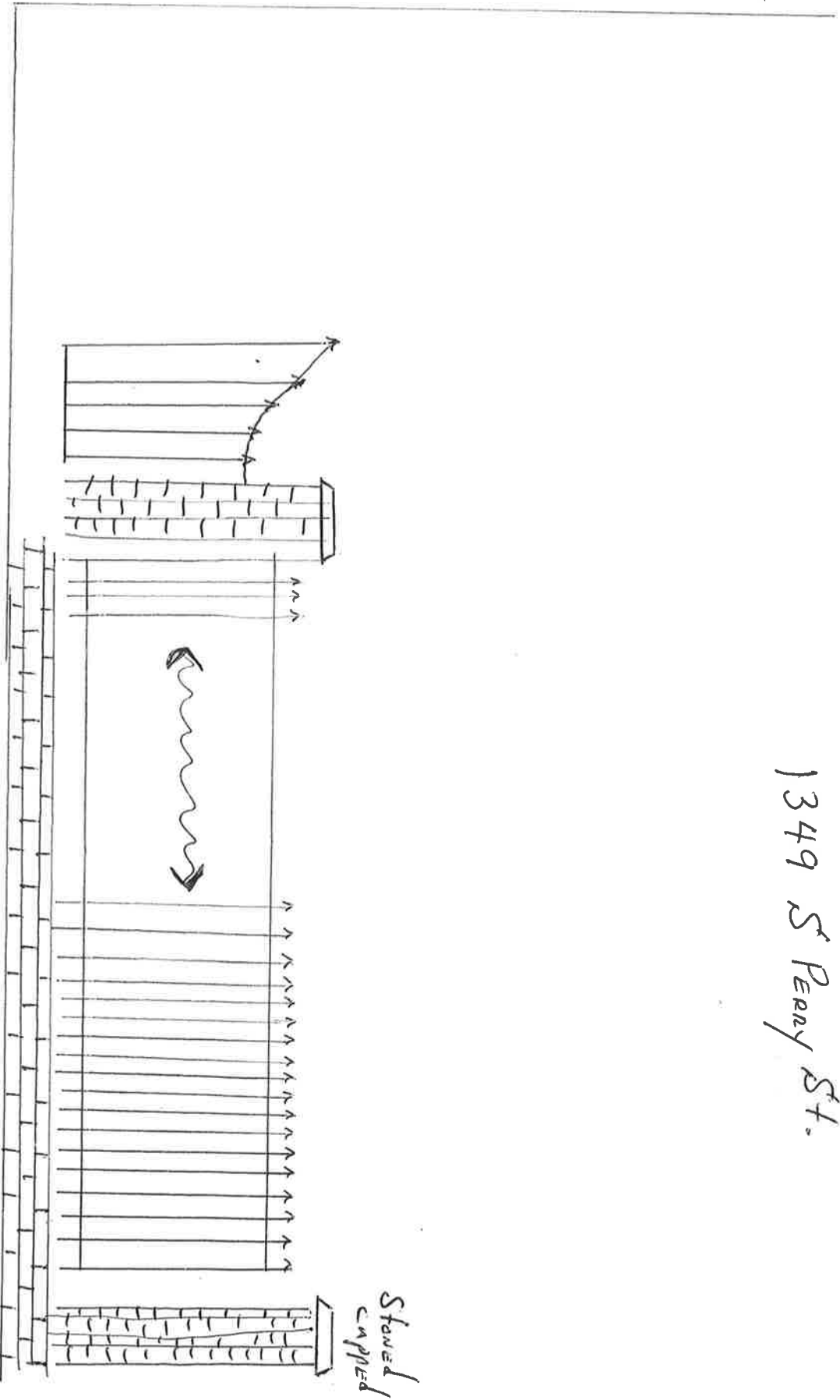
7



NOT TO SCALE

1349 S Perry St.

S. Perry St.



Stone
capped

Clanton Ave

GB
Oct 4, 2021

Table 4

MATERIAL LIST

Red fired harden brick 8"x3" or local standard size.

Wrought Iron $\frac{5}{8}$ " to $\frac{1}{2}$ " O.D. unpainted
à LA NATURE

Red tinted Portland CEMENT

All back fill material will be clean Alabama red
EARTH.

