

A G E N D A

Architectural Review Board

May 24, 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 April 26, 2022 meeting
- II. Administrative Actions
- III. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Suzanne Black	Cottage Hill	511 Martha Street
2.	CJ Brennan	Individual	608 N. Court Street
3.	Noah Cox	Cloverdale Idlewild	538 E. Fairview Avenue

- IV. Other Business

The next meeting of the Architectural Review Board will be on
Tuesday, June 28, 2022 at 5:30 p.m.

II. Administrative Actions

Date	Address	District	Request/violation	Action
4/28/2022	703 E Fairview	Cloverdale	rear yard fence	admin approval
4/28/2022	3335 Montezuma	Cloverdale Idlewild	rear yard fence, no tree issue	admin approval
5/3/2022	126 N Lewis	Capitol Heights St Charles	tree removal, beginning of a structure	30 day letter
5/3/2022	113 S Capitol Pkwy	Capitol Parkway	tree removal	30 day letter
5/3/2022	109 S Capitol Pkwy	Capitol Parkway	pod--temporary structure cannot become permanent	notice of temporary nature
5/3/2022	3303 Norman Bridge	Cloverdale Idlewild	metal roof	30 days to remove or apply (advised of recent court action re: metal roof)
5/3/2022	2000 Winona	Capitol Heights St Charles	removed windows, cut new door openings, installed new doors	30 days to seek approval after the fact (not easily reversible)
5/2/2022	419 S Perry St	Individual	court compliance hearing/non-compliant	New court date May 23
5/4/2022	1324 S Perry	Garden	no response to letter/non-compliant	Filed paperwork in municipal court
5/4/2022	2000 Winona	St Charles	no response to letter/non-compliant	Filed paperwork in municipal court
5/4/2022	472 Clanton	Garden	no response to letter/non-compliant	Filed paperwork in municipal court
5/9/2022	425 Martha	Cottage Hill	painting shutters RED	30 day letter, repaint or apply
5/6/2022	2029 Madison Avenue	Capitol Heights	violations addressed, in compliance	
5/6/2022	504 S Perry St	Individual	modifications to front columns undone, in compliance	
5/11/2022	735 E Fairview	Cloverdale	new parking pad in front yard	30 day letter

III. Full Review of Items

1. PRESENTED BY: Suzanne Black

SUBJECT: Request for approval of walkway, fence and gate for the property located at 511 Martha Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to modify a narrow strip of paving on the east side of the house to address ongoing drainage and washout issues. The proposal would add 3 concrete steps at the current gate location where the soil has washed away, install a new brick or gravel path, and extending a 4' tall wrought iron fence on the east property line to the front property line, with a wrought iron gate, similar to others in the neighborhood, adjacent to the existing retaining wall as 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: T4-R

- Of all our residential historic districts, Cottage Hill is the best/natural candidate for introducing pedestrian friendly front yard fences and gates. The proposed design is unobtrusive. No objection.

