

A G E N D A

Architectural Review Board

April 26, 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 March 22, 2022 meeting**
- II. Administrative Actions**
- III. Full Review Items**

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Charles Carraway	Cloverdale Idlewild	3119 Audubon Rd.
2.	Ricky Gosa & James Sutherland	Capitol Heights	1825 Madison Avenue
3.	Candice Frazer	Garden District	1414 S. Hull Street
4.	George Patton	Cottage Hill	626 Martha Street
5.	Paul Hard & Jonathan Guyette	Garden District	374 Rose Lane
6.	Orlando Durr	Cottage Hill	125 Hanrick Street

IV. Other Business

**The next meeting of the Architectural Review Board will be on
Tuesday, May 24, 2022 at 5:30 p.m.**

II. Administrative Actions

4/7/2022	1301 S Court St	Garden District	tree removal	Admin approval with replacement
3/25/2022	1616 S Perry	Garden District	extension of approval to comply with approved plans	Granted by TT, May 31 compliance date
4/7/2022	1007 Woodward	Cloverdale	Parking pad and driveway extension, stop work issued March 24, spoke with contractor re: submission, nothing received to date	30 day letter

III. Full Review of Items

1. PRESENTED BY: Charles Carraway

SUBJECT: Request for approval of tree removal and replacement for the property located at 3119 Audubon Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to remove two compromised pine trees (an additional dead tree has been approved for removal by Urban Forestry). The trees have thin foliage and have been dropping limbs on tenants cars. The proposed replacements are two canopy oak trees to be planted in the front 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-s

- No objection.

