

A G E N D A

Architectural Review Board

March 22, 2022 – 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. Jake Johnson

Ms. Hillary Morgan

Mr. Barry G. Robinson

LAND USE DIVISION
Thomas M. Tyson, Jr.
Executive Secretary

- I. Approval of the Actions from the February 22, 2022, meeting**
- II. Administrative Actions**
- III. Full Review Items**

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Fred Denton Hawk	Cottage Hill	635 Martha Street
2.	Tracey Campbell	Cloverdale Idlewild	3308 Montezuma Road
3.	Janet Allen	Cloverdale Idlewild	3010 Cloverdale Road
4.	Rennie Vainstein	Garden District	1728 S. Hull Street
5.	Rennie Vainstein	Garden District	1728 S. Hull Street
6.	James Rolan	Cloverdale	1103 Magnolia Curve

- IV. Other Business**
 - a. Mapco update**

**The next meeting of the Architectural Review Board will be on
Tuesday, April 26, 2022 at 5:30 p.m.**

II. Administrative Actions

Date	Address	District	Request/Violation	Action
2/28/2022	2323 St. Charles	Capitol Heights-St Charles		Request dismissal of case from Muni Court, property in compliance
3/1/2022	374 Rose Lane	Garden District	Installation of tall privacy fence without approval, exceeds 7' feet	30 day to remove or apply
3/7/2022	538 E Fairview	Cloverdale Idlewild	Installation of front yard parking without approval	stop work posted, 30 day letter
3/8/2022	1616 S Perry St	Garden District	Projects not completed as approved, approval period expiring	Complete or request to extend by March 24

III. Full Review of Items

1. PRESENTED BY: Denton Hawk

SUBJECT: Request for approval of 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

1A

2. PRESENTED BY: Tracey Campbell

SUBJECT: Request for approval of a driveway gate for the property located at 3308 Montezuma Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to replace an existing chain link gate with a decorative iron gate with a satin black powder finish.

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

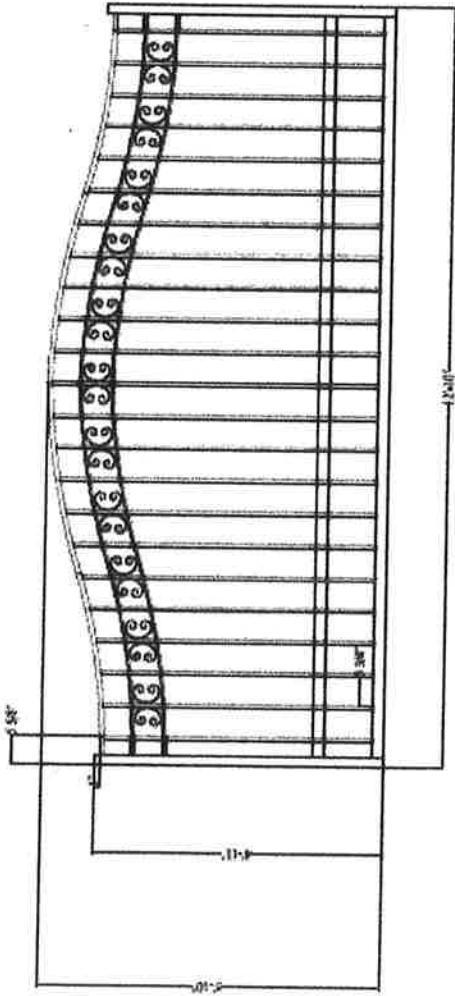
Zoning: R-75-s

- No objection

COMMENTS _____

ACTION _____





CAMPBELL ~ GATE 1



3308 Montezuma Rd, Montgomery, AL, 36106



Driveway view from street



Chain-link gate to be replaced



Chain-link fence and posts to be replaced



Neighbor's gate also installed by A+. 3316 Montezuma Rd



Neighbor's gate also installed by A+. 3317 Montezuma Rd



Neighbor's gate also installed by A+. 3320 Montezuma Rd

3. PRESENTED BY: Janet Allen

SUBJECT: Request for approval of a front yard fence for the property located at 3010 Cloverdale Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to install a 3 ½ foot tall picket fence, painted white in the style illustrated.

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-s

- There is approximately 15’ of right of way in front of this property. The large tree in the front yard is in the city ROW, so the fence encroaches into the City ROW. ARB does not have the authority to grant approval for construction in that location, and the petitioner does not have permission to install fencing off their property.
- Staff recommends the front property line fence be moved behind the trees, running parallel to the street.
- The petitioner needs to insure that the spacing between pickets is equal to or greater than the width of the pickets themselves. Front yard fences taller than 3’ have to be 50% permeable or a variance from the Board of Adjustment will also be required.

COMMENTS _____

ACTION _____



3:39 ↗



← Back



Unbranded 3.5 ft. x 8 ft. Pressure-Treated Pine French Gothic Fence Panel

★★★★☆ (143)



White





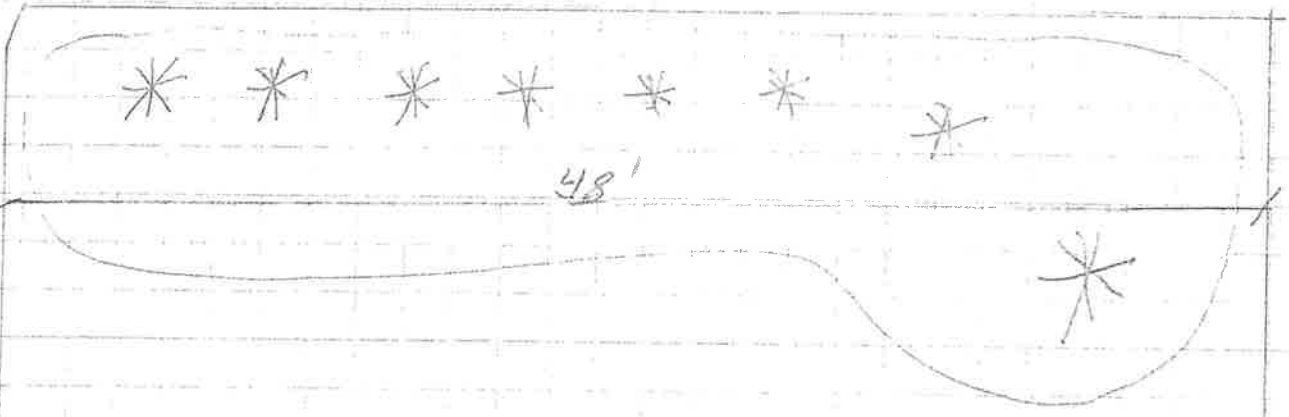


3E



3F





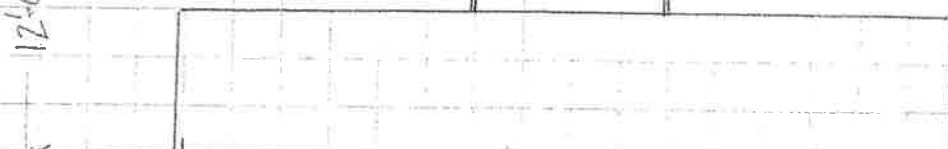
44' 0"

60'

PROPERTY LINE

12' 0"
4'

Sidewalk



House

6'

34'



3010 Cloverdale Road

1 inch = 12 feet



4. PRESENTED BY: Rennie Vainstein

SUBJECT: Request for approval of sanctuary window replacement for the property located at 1728 S. Hull Street (Trinity Presbyterian Church, Garden District).