COMMENTS _____

ACTION _____



511 Martha Street, Cottage Hill, 5/6/22



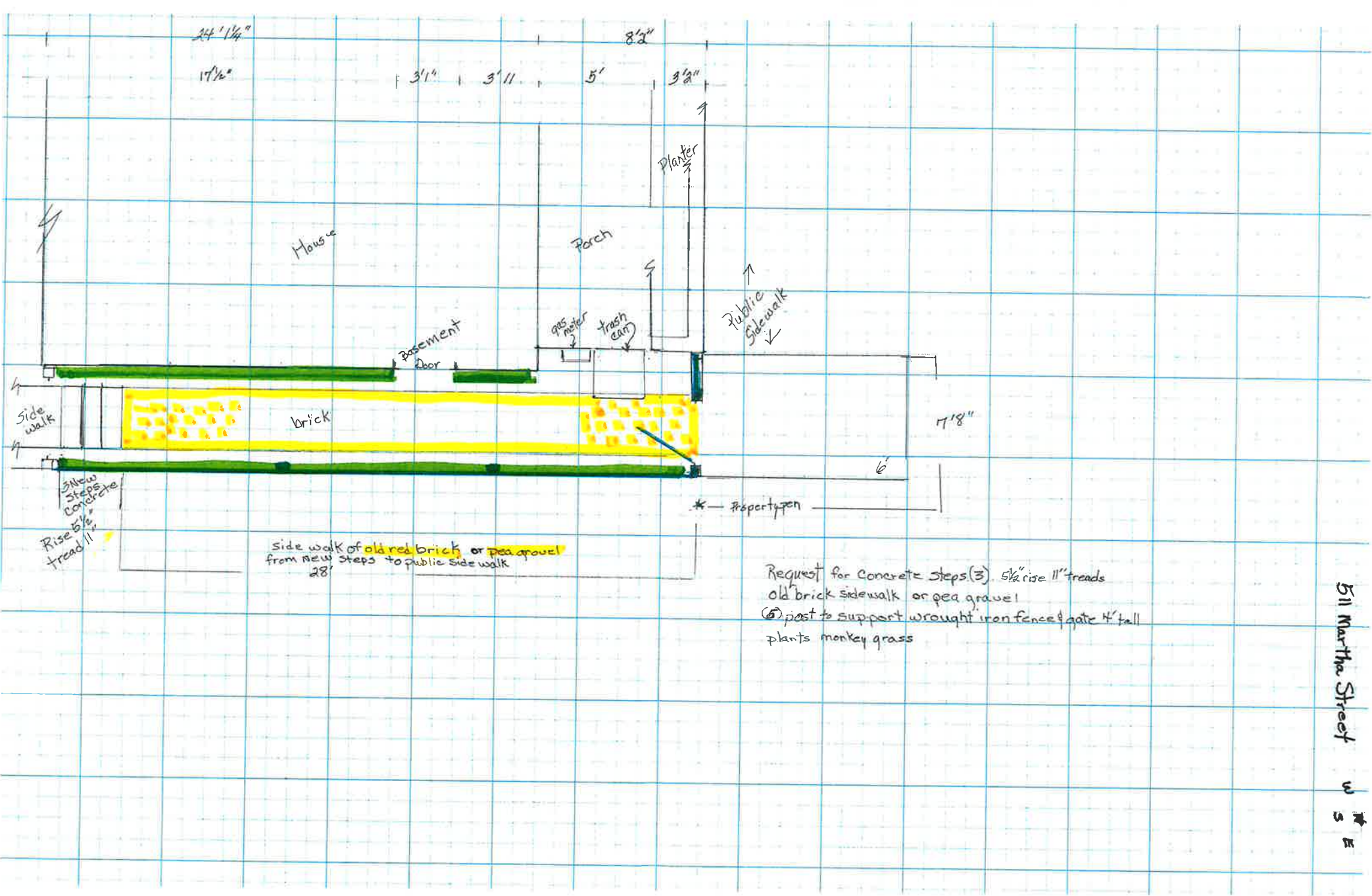
511 Martha Street, Cottage Hill, 5/6/22



511 Martha Street, Cottage Hill, 5/6/22



511 Martha Street, Cottage Hill, 5/6/22



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2. PRESENTED BY: CJ Brennan, Davis Architects

SUBJECT: Request for approval of new signage for the property located at 608 N. Court Street (Individual).

REMARKS: The petitioner is requesting permission to install a new, spot lit sign over the existing building sign. Letters in prefinished aluminum matching the terra cotta color of the veneer will be face mounted on a flat panel, covering the old sign, and illuminated by 4 small industrial sign spot lights. The sign face is just under 20 square feet (meets guidelines).

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: M1

- Since the existing lettering is not being touched, this would be an easily reversible change.