Submitted this day October 4, 2021 by:

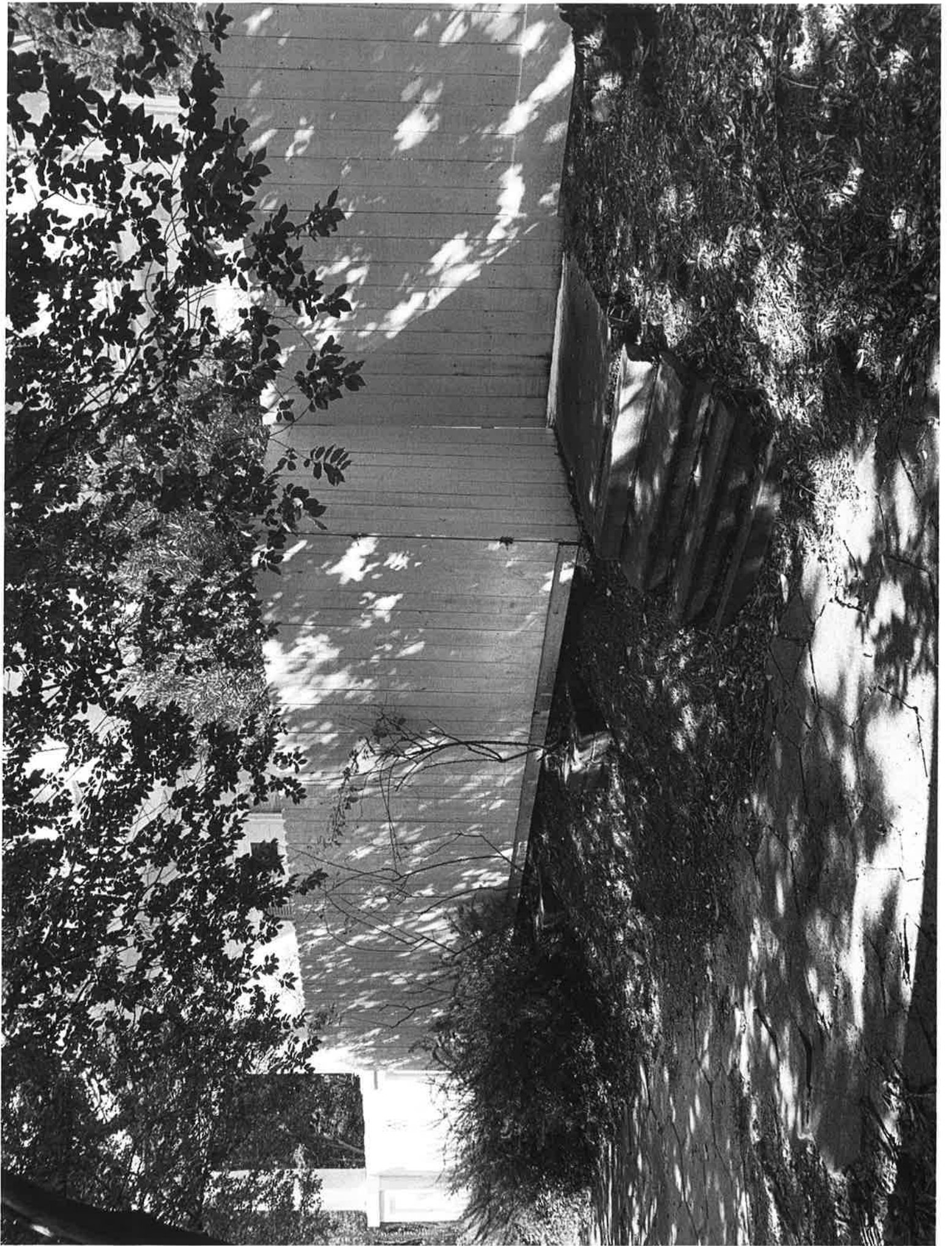
GLENNON BENE'