REMARKS: The petitioner is requesting permission to replace 10 20:12 wood sash windows with Sierra Pacific “Monument” series insulated wood clad windows. The current windows are decaying, in part due to condensation created by maintaining a certain temperature and humidity level in the sanctuary to protect the organ. A full description of the issues is attached. The windows will be custom color matched with the other windows and trim on the campus.

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

- I have seen the Sierra Pacific windows in Southern Sash’s showroom and remember thinking “that’s a good looking window”, but it is not one that has been brought before the board to date.

COMMENTS _____

ACTION _____





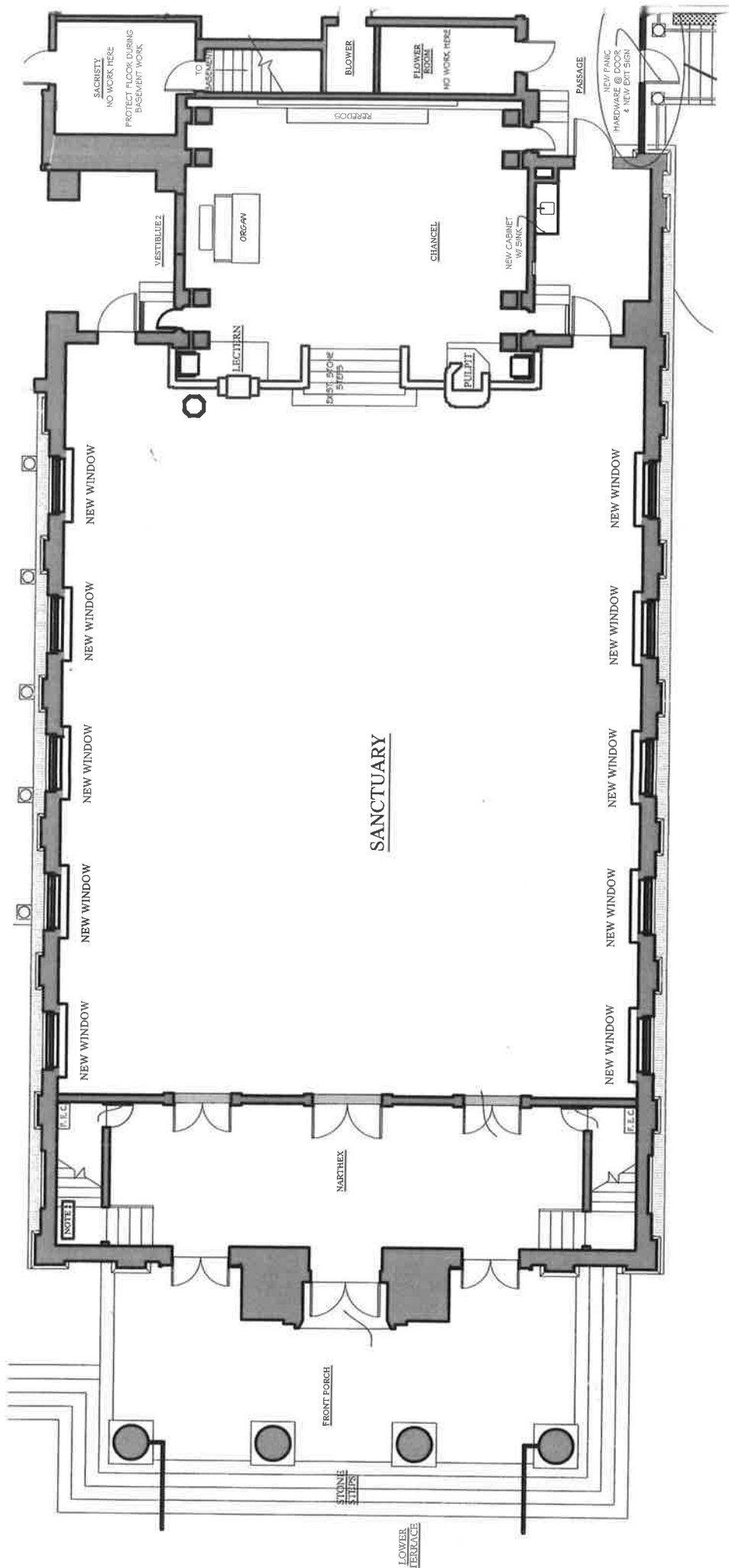
Description of Proposed Work

The church would like to replace the existing wood windows in the Sanctuary (10 total) with new replacement insulated wood-clad windows, which will visually match the current window units. The current windows are wood, fixed single-hung, single-glazed windows. The glazing is obscured glass. They are in a constant state of repair or decay for a couple of reasons. Due to the Casavant organ in the Sanctuary, the interior air of the space is kept at a very closely controlled and steady temperature and humidity level. This causes a lot of condensation on the windows. This situation is not helped by the fact that the HVAC supply grilles are located just below the windows and blow cold air directly up the face of the glass between the interior shutters and the windows. (See photos)