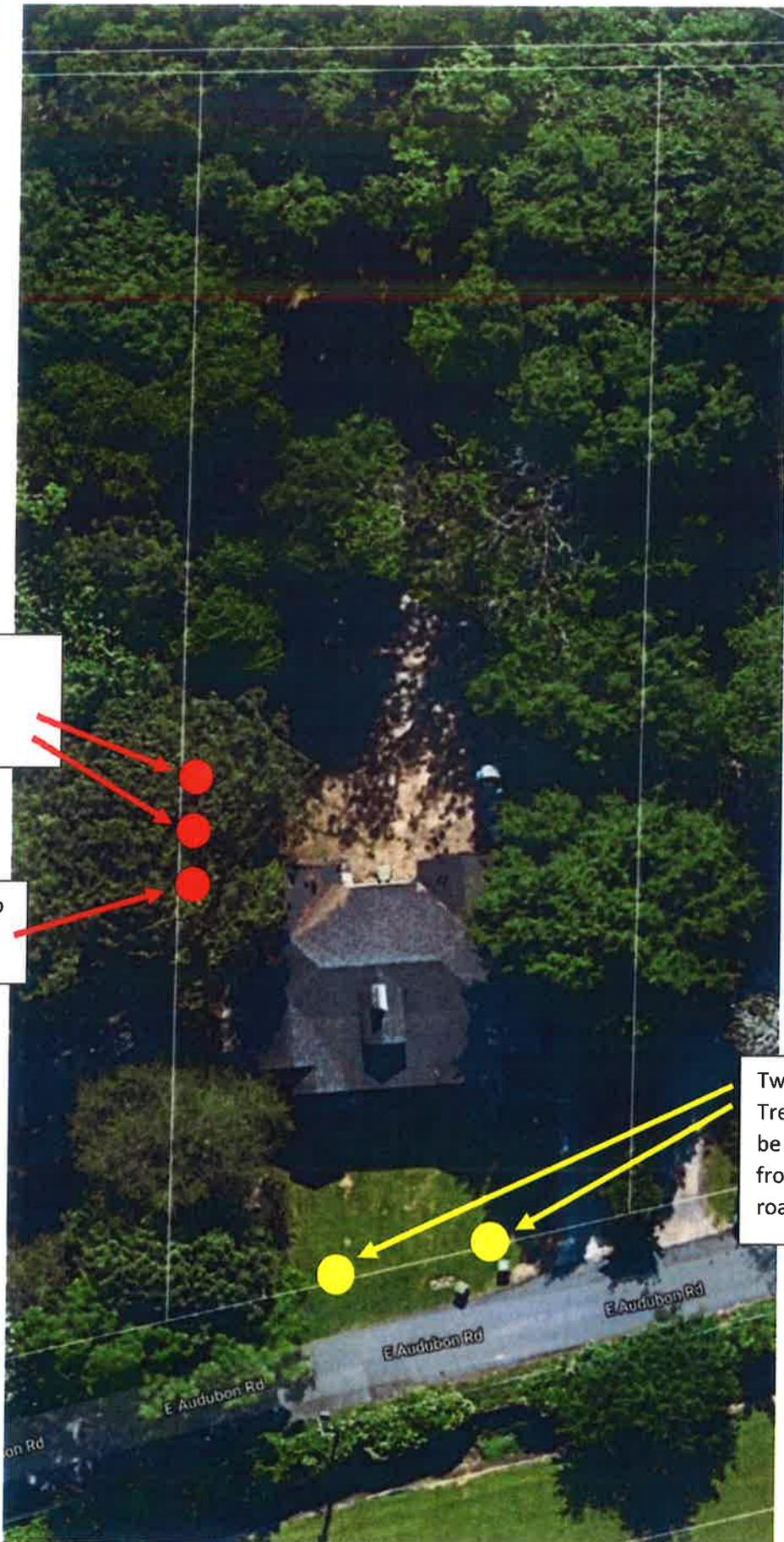
COMMENTS _____

ACTION _____



3119 Audubon Road 4/8/22

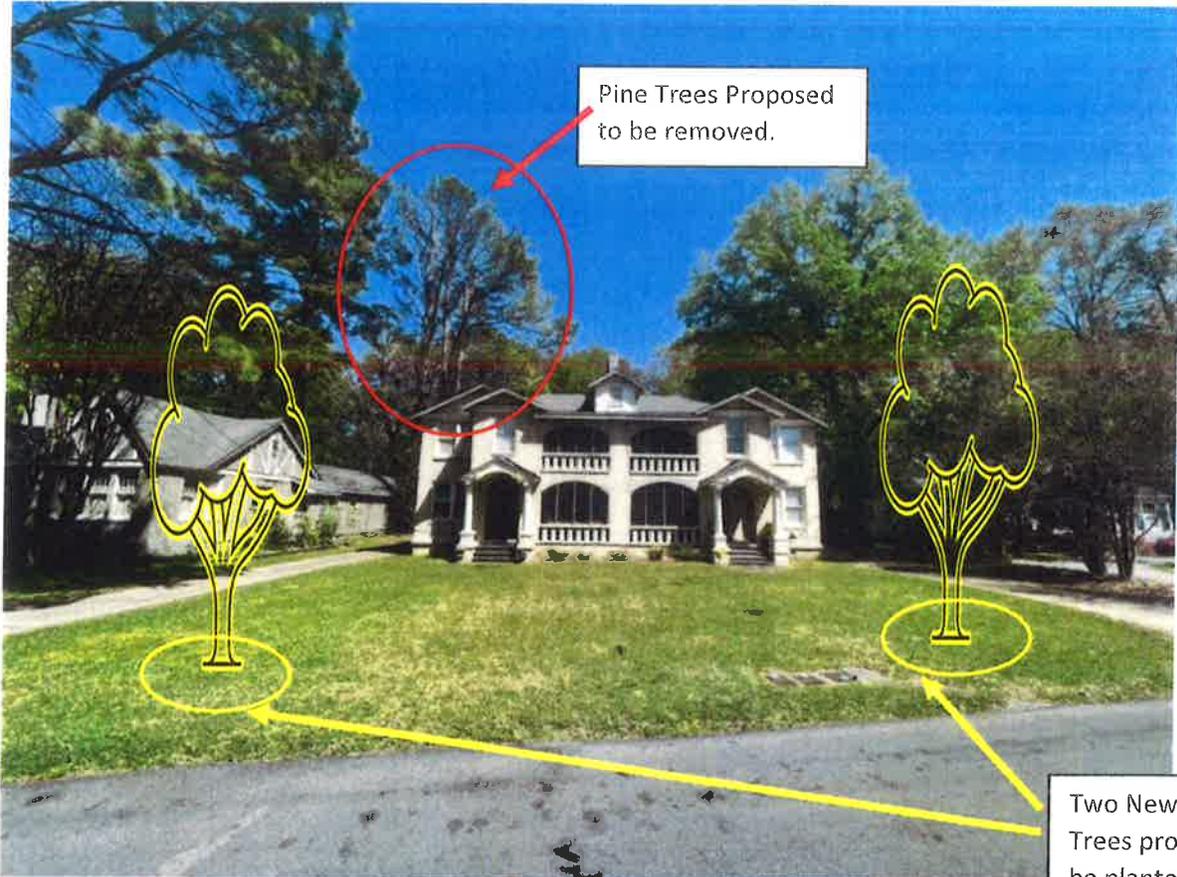
1A



Two Pine Trees
Proposed to be
removed.

Dead Tree to
be removed.

Two New Oak
Trees proposed to
be planted in
front yard along
road.



Pine Trees Proposed to be removed.

Two New Oak Trees proposed to be planted in front yard along road.







1E



1F

2. PRESENTED BY: Ricky Gosa & James Sutherland

SUBJECT: Request for approval of a swimming pool and rear yard fence for the property located at 1825 Madison Avenue (Capitol Heights).

REMARKS: The petitioner is requesting permission to install a 10'x20' pool in the rear yard with a 4' concrete decking around 3 sides and 8' of concrete decking at the shallow end. The petitioner is also proposing a 6' dog eared privacy fence along the east property line in the rear yard to screen the view of the pool from the adjacent Louis Armstrong Park (approximately 50'). No mature trees will be impacted by the excavation.

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

- The fence could be administratively approved as submitted, but was submitted as part of the pool project.
- No objection.