B.A. History Northern Arizona University

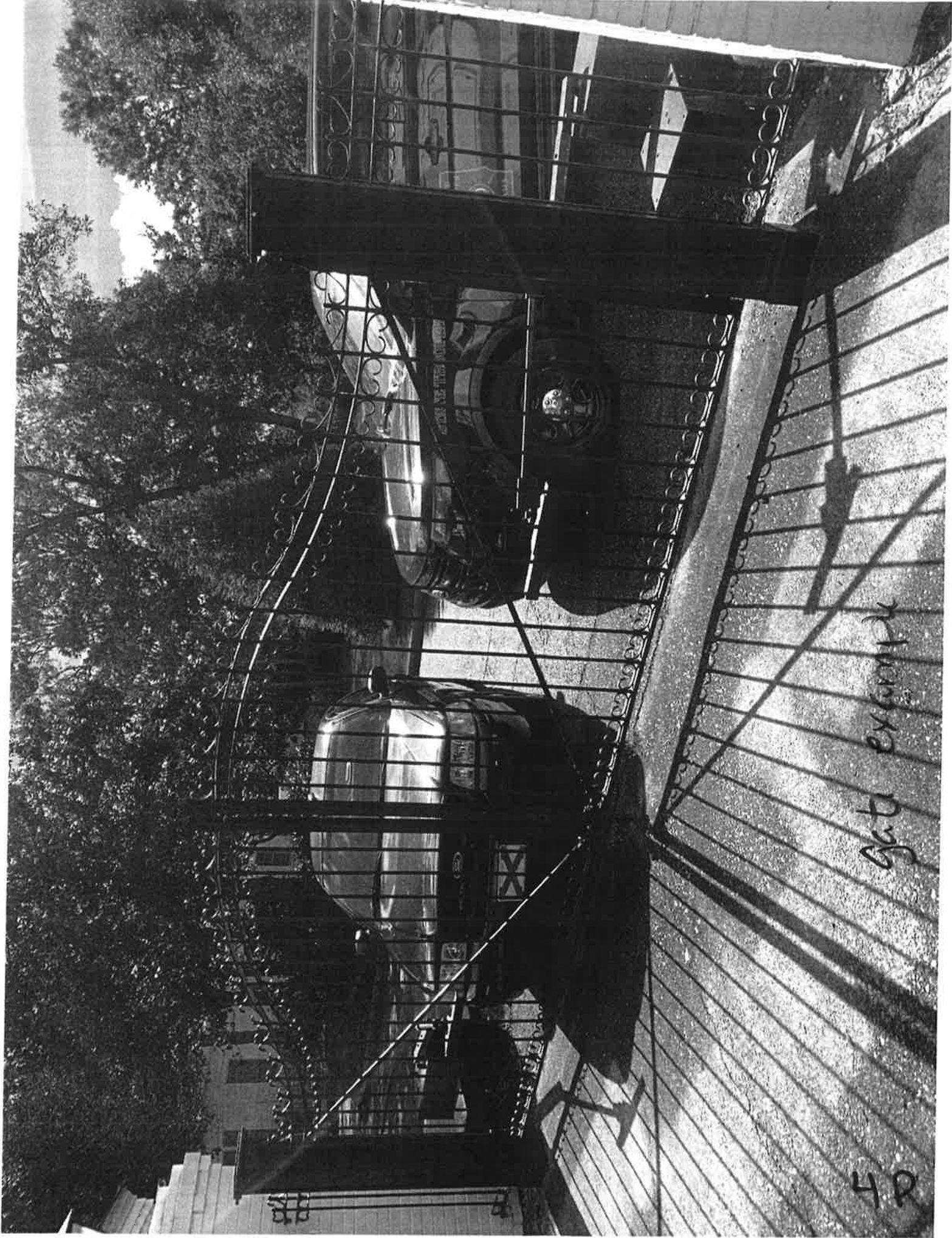
BS Applied Science Ed. Arizona University

Glennon Bene'