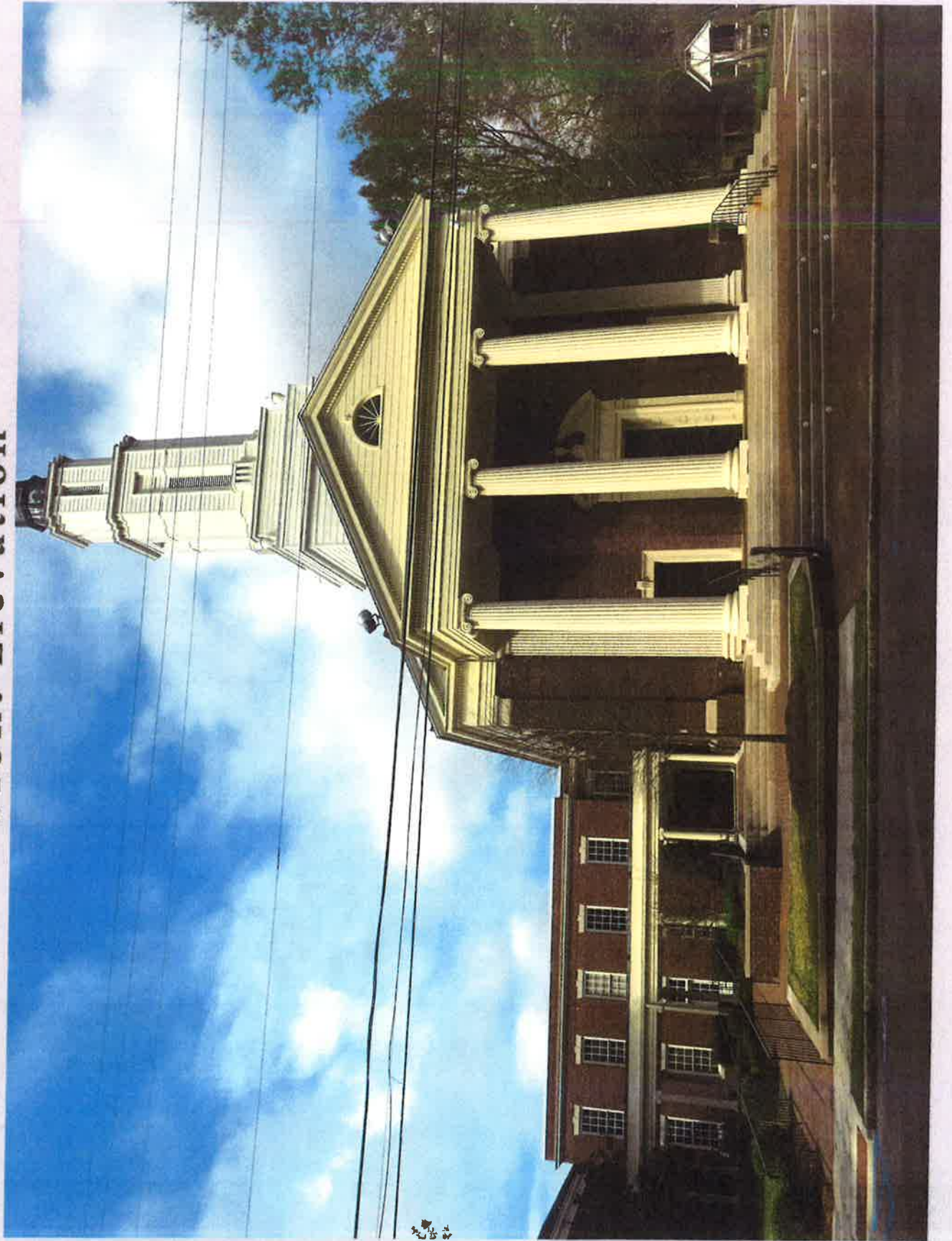
The windows are located approximately 8 feet above the finished floor of the Sanctuary and are even higher above street level as the finished floor is a minimum of 3' above the raised lawn on the Hull St. side of the church. The lawn is another 30 inches +/- above sidewalk level. On the Felder side of the building, only one window is fully visible from the street. The other four windows are partially obscured by a covered walkway.

The proposed replacements are Sierra Pacific "Monument" series single hung, wood clad, insulated windows. These windows were designed with historic renovations in mind as they are capable of matching the large scale and the traditional detailing of historic windows. The windows will be custom color-matched to the existing trim color of the entire church campus. The exterior trim will remain the same profile and color even if it needs to be replaced due to rot. The size and lite configuration will match the existing windows exactly, using a "putty" shaped grill on the exterior to match the traditional putty glazing, and a "traditional" shaped grill on the interior to match the milled mullions. The profile of the rails and check rails will match existing. The interior glazing will match the current obscure glazing.

Currently on the church campus, there are 56 wood window units (including the 10 Sanctuary windows to be replaced) and 89 wood-clad units. I believe the detailing of the Sierra Pacific "Monument" series will solve the rot and maintenance issues with the current windows and will produce a very attractive fenestration replacement that will be properly complementary to the historic design of the 1952 building.