COMMENTS _____

ACTION _____



1825 Madison Avenue 4/8/22

2A

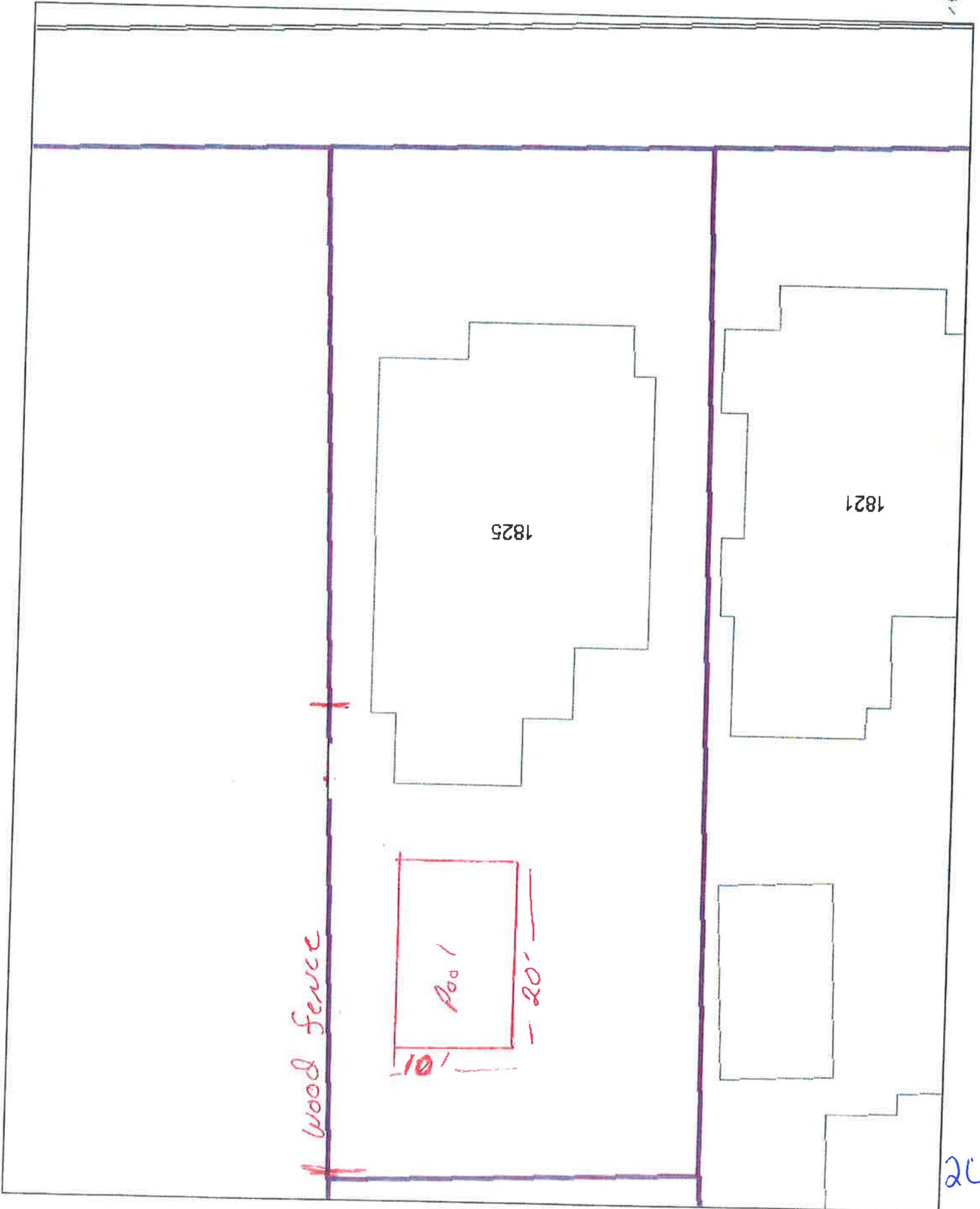


1 inch = 20 feet

28



1 inch = 20 feet



20

3. PRESENTED BY: Candice Frazer

SUBJECT: Request for approval of a conceptual plan for demolition and replacement for the property located at 1414 South Hull Street (Garden District).

REMARKS: *The petitioner has been advised that not enough information has been submitted for the Board to render a final decision on the demolition and replacement request. At this time, a review of the conceptual plans is requested.

The petitioner is requesting permission to demolish the house and pool at 1414 S. Hull Street. The property is immediately adjacent The Episcopal Church of the Ascension and is now owned by the church. The intent of the church is to create a green space with a park and labyrinth garden to complement the spiritual aesthetic and purposes of the church.

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.”

For Demolitions: (15-127) 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-60-d

- Specific information on the condition of the house have not been provided, the application only notes the condition is “poor” and was poor at acquisition. The previous owner had issues with drainage and flooding, which had rendered the basement rooms unusable.
- There is a considerable grade change at the rear which created space for a walkout basement, so a site plan should also speak to any excavation or fill that will be introduced to level the lot.
- A more complete site plan for the entire site with specific materials for hardscaping and landscaping needs to be provided. The proposed labyrinth garden is only partially rendered out. Will this area be open to the street? Or will there be fencing and/or hedging that screens it from view?
- Demolition will leave one structure remaining in this block of Hull Street. The east side of S. Hull in this location is outside of the district boundaries.