gate example

4R

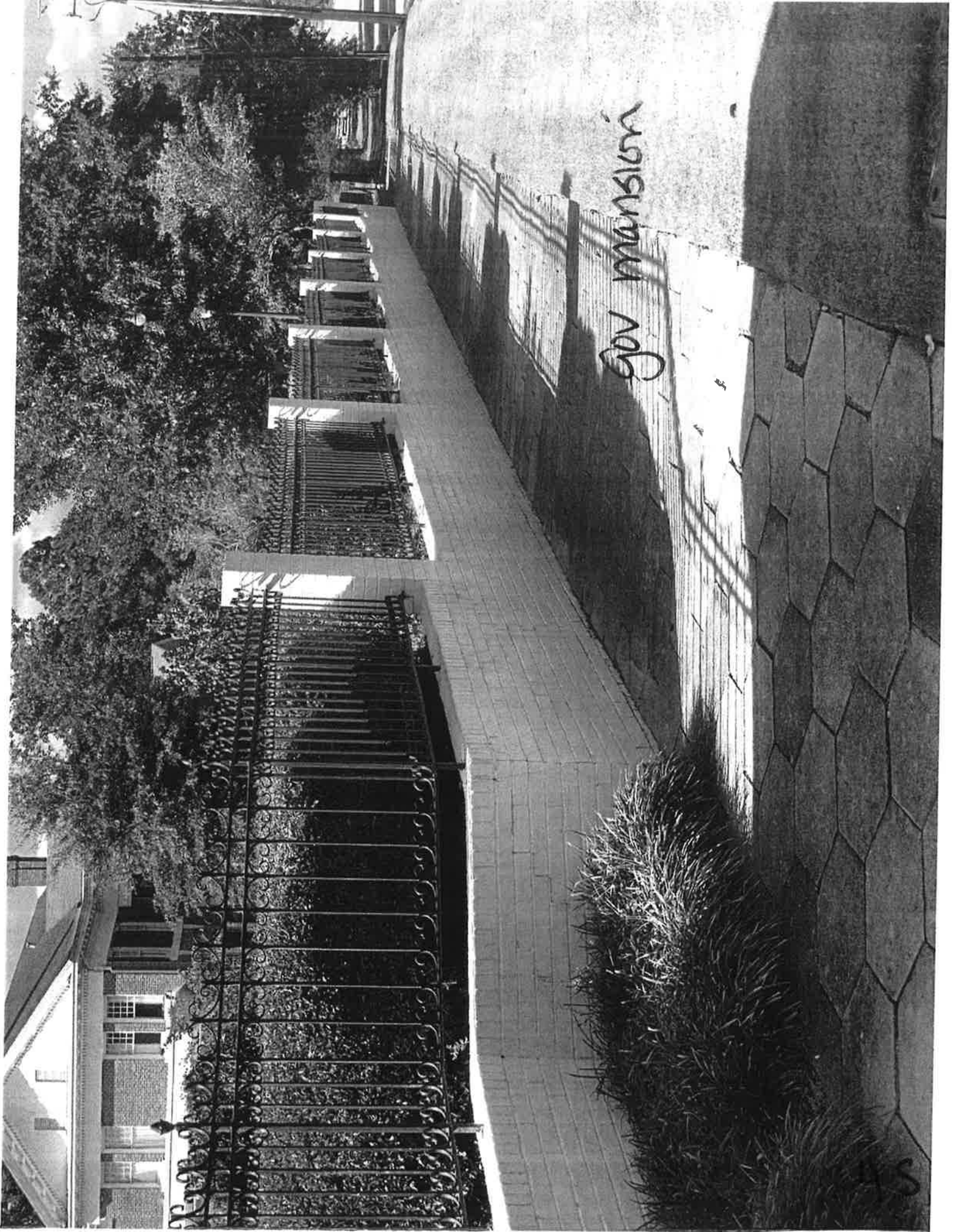


gate example

40

1434 S Perry





Gov mansion

19

18



Apartment access

WARNING
DO NOT
CLIMB

1
6
4
6
6

5. PRESENTED BY: Sam Sewell

SUBJECT: Request for approval of wall and gate for the property located at 1324 S. Perry Street (Garden District).

REMARKS: The petitioner is requesting permission to replace a failing pierced brick wall with an 8' tall solid brick wall with a driveway 14' driveway gate as illustrated. The as illustrated, the wall is lower next to the house and steps up to 8' to secure the rear yard. 24" columns with capstones will punctuate the sections of brick. Brick to be a close match to the house.

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

- The recommended height of fences and walls in the historic district guidelines is 6', where 8' is requested.
- This petition will require approval from the Board of Adjustment for an encroachment of a structure greater than 3' high in the required street side yard setback.
- BOA approval required before work can begin.