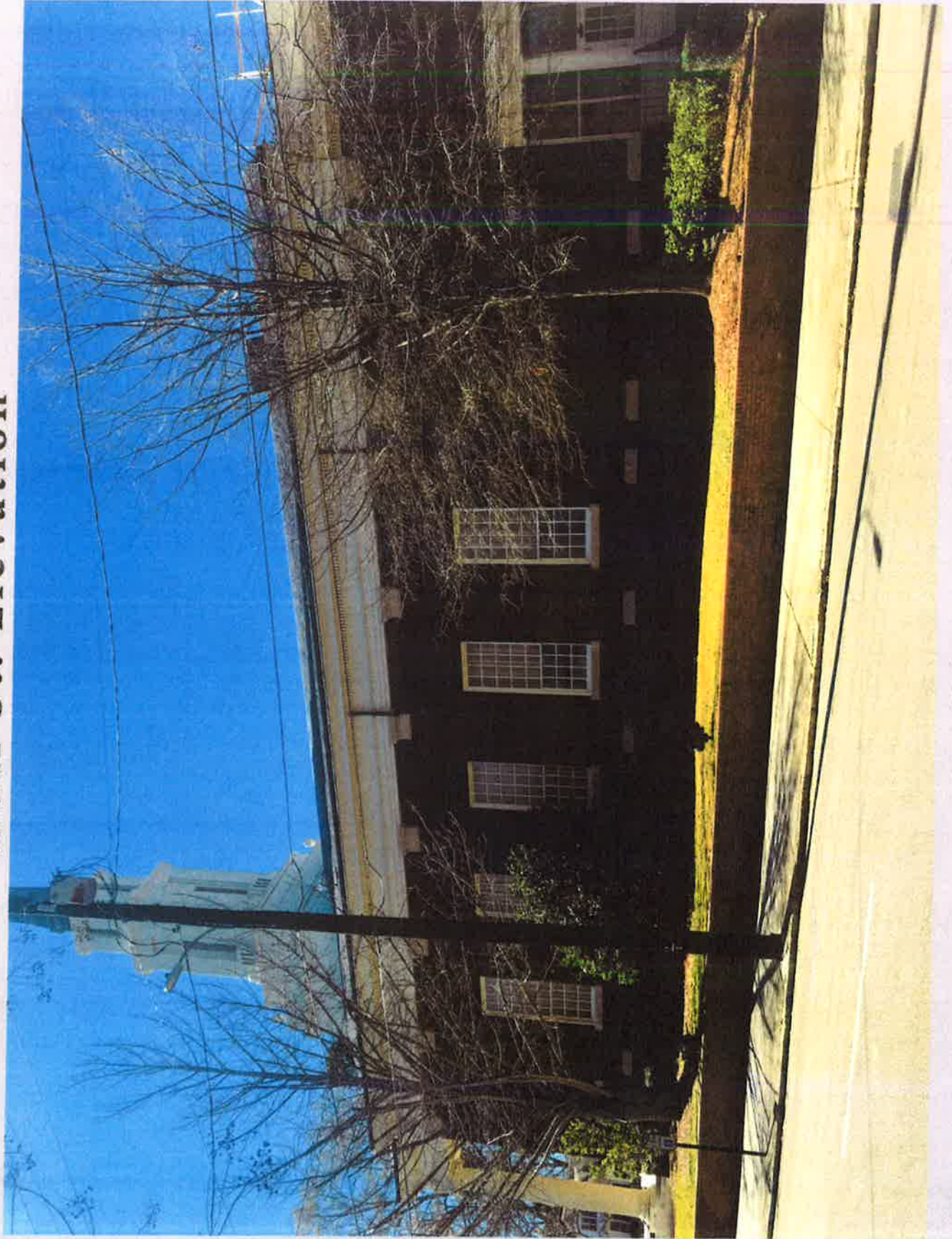


Trinity Church Sanctuary Building Front Elevation



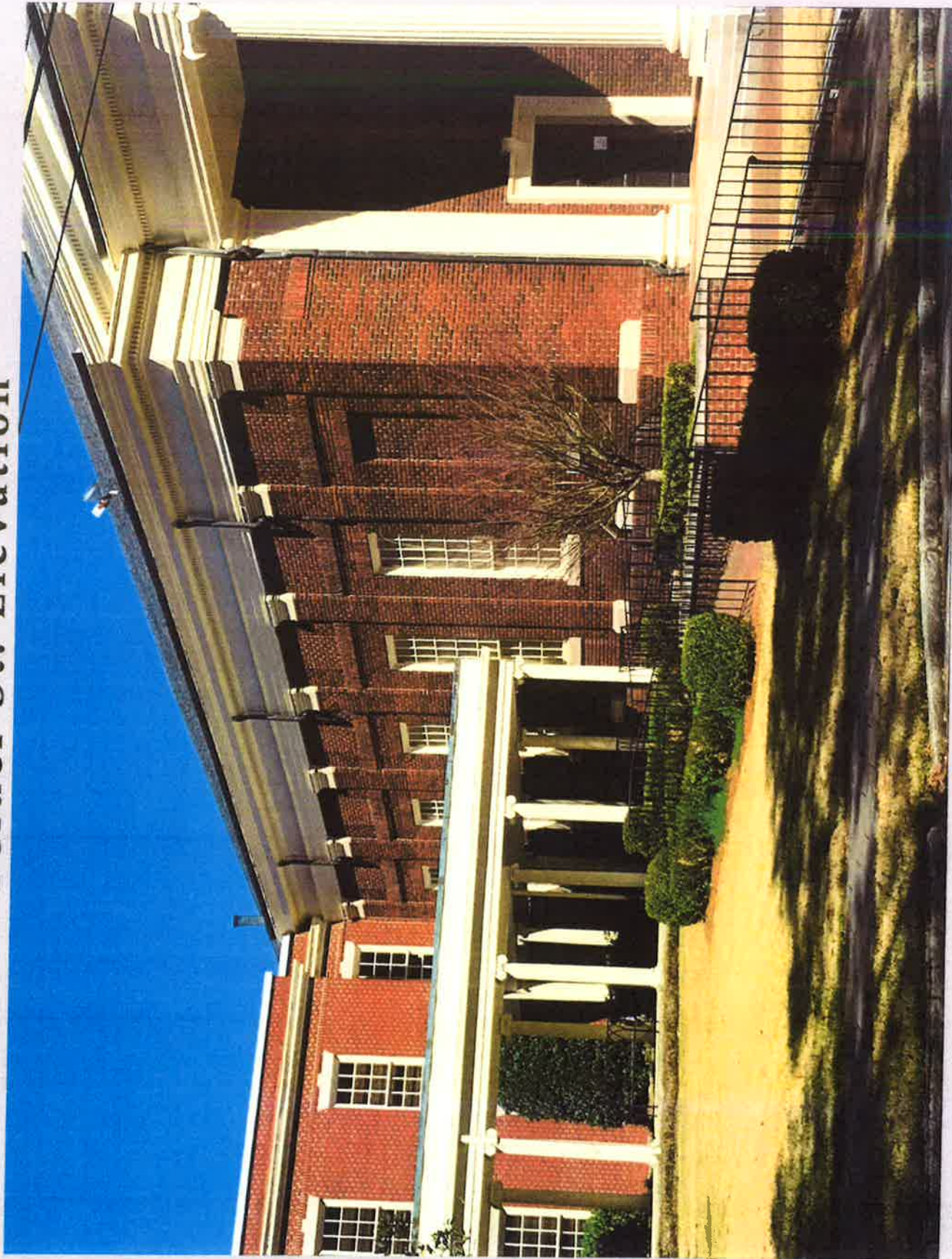
Trinity Church Sanctuary Building

Hull St. Elevation



Trinity Church Sanctuary Building

Felder St. Elevation



Trinity Church Sanctuary Building

Windows @ Covered Walk

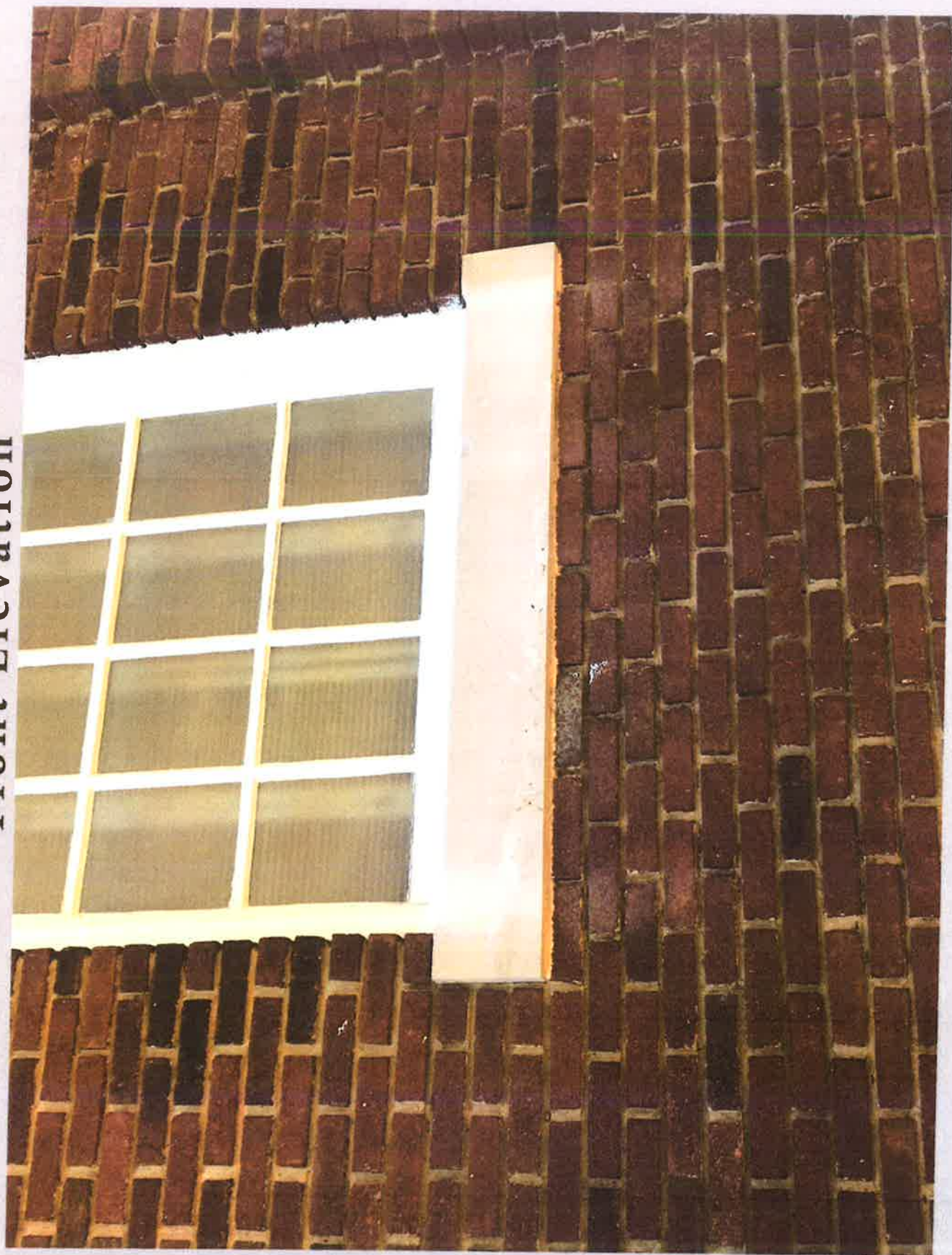


Trinity Church Sanctuary Building Sanctuary Window Details ~ Obscure Glass



Trinity Church Sanctuary Building

Front Elevation



Trinity Church Sanctuary Building

Window Details



Trinity Church

Interior View of Windows w/ Shutters

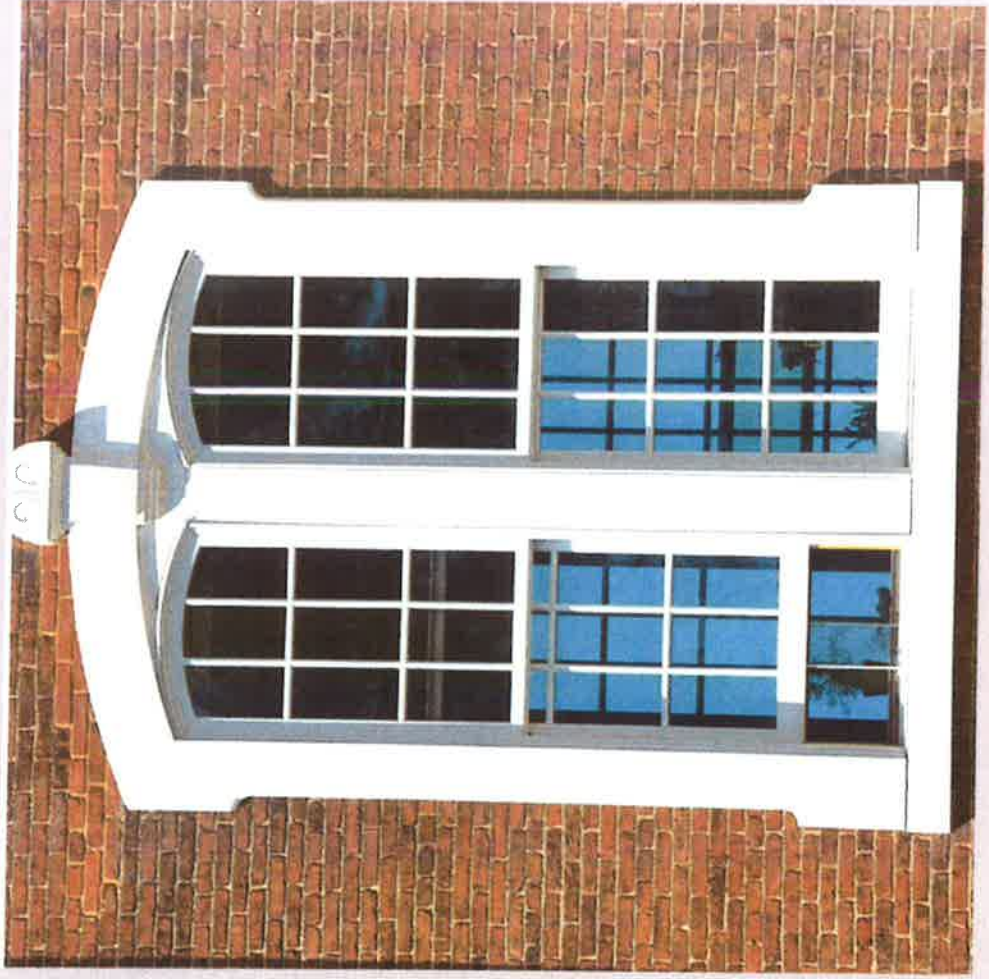


Sierra Pacific Window Historic Renovation Examples

Mount Vernon Mill No 1 | Baltimore, MD