COMMENTS _____

ACTION _____





Streetscape looking south







Current Campus

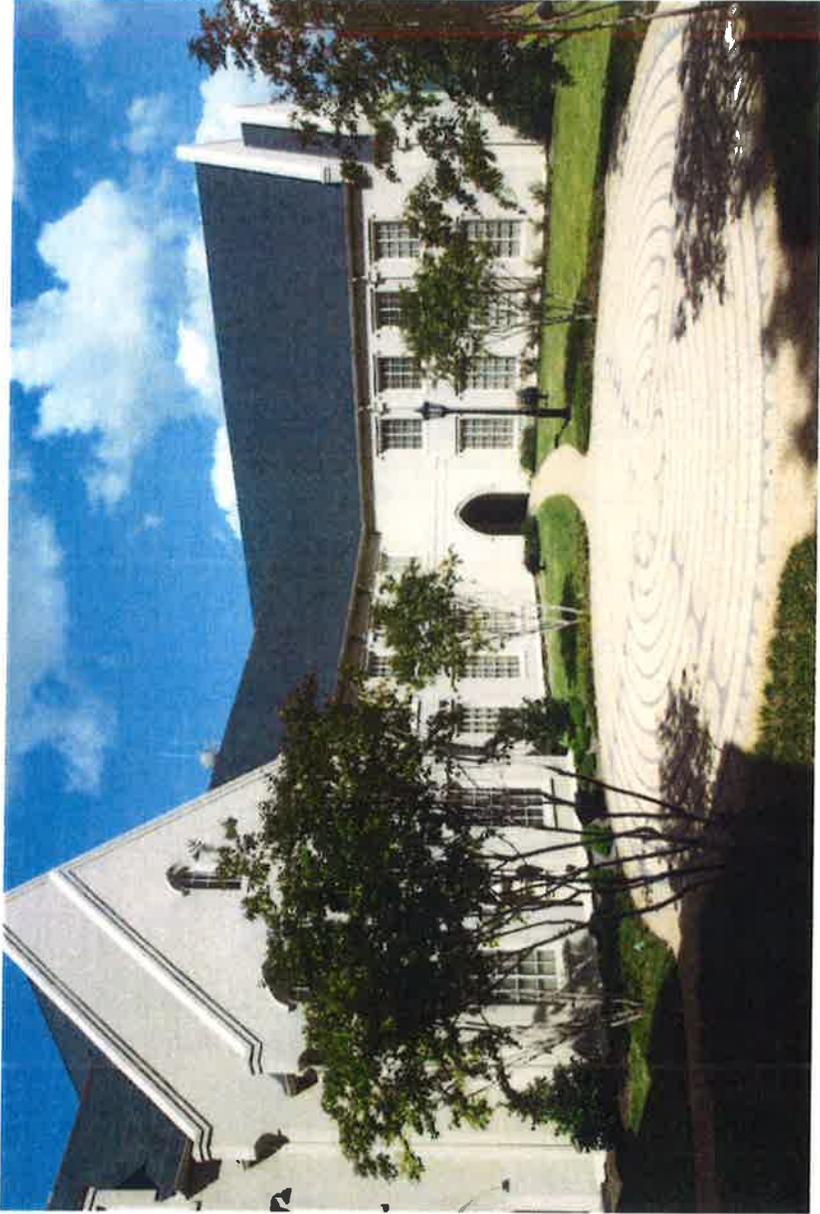


Subject Property

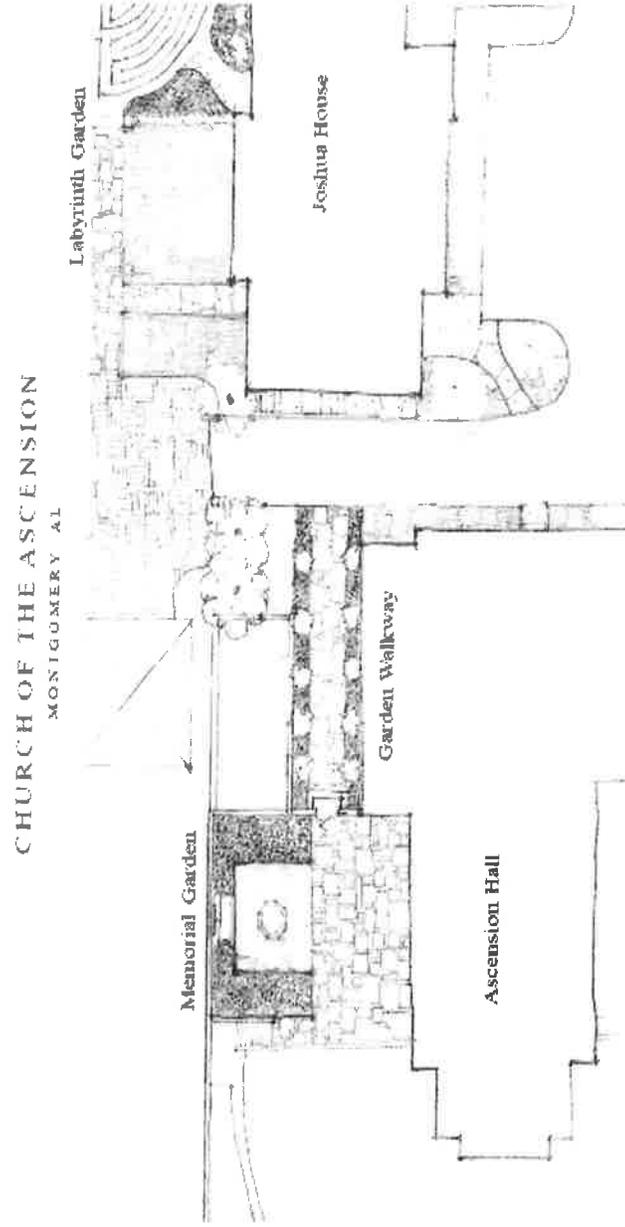
1 inch = 60 feet

A Labyrinth Garden

A labyrinth



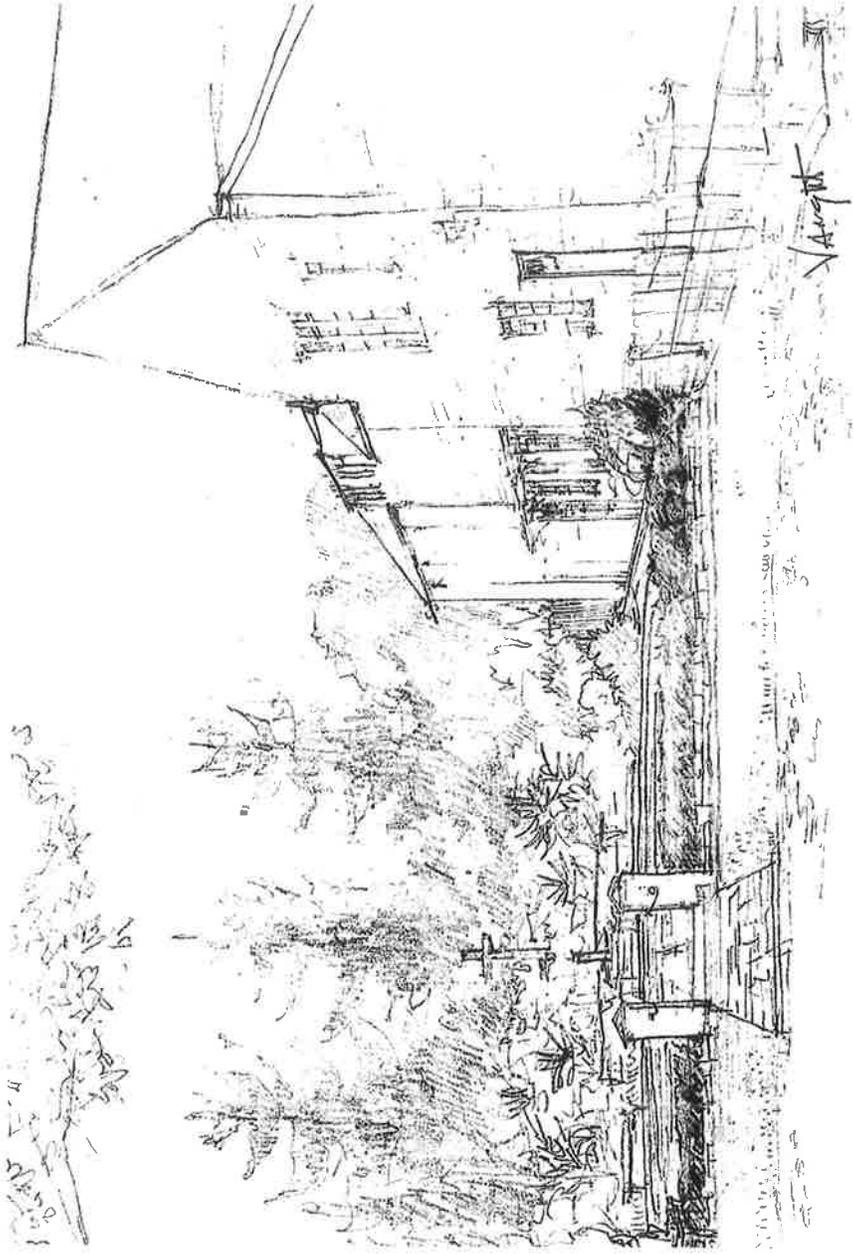
Proposed overhead view

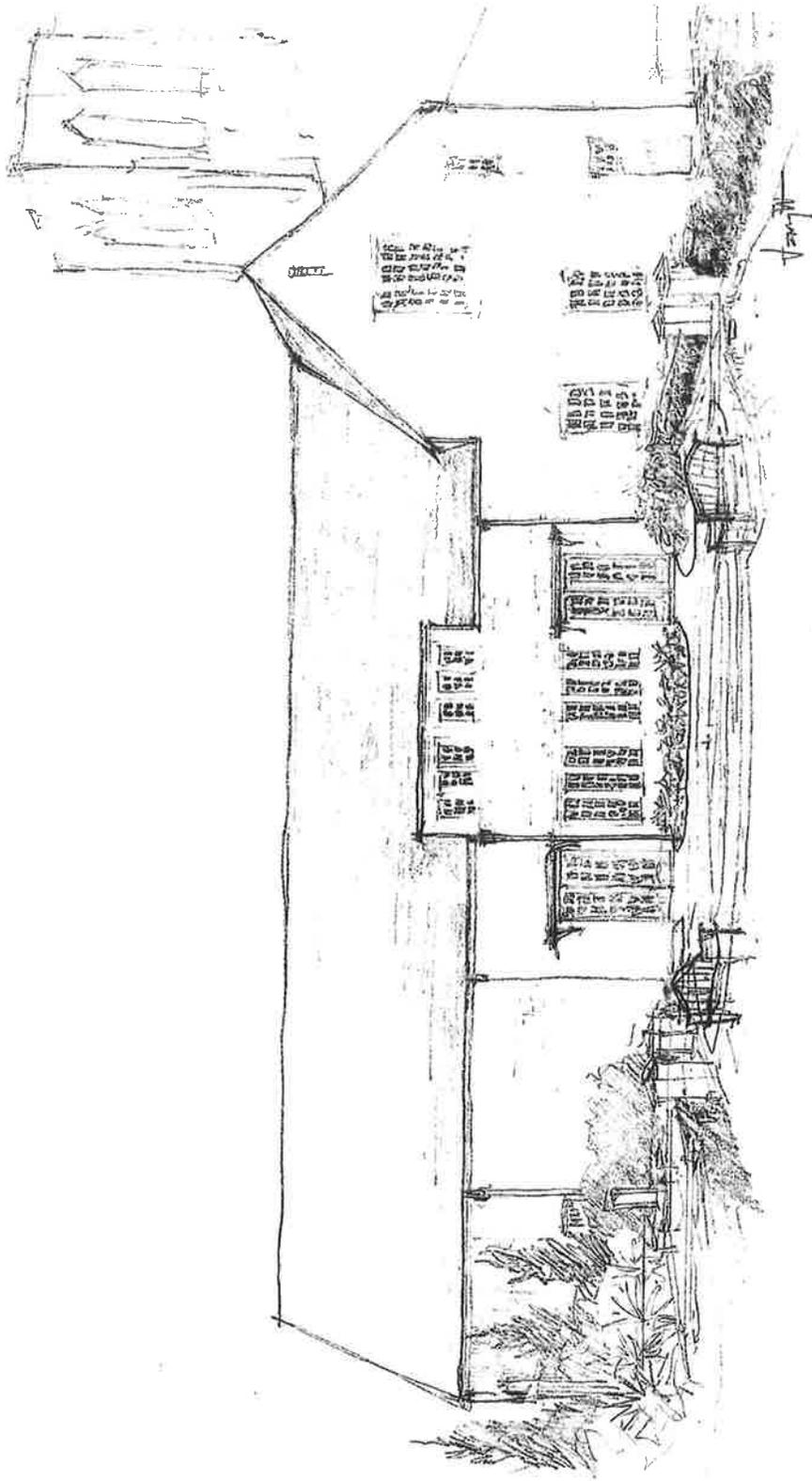


PLAN OF WALKWAY TO MEMORIAL GARDEN

COLE & COLE ARCHITECTS

View from the ground





4. PRESENTED BY: George Patton

SUBJECT: Request for approval of a pergola and rear facing dormer window for the property located at 626 Martha Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to rebuild a previously approved and failed pergola on the front of the house. The previous pergola is said to have been constructed with plywood by the previous owner, the current proposal will use cedar as detailed on page 2 of the drawings. The petitioner is also requesting permission to construct a rear facing shed roofed dormer on the rear slope of the roof. The dormer will have windows in the side walls, with 3 false shutters facing the rear of the property. 4” lap siding and a metal roof are proposed.

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

- The Board has approved the use of metal roofs on low slopes and porches. The color and crimp has not been specified, the Board has generally requested a traditional crimp like 5-v when approved. The color should be specified.
- Windows should be wood or aluminum clad wood in either a true divided or simulated divided (permanent grid on the glass).