COMMENTS _____

ACTION _____



1324 S. Perry St
October 2021

5A



1324 S. Perry St
October 2021

5B

1302

1316

1324

1412

Wall/gate is 11' from street pavement
Replacing crumbling existing wall

3 inch inside the
property line

SPERRY ST

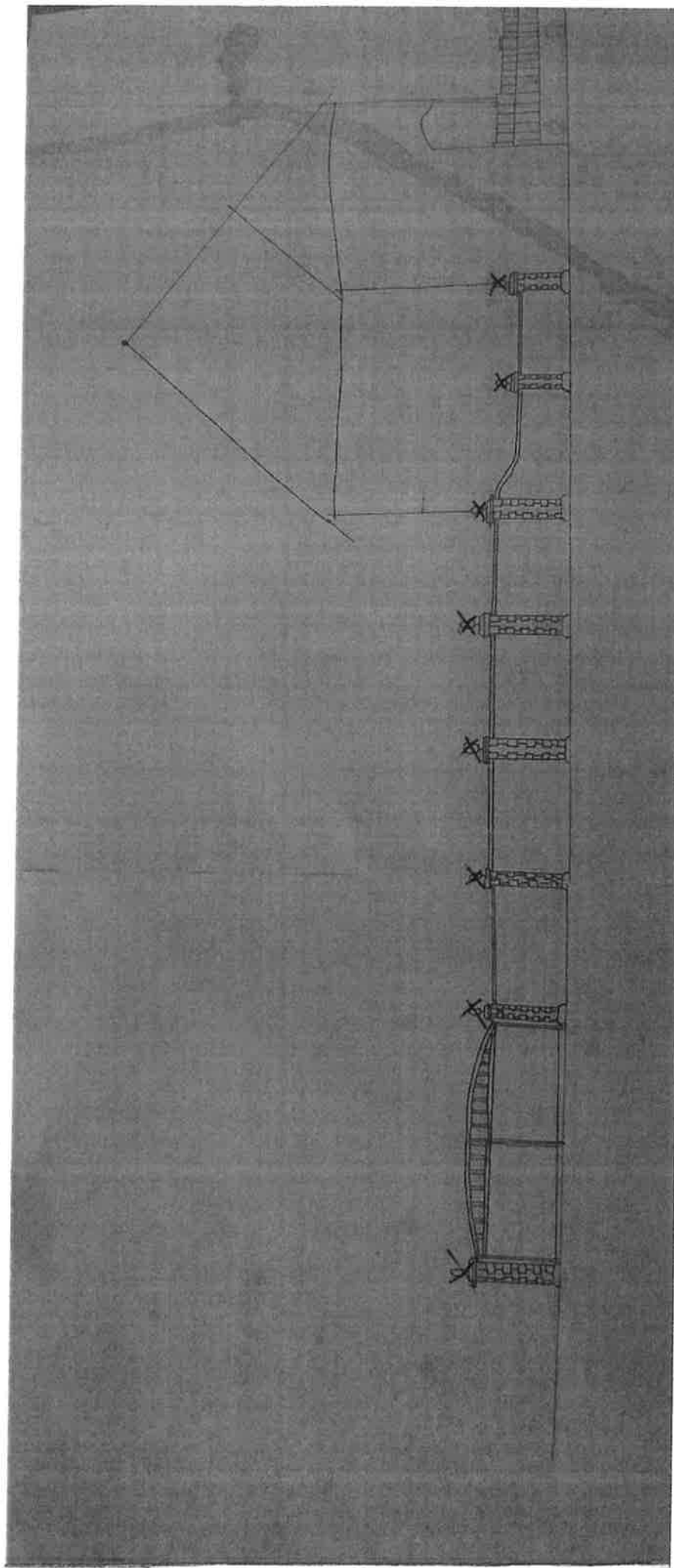
SEMPLER ST

50

no lights on top

Columns to be 24" x 24"

Cap stone to be gray blue stone matching the house
gate and cap stones with top out at 8'
gate will open inward





5E

SURVEYOR'S NOTES:

SURVEYOR HAS NOT MADE ANY ATTEMPT TO LOCATE IMPROVEMENTS ON LAND (INCLUDING CEMETERIES).

NO UNDERGROUND UTILITIES, SEPTIC TANKS/SEPTIC SYSTEMS, UNDERGROUND ENCROACHMENTS, OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN, TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR TITLE SEARCH BUT MATERIAL FROM SOURCE OF INFORMATION ABOVE WAS USED.

THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT ARE NOT DEPICTED ON THIS SURVEY.

LEGAL DESCRIPTION:

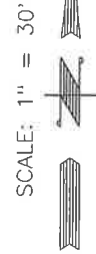
LOT 6 OF WINTER LOEB SUBDIVISION,
BETWEEN COURT AND PERRY STREET,
AS RECORDED IN PB 3, PG 79 IN
THE PROBATE OFFICE OF MONTGOMERY
COUNTY, ALABAMA

SOURCE OF INFORMATION:

- WINTER LOEB SUBDIVISION PB 3, PG 79
- MONTGOMERY COUNTY TAX MAPS

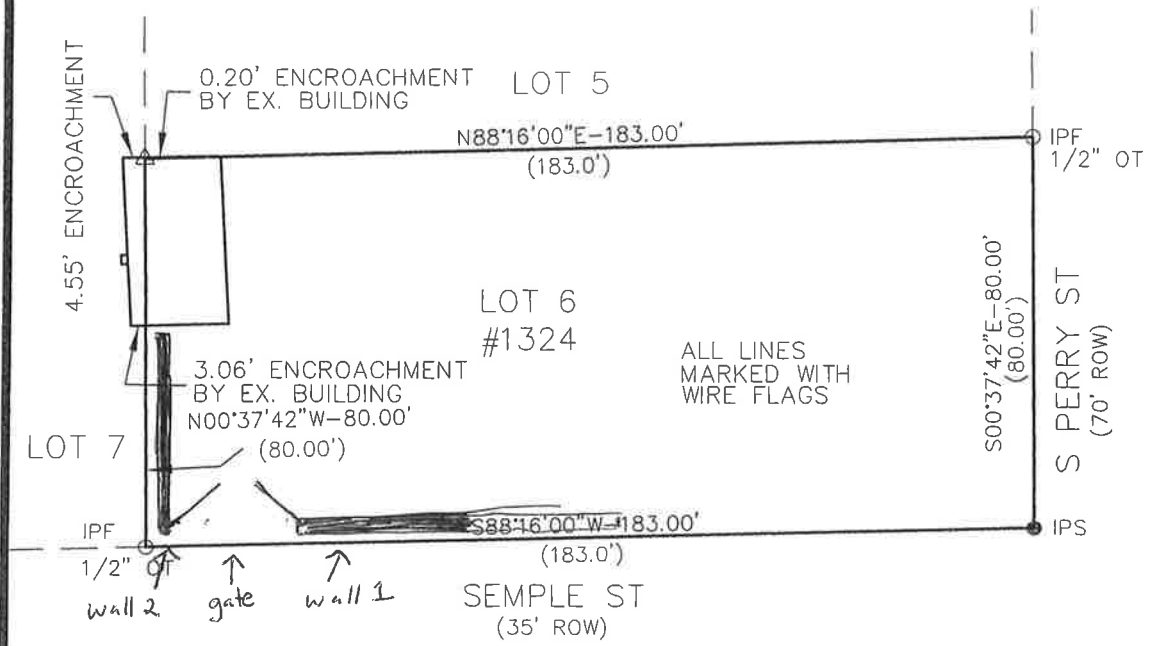
LEGEND:

- IPS - IRON PIN SET (1/2" IRON WITH PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X—X— - FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.T. - OPEN TOP PIPE



BASIS OF BEARING:

THIS SURVEY HAS BEEN ROTATED TO MATCH THE STATE PLANE COORDINATE SYSTEM (ALABAMA EAST REGION)



**PROPERTY BOUNDARY SURVEY MAP FOR
SAM SEWELL, 1324 S PERRY STREET, MONTGOMERY, AL**

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I hereby certify 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, unless stated hereon.

This the 11TH day of JUNE, 2021.

[Signature]
O. GUTHRIE JEFFCOAT, JR., RE & PLS
AL. REG. 9587



JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
928 SOUTH HULL STREET
MONTGOMERY, AL 36104
(334) 265-1246
CLANTON (205) 755-3672
TROY (334) 566-0030

FIELD SURVEY: 6/11/21 (JL)
PROJECT NAME: SEWELL
PROJECT NO.: 21-350
DWG NAME: 21350SURVEY.DWG
DRAWN BY: JL
LEGAL BY: JL
DWG PROOFED BY: GJ
LEGAL PROOFED BY: GJ

5F

6. PRESENTED BY: Jessie Love, All About Construction

SUBJECT: Request for approval of demolition and replacement of the house located at 847 Ponce de Leon (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to demolish the circa 1950 brick veneer house with 6:6 wood windows (style is unreadable due to a series of unsympathetic additions) and replace it with a new brick veneered house in approximately the same building footprint. Because of the lot shape, the house is uniquely situated to the rear of the lot and with existing vegetation is not visible from the street. The lot will not allow for a house to be built in line with adjacent properties.

Wood Pella doors and windows are proposed, brick, paint, and shingle samples to be provided at the meeting. The house is to be built on a slab on grade.

The current owners acquired the property in 1974. The house is 1267 SF and the county appraises the property at \$100,400. Mr. Love has prepared a breakdown of work to be done to make the house habitable, totaling \$138,300, and the cost to build a new house as illustrated at \$150,000.

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.” Further “Before the board approves the plans for a proposed new building located within a historic district, the board shall find that such building neither in itself nor by reason of its location will materially impair the architectural or historic value of other buildings or sites in that historic district. Before the board approves the proposed demolition of an existing building within a historic district, the board must find that the removal of such building will not be detrimental to the historic or architectural character of that historic district or the board must find that, after balancing the interest of the city in preserving the integrity of the district against the interests of the property owner in the use and benefits of his property, approval of the plans for demolition is required by consideration of reasonable justice and equity.”

DEPARTMENT COMMENTS

Zoning: R-75-s

- The first task of the Board is to evaluate the architectural value of the house and the impact of its removal from the streetscape. The house was built in 1950 according to tax records. It does not align with the adjacent properties, it is not visible from the street (so long as the vegetation remains in place), and it has experienced numerous alterations over time to the roof, porch, and a variety of additions. Staff was unable to pinpoint any architectural detail through the alterations, except for the 6:6 wood windows.
- The style of the house is more typical of a suburban neighborhood than a historic one, where you would expect a more prominent front porch and door and a less complicated roofline.
- The Board has typically requested new construction be built above grade to at least give the appearance of being constructed on a conventional foundation. The Board may want to consider accessibility issues, particularly if the owners intend to reside in the house.
- Because the ARB is not in the business of creating vacant lots, if the proposal is approved it is recommended that a) a demolition permit can only be issued at the same time a building permit is pulled, and b) that construction needs to commence within 6 months of demolition to not be found in violation of the conditions of approval.
- The Board may also request a letter of credit or other documentation that demonstrates the owners ability to actually complete the project as proposed as a condition of a permit being issued. The demolition application requests “Financial proof of the ability to complete the replacement project, which may include a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution.” This was not provided as part of the application packet.