Patrick Henry Hotel Historic Renovation | Roanoke, VA





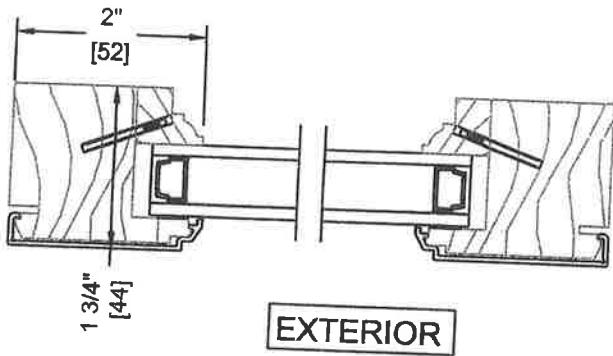
SIERRA
PACIFIC
WINDOWS

Monument Aluminum Wood Single & Double Hung Picture Sash

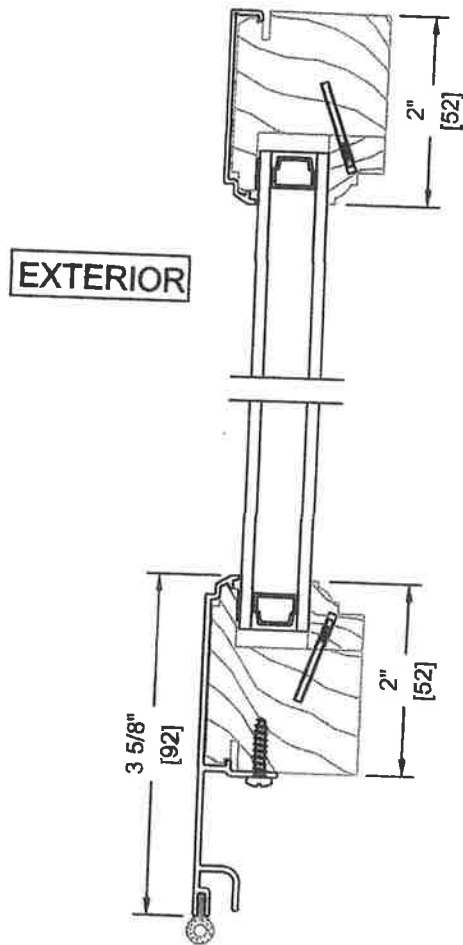
Head, Sill & Jamb Details
Page 1 of 1

Drawn to Full Scale
Printed to 6" = 1' Scale

HEAD DETAIL



JAMB DETAIL



SILL DETAIL

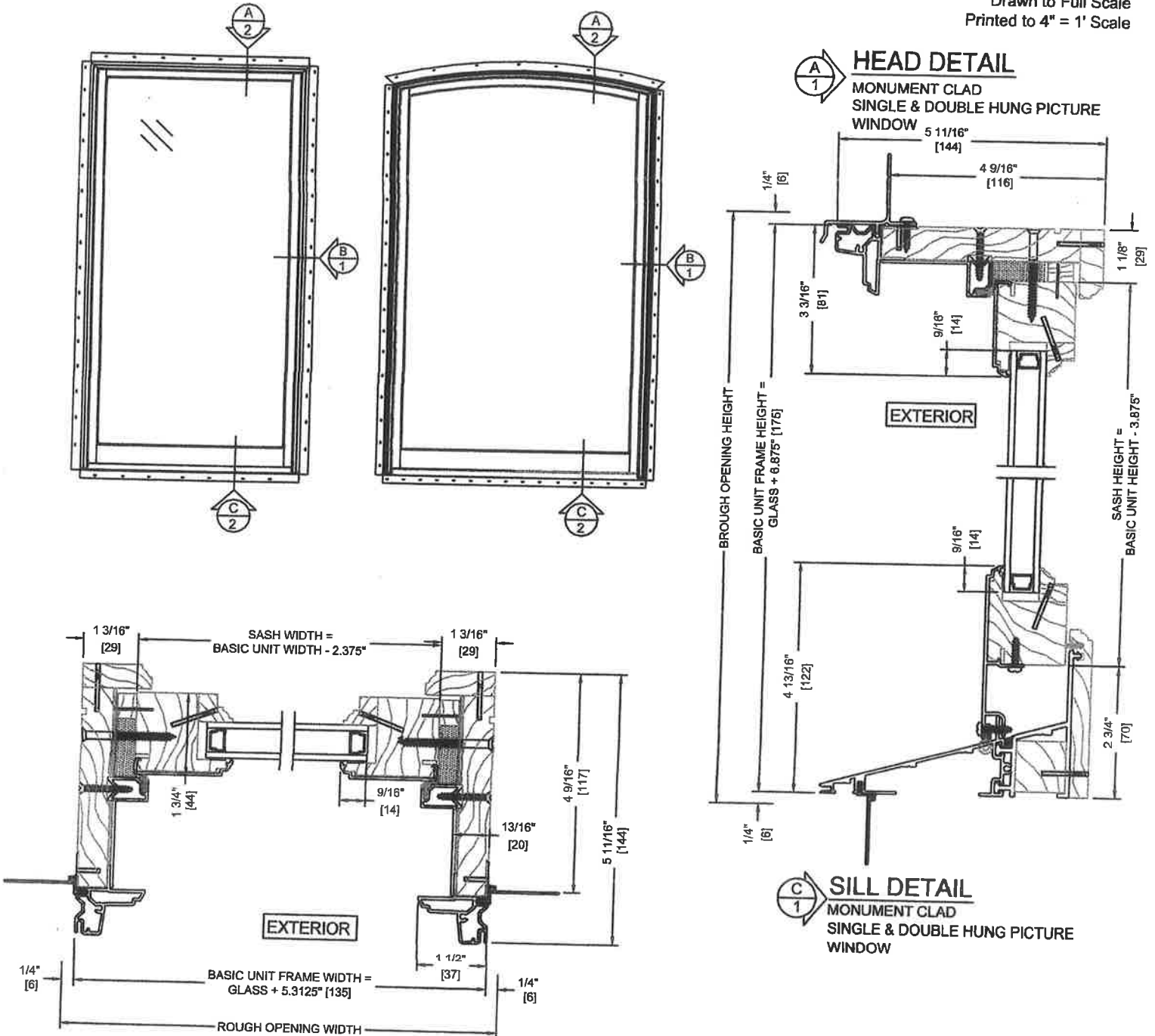


**SIERRA
PACIFIC**
WINDOWS

Monument Aluminum Wood Single & Double Hung Picture Windows, Fixed

Head, Sill & Jamb Details
Page 1 of 1

Drawn to Full Scale
Printed to 4" = 1' Scale



5. PRESENTED BY: Rennie Vainstein

SUBJECT: Request for approval of alterations to an existing vestibule/connector for the property located at 1728 S. Hull Street (Trinity Presbyterian Church, Garden District).

REMARKS: The petitioner is requesting permission to change the existing storefront type windows facing S. Hull Street that are located in a connector between the Sanctuary and Education Building. The connector was originally a porch/open breezeway that was enclosed. The stucco would be faced with matching brick, and new doors and windows are proposed as illustrated. Sierra Pacific "Monument" series wood clad windows are proposed, topped with a paneled transom to visually give it a taller appearance and address some interior visual issues related to an existing ceiling height. A full description of the project is 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-60-m

- No objection.