COMMENTS _____

ACTION _____

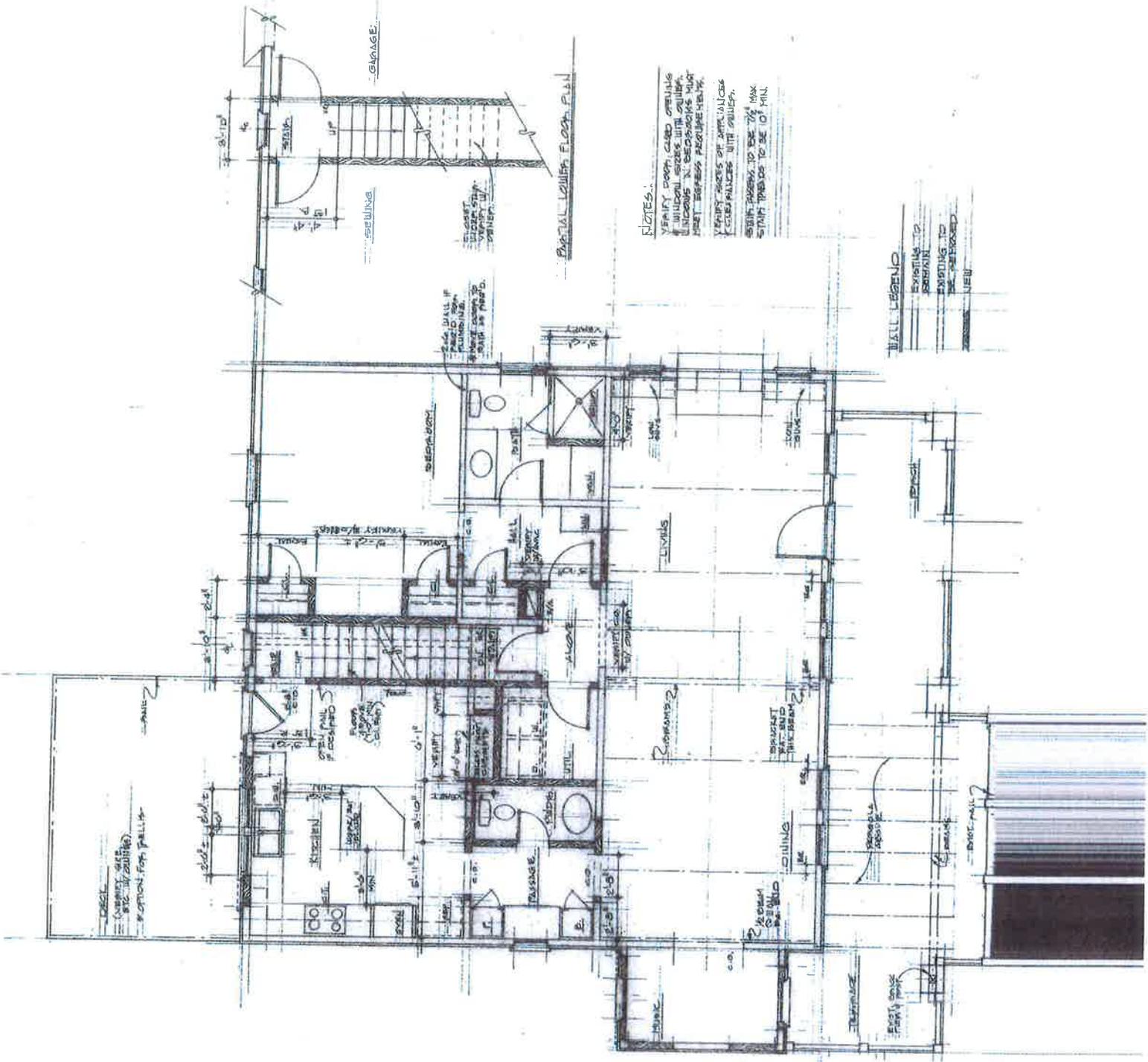


626 Martha Street 4/8/22

4A



626 Martha Street 4/8/22



PARTIAL LOWER FLOOR PLAN

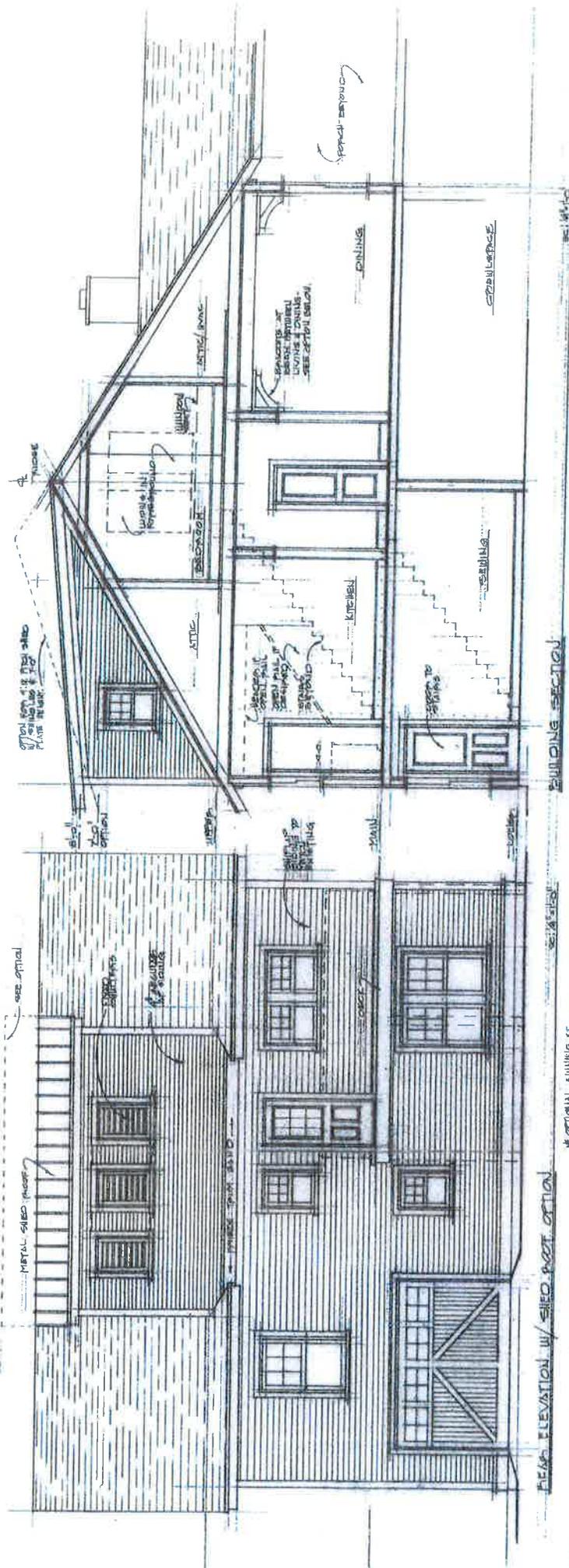
SIZES:
 VERIFY ROOM CODES CORRELATE
 WITH LOCAL CODES WITH ALL
 UNITS. N. BESSON'S UNIT
 MUST BE RE-ENTERED.
 VERIFY ROOMS OF APPROX. 1000
 SQUARE FEET WITH ALL
 UNITS. ROOMS TO BE 7'6" MAX
 STAIR TREADS TO BE 10" MIN.