COMMENTS _____

ACTION _____

BASIS OF BEARING:
THIS SURVEY HAS BEEN ROTATED TO
MATCH THE STATE PLANE COORDINATE
SYSTEM (ALABAMA EAST REGION)

SCALE: 1" = 30'



SOURCE OF INFORMATION:

- MAP OF SOUTH CLOVERDALE PLAT NO. 1 AS RECORDED IN MAP BOOK 4, PAGE 71, MONTGOMERY COUNTY, AL.
- MONTGOMERY COUNTY TAX MAPS

LEGAL DESCRIPTION:
LOT 7 BLOCK 3, OF THE MAP OF SOUTH CLOVERDALE PLAT NO.1 AS RECORDED IN MAP BOOK 4, PAGE 71 IN THE PROBATE OFFICE OF MONTGOMERY COUNTY, AL

LEGEND:

- IPS - IRON PIN SET (1/2" IRON WITH PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X-X- - FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.T. - OPEN TOP PIPE

SURVEYOR'S NOTES:

SURVEYOR HAS NOT MADE ANY ATTEMPT TO LOCATE IMPROVEMENTS ON LAND (INCLUDING CEMETERIES), EXCEPT AS SHOWN.

NO UNDERGROUND UTILITIES, SEPTIC TANKS/SEPTIC SYSTEMS, UNDERGROUND ENCROACHMENTS, OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR TITLE SEARCH BUT MATERIAL FROM SOURCE OF INFORMATION ABOVE WAS USED.

THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT ARE NOT DEPICTED ON THIS SURVEY.

PROPOSED SITE & DRAINAGE PLAN OF 847 PONCE DE LEON, MONTGOMERY, AL FOR ALL ABOUT CONSTRUCTION

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I hereby certify 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, unless stated hereon.

This the 16TH day of MARCH, 2021.

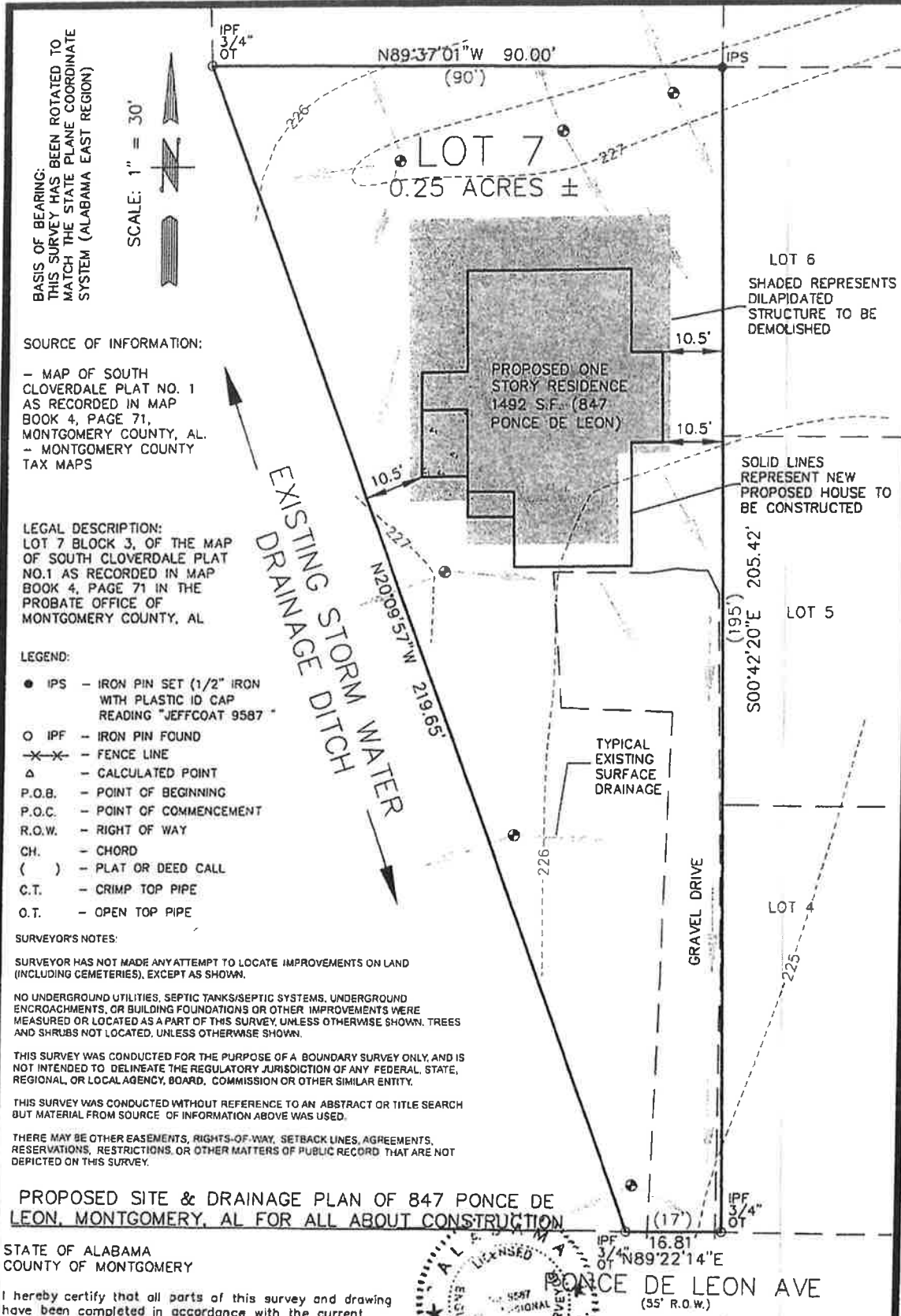
O. Guthrie Jeffcoat, Jr.
O. GUTHRIE JEFFCOAT, JR., PE, PLS
AL. REG. 9587