COMMENTS _____

ACTION _____





1728 S. Hull Street (project 2)

Description of Proposed Work - Connector

The church would like to replace the existing storefront-type windows along Hull Street in the small connector between the Sanctuary and the Education Building. They would also like to replace the stucco wall above the windows with brick to match the existing buildings. The high cornice will not change. It will either remain undisturbed or be replaced to match existing. The storefront would be replaced with a new brick wall to match the existing brick, with new windows to match the existing windows on the church campus. A new wood door will be installed in a design to match existing doors on the church campus. The door will be outfitted as a designated exit door with panic hardware (See Drawings). The free-standing columns will be replaced and the porch roof, cornice and entablature will be replaced to match existing.

The connector was originally a porch and was filled in with a commercial-type storefront window system in a much earlier renovation. The metal frame was beginning to deteriorate back in the early 2000s when it was partially filled in with some panels in an attempt to evoke a more traditional look. The frame is rotting and there is significant water damage to the small porch roof and the columns.

The windows cannot be as tall as the ones on the Education Building to the north because the interior ceiling behind the storefront is actually lower than the porch and the windows. The church is proposing replacements from the Sierra Pacific "Monument" series in a size and configuration to match existing windows on the church campus, with the addition of a solid wood transom at the top of the window on the street side, to give the illusion of a taller window. The interior ceiling will be repaired to properly abut the solid wall to provide an interior space more in keeping with the traditional building. The interior head height of the new windows will reach almost to the ceiling, allowing for trim.

The changes to the connector area of the church will bring the entire building up to the standards seen in the rest of the campus. All trim colors and brick will match existing. Window color will be custom-matched to the existing campus.