WALL LEGEND

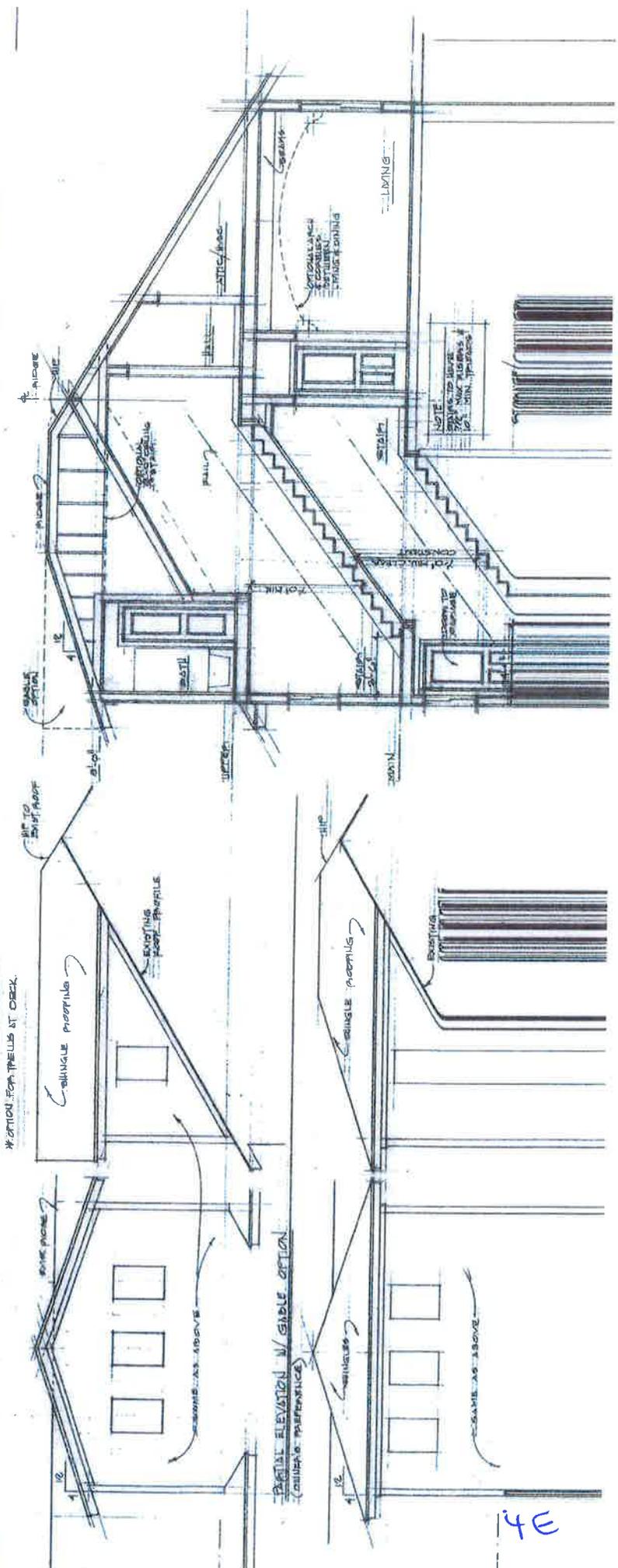
EXISTING TO	NEW

BASEL
 (OWNER'S UNIT
 NOT TO SCALE)
 SECTION FOR FALL 1

DO NOT BUILD IF
 FOUND TO BE
 PROHIBITED.
 SHOW ROOM TO
 BE IN NEED.



BUILDING SECTION



FRONT ELEVATION W/ SHED ROOF OPTION

PARTIAL ELEVATION W/ GABLE ROOF OPTION (CATHEDRAL PREFERENCE)

FE

5. PRESENTED BY: Paul Hard & Jonathan Guyette

SUBJECT: Request for approval after the fact of an 8' high privacy fence for the property located at 374 Rose Lane (Garden District). VIOLATION

REMARKS: The petitioner is requesting permission after the fact to retain an 8' privacy fence across the rear of the property. The petitioner installed a 6' fence in the rear yard but stated that a rear neighbors dogs would bark from a deck, so the 8' fence was installed to block the view of the 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-75-s

- Does it make sense, from a rear neighbor view, to have to look at both the 6' fence and the 8' fence installed in front of it? Should it be one or the other?
- An application would have been required for the 6 foot fence, although the location would have allowed it to be administratively approved. The Board should consider that as part of the approval if the 8' petition is approved.

COMMENTS _____

ACTION _____





Proposed Work

The fence was installed along the back property line. For an 18 linear foot section, we installed 8-foot-tall fence panels (wooden, dog-ear). We had originally installed 6-foot fence panels for this section to block the view of our backyard from the neighbor's dogs. Prior to installing the fence, at least 3 large dogs would aggressively bark at the property line until the owners would finally restrain them to the house. After the 6-foot fence was installed, these dogs would bark continuously from the neighbor's elevated deck. The 8-foot fence now effectively blocks the dogs' view of our back yard.

With the additional 2 feet of fence, our backyard is now quiet and we can enjoy it with our 2 small children, David & Ruth.

We would like to request that the board allow us to keep this 8-foot section of fence so that we may continue to enjoy our back yard.



MONTGOMERY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

WELCOME REAL PROPERTY PERSONAL PROPERTY

- Search
- Pay Tax
- Forms

PARCEL #: 10 04 19 2 010 005.000
OWNER: DYESS DAVID SHANE & KING JOSEPH DARRYL
ADDRESS: 366 ROSE LN MONTGOMERY AL 36104-5639
LOCATION: 366 ROSE LN MONTGOMERY AL 36104

[111-E-] Baths: 1.0 H/C Sqft: 2,297
 488 Bed Rooms: 0 Land Sch: GM
 Land: 50,000 Imp: 94,900 Total: 144,900
 Acres: 0.000 Sales Info: \$0

<< Prev Next >> [0 / 0 Records] Processing...

Tax Year : 2021

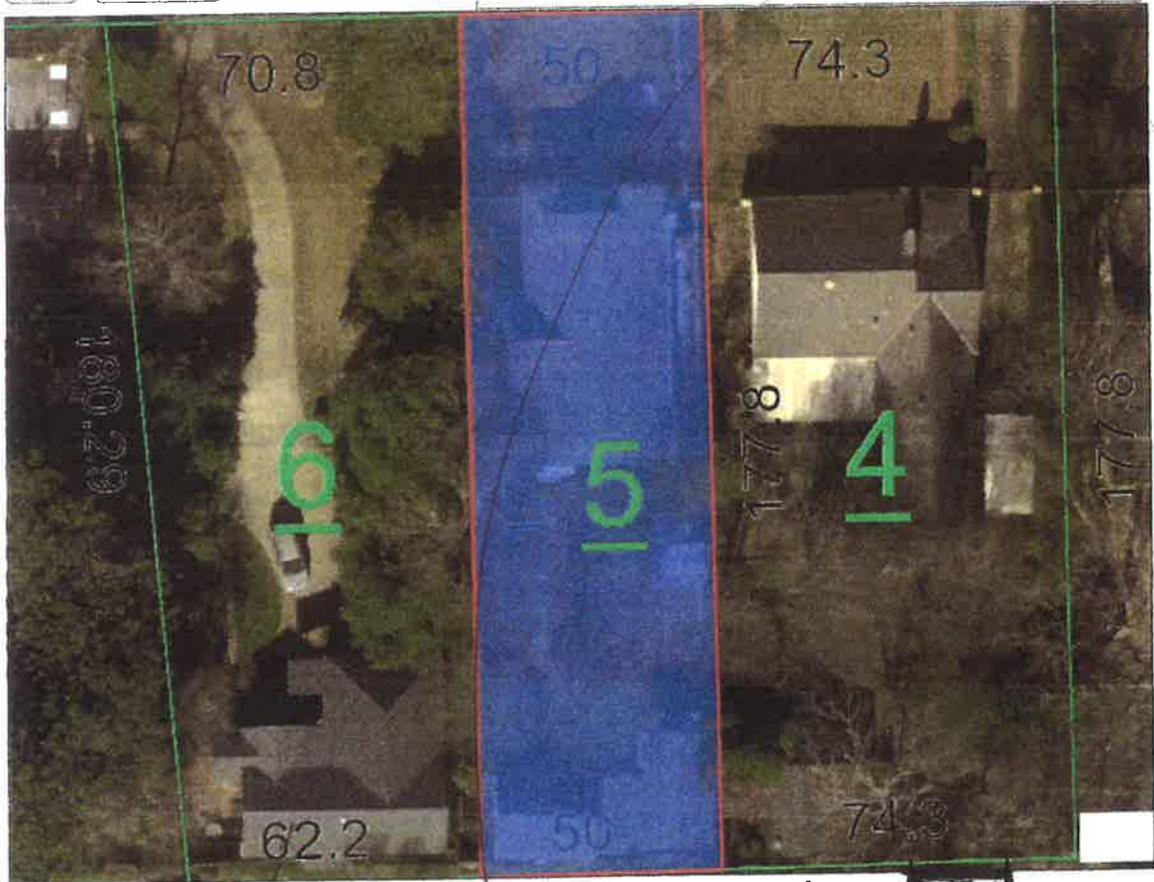
SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