FIELD SURVEY: 3/9/21 (JL)
PROJECT NAME: LOVE
PROJECT NO.: 21-120
DWG NAME: 21120 SITE.DWG

COGO NAME: 21120.CSV
DRAWN BY: JL
LEGAL BY: JL
DWG PROOFED BY: GJ
LEGAL PROOFED BY: GJ

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
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6A



View from street

847 Ponce de Leon
October 2021

6 B



847 Ponce de Leon
October 2021

6C



Properties to the left (west)



Property to right facing Cloverdale Road



Properties on Dupont



847 Ponce de Leon
October 2021

6 F



847 Ponce de Leon
October 2021

6 G



847 Ponce de Leon
October 2021

6 H



847 Ponce de Leon
October 2021

6 I



847 Ponce de Leon
October 2021

65

PENDING 

ESTIMATE

of 2

Jackquene Pebworth
847 Pondce Leon
Montgomery, Al

Jt Construction Llc
1606 Beaumont Dr,
Deatsville, Alabama 36022
Phone: (334) 669-1292
Email: jesslelove63@lcloud.com
Web: allaboutconstruction49@hotmail.com

Estimate # 000004
Date 10/01/2021
Business / Tax # 23775

Description	Total
Replace metal roof	\$16,000.00
Replace cornice	\$6,500.00
Replace windows	\$6,000.00
Wood windows	
Painting exterior soffit area	\$3,000.00
Replace wall insulation	\$3,200.00
Replace siding on walls	\$4,000.00
Up grade electrical	\$10,000.00
Upgrade plumbing	\$7,000.00
Hvac	\$6,800.00
Drywall work	\$7,100.00
Trim work	\$6,000.00
Flooring	\$6,300.00
Light fixtures throughout	\$2,500.00
Insulation	\$1,900.00

Page 1 of 2

Blow insulation throughout attic	
Plumbing fixtures	\$2,500.00
Tubs toilets sinks east c	
Paint walls and ceiling's	\$4,800.00
Frame work	\$5,300.00
Reframe walls	
Tile work in kitchen bathroom area	\$4,200.00
Cabinets	\$6,200.00
Replace kitchen cabinets	
Countertop	\$3,000.00
Replace kitchen counter top	
Debris removal	\$3,000.00
Over head and profit 20%	\$23,000.00
Permits	\$0.00
Fees & to repair cost	\$0.00

136,300

Subtotal \$136,300.00
Total \$136,300.00

6 K

1:16



< Estimates

#5

Edit


SEND


PRINT


INVOICE


MORE

PENDING ▾

ESTIMATE

Jackqulene Pebworth
847 Pondce Deleon
Montgomery, Al

All about Construction Llc

1606 Beaumont Dr,
Deatsville, Alabama 36022
Phone: (334) 669-1292
Email: jessielove63@icloud.com
Web: allaboutconstruction49@hotmail.com

Estimate # 000005
Date 10/01/2021
Business / Tax # 23775

Description	Total
New construction	\$6,000.00
Demo existing house	
Build	\$150,000.00
Rebuild new home based on plans provided	
Including , slab, framing, electrical ,architectural shingles, plumbing,drywall ,paint hvac, Brickwork,flooring , lighting,lock and key job	

Subtotal	\$156,000.00
Total	\$156,000.00

Jackqulene Pebworth

6 L

7. PRESENTED BY: Frank Moody

SUBJECT: Request for approval after the fact of installation of cementitious lap siding for the property located at 1132 Westmoreland Avenue (Cloverdale) VIOLATION

REMARKS: The petitioner is seeking approval after the fact for the installation of a cementitious lap siding over the existing asbestos shingle. The siding has a narrower reveal than the historic shingle material, which also features a scalloped edge and vertical grooves. The reason for the siding replacement was not provided.

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

- Hardie and GAF make asbestos replacement shingles that closely mirror the historic asbestos shingle.

COMMENTS _____

ACTION _____



1132 Westmoreland Ave
October 2021

7A