Trinity Church Hull St. Connector



Trinity Church Hull St. Connector

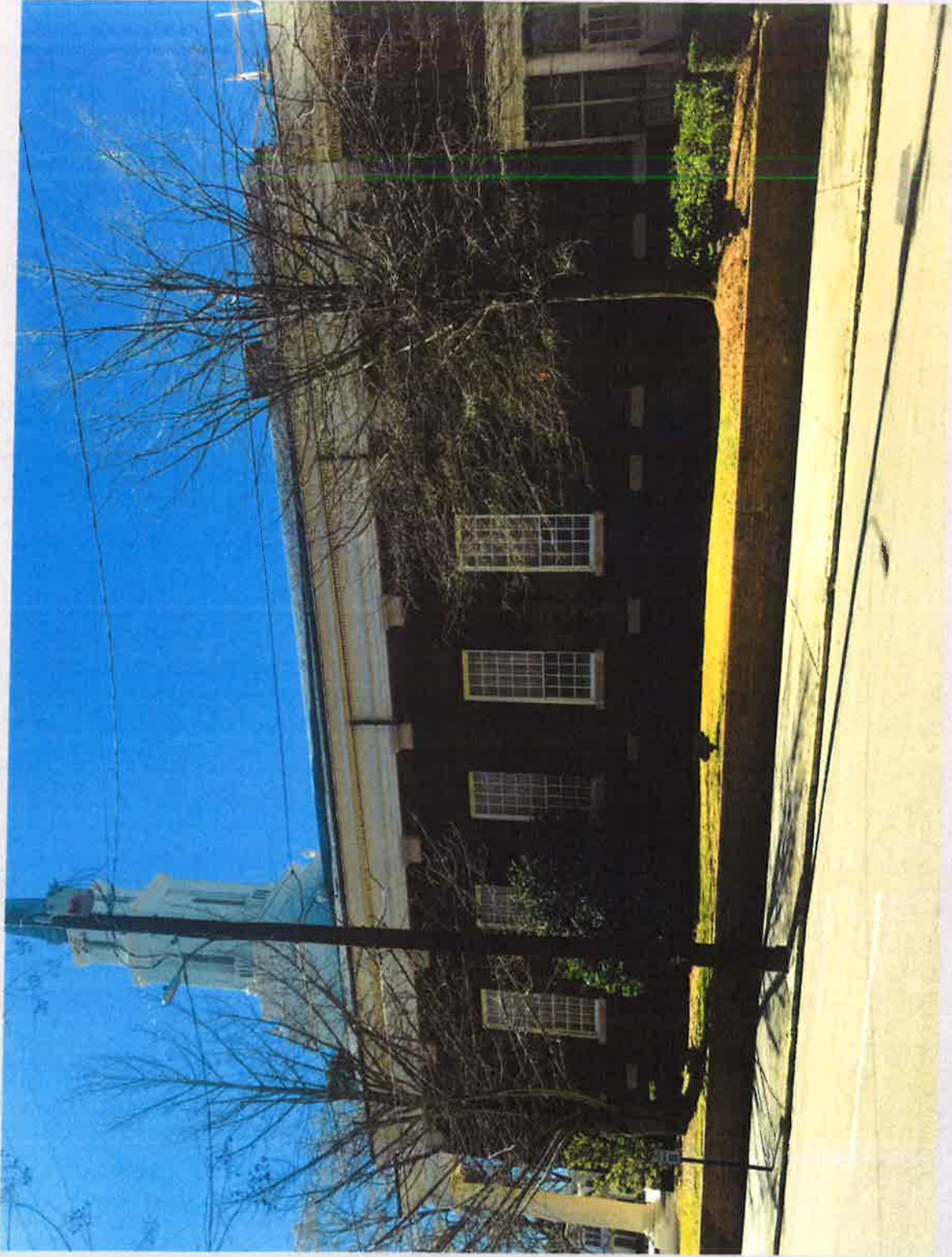
Close up



**Trinity Church Hull St. Connector
Adjacent Building**



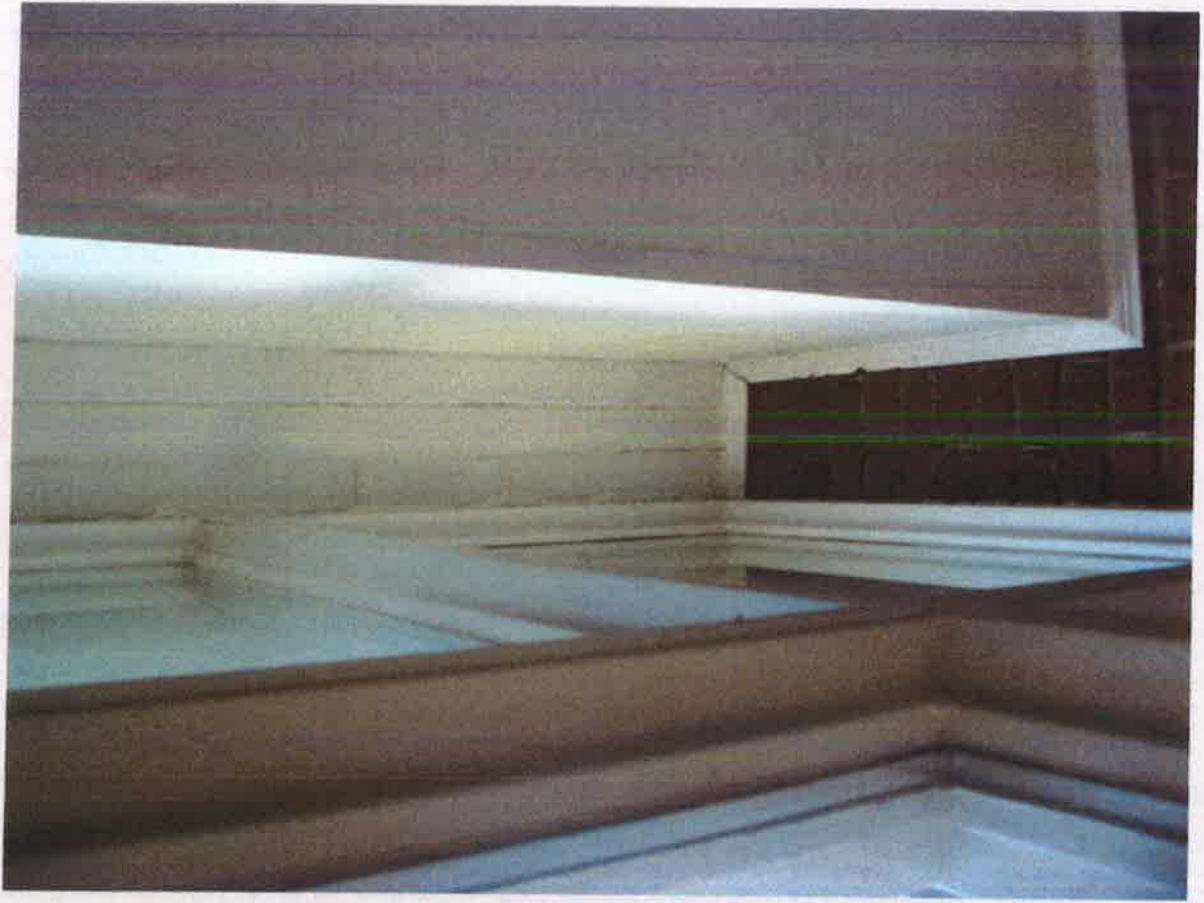
Trinity Church Hull St. Connector Adjacent Building



Trinity Church Hull St. Connector Rotting Woodwork



**Trinity Church Hull St. Connector
Interior View (Current)**



6. PRESENTED BY: James Rolan

SUBJECT: Request for approval after the fact of door replacements for the property located at 1103 Magnolia Curve (Cloverdale) VIOLATION

REMARKS: The petitioner is requesting permission after the fact to retain two steel exterior doors with a demi-lune window installed in the rear openings of the apartment building. The doors that were replaced were 9-lite half lite doors. This is a corner lot. The petitioner would also request using the same door to replace a solid panel door on the front of the building. Being a rental property, security and durability are concerns for the owner.

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-m

- The Board has generally required front door replacements in wood.
- The apartment building takes its stylistic cues from Colonial Revival architecture. The solid 6-panel front door is an appropriate door for this building. The owner would like to introduce some light into the entry, a paneled door with rectangular lites may be a better choice over the demi-lune. Tucker wood door is illustrated.



COMMENTS _____

ACTION _____



1103 Magnolia Curve

6A



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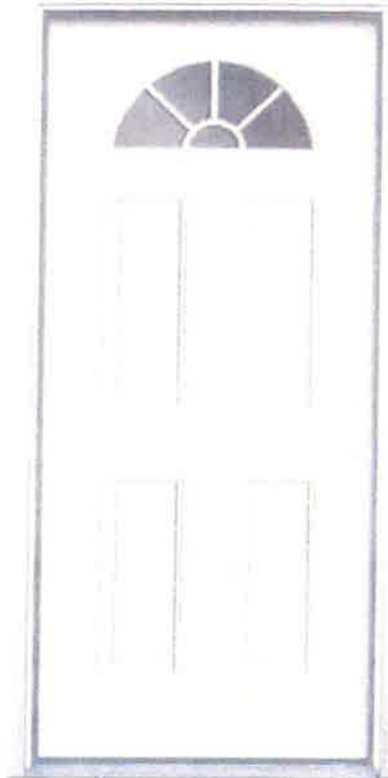
Internet #100042152 Model #28072 Store SKU #826387

715

Masonite

36 in. x 80 in. Premium Fan Lite Left Hand Inswing Primed Steel Prehung Front Exterior Door with Brickmold

★★★★★ (57) Questions & Answers (23)



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32 x 80

36 x 80

Door Handing: Left-Hand/Inswing

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★★★★☆ (33)

\$386⁰⁰



Masonite 36 in. x 80 in. Premium Full Lite Left Hand
★★★★☆ (49)

\$326⁰⁰



Masonite 36 in. x 80 in. Premium Fan Lite Left Hand
★★★★☆ (57)

\$266⁰⁰



Masonite 36 in. x 80 in. Chatham 3/4 Oval-Lite Left
★★★★☆ (47)

\$396⁰⁰



JELD-WEN 36 in. x 80 in. 12 Lite Primed Steel
★★★★☆ (61)

\$539⁹⁴



Stanley Doors 36 in. x 80 in. Colonial 9 Lite 2-Panel
★★★★☆ (66)

\$466⁵⁷



Masonite 32 in. x 80 in. 15 Lite Right-Hand
★★★★☆ (61)

\$685²⁴



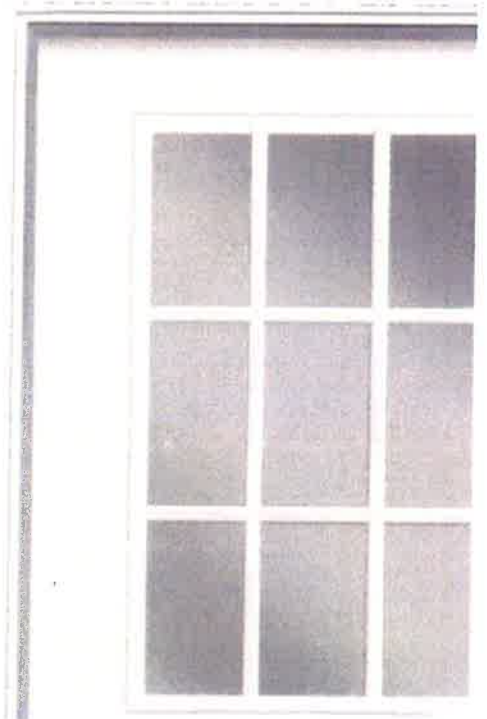
Masonite

36 in. x 80 in. Premium 9 Lite Primed White Left Hand Inswing Steel Prehung Front Exterior Door with Brickmold

★★★★☆ (62) Questions & Answers (22)



Hover Image to Zoom



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1103

6F