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Janet Buskey
 Revenue Commissioner
 Montgomery County
 101 S. Lawrence St
 Montgomery, AL
 36104-1667
 (334) 832-1250



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↑
cottage

↑
18 linear ft
section of 8 ft
fence

5D

374 Rose Lane



5E

6. PRESENTED BY: Orlando Durr

SUBJECT: Request for approval after the fact for window replacement and approval of a side porch landing for the property located at 125 Hanrick Street (Cottage Hill). PARTIAL VIOLATION

REMARKS: At the December 15, 2021 ARB meeting, the ARB denied the petitioners request to retain vinyl windows that were smaller than the original windows that were installed without approval. The Board requested a new window selection be made in 90-120 days for approval by the Board prior to installation. Our office received a complaint that new windows had been installed, which was confirmed by staff. The petitioner is requesting permission to retain the new windows with modifications. The selected window is a Jeld Wen aluminum clad wood window in a 2:2 configuration that are 33.375"x64.5", which match the size of the approved windows in the house next door (which is a twin of this house). The selected window ONLY has a grid between the glass, which does not meet the simulated divided lite criteria of a permanent grid affixed to the glass. The petitioner is requesting permission to adhere an exterior muntin to the existing windows. Windows are to be trimmed with 6" casing.

The petitioner is also requesting permission to build a small porch (maximum 48"x72") at the side door, with 2"x2" balusters with 4" spacing and handrail. Since the submission was made, the petitioner would also like to install the same railing on the front porch. Both rails will be 36" high and painted white.

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

- The Board has approved Jeld Wen windows on other projects.
- The condition of this house was poor when Mr. Durr acquired it. He completely reframed all of the roof rafters before reroofing, and rebuilt a small side addition that was either removed or fell off. Years ago, the Board approved a metal roof installed without permission because the house was in similarly poor condition. The rationale being in that case, because of the significant structural issues, the Board felt it was more important to preserve the house as a whole so the owner could complete the other necessary repairs to make it habitable.
- If the modification to the windows is approved, the motion should stipulate that the muntin HAS to be affixed and cannot snap off. The Board has considered muntin modifications in a handful of situations (none of them were exercised).
- The Board should specify that the railing presented has the balusters installed between the bottom and top rail, and not attached to one side as you might find in a deck rail. The porch rail should look like a porch rail and not a deck rail.

COMMENTS _____

ACTION _____



125 Hanrick Street 4/8/22

6A

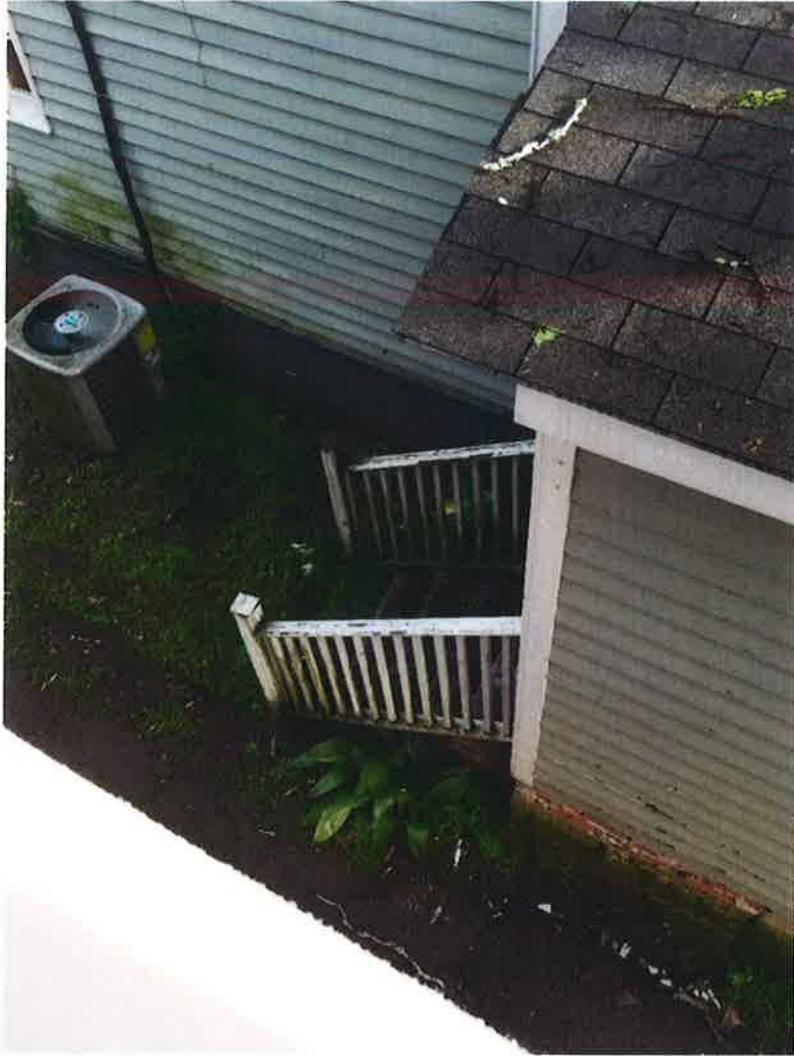




125 Hanrick Street 4/8/22

6C





Example of rail