COMMENTS _____

ACTION _____



608 North Court Street, Individual, 5/6/22

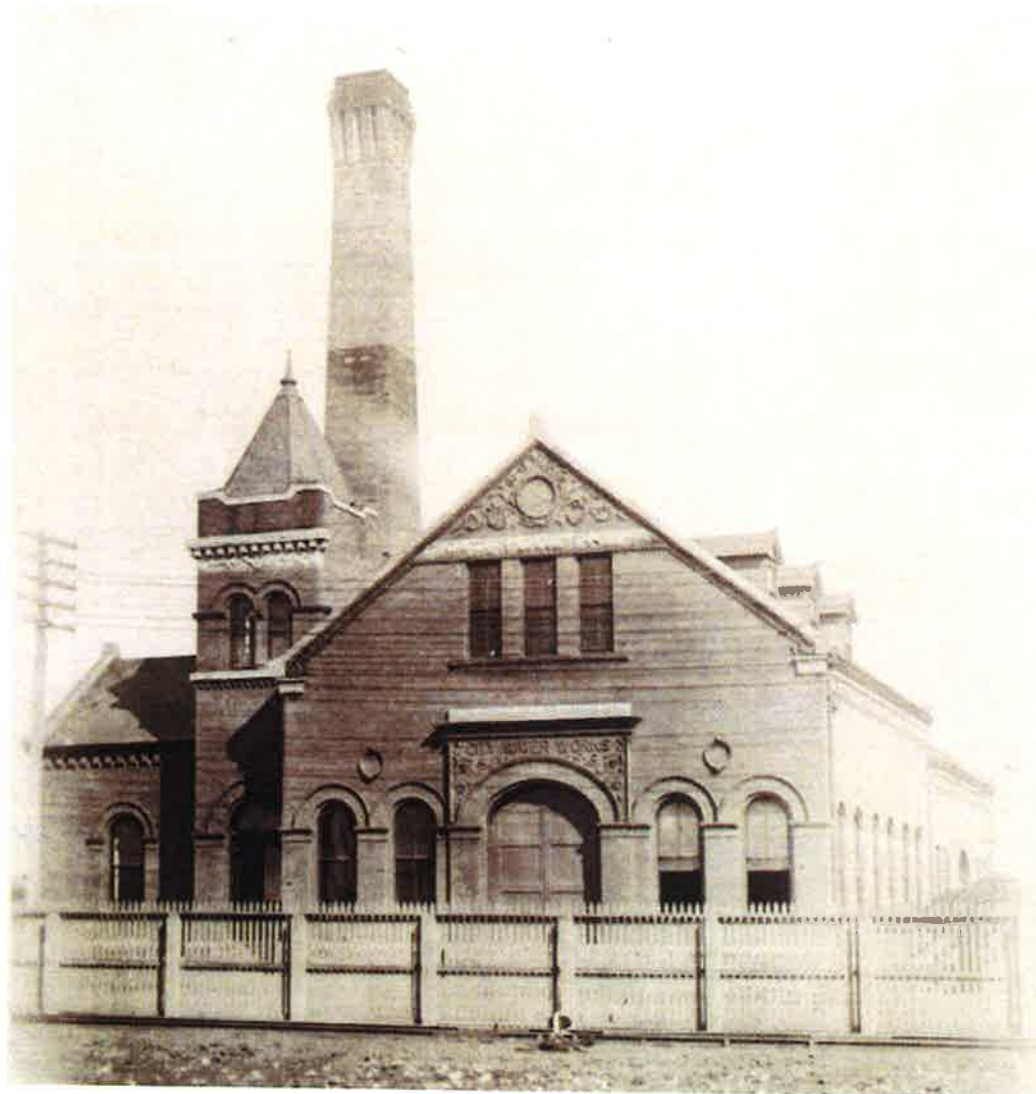
EQUAL JUSTICE INITIATIVE

WATER WORKS RENOVATION

EXTERIOR BUILDING SIGN

May 2, 2021

219



Water Works Renovation
May 2, 2022
Equal Justice Initia

HISTORICAL PHOTO

DAVIS

2

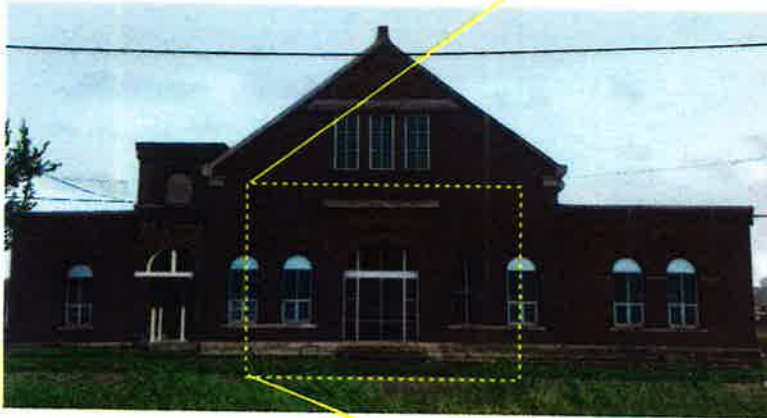


WEST ELEVATION

Water Works Renovation
 May 2, 2022
 Equal Justice Initiative

DAVIS

20



Water Works Renovation
May 2, 2022
Equal Justice Initiative

BUILDING SIGN

DAVIS

26

3. PRESENTED BY: Noah Cox

SUBJECT: Request for approval after the fact for a front yard parking area and additional gravel for the property located at 538 E. Fairview Avenue (Cloverdale Idlewild). VIOLATION

REMARKS: The petitioner is requesting approval after the fact for a 24'x25' parking pad in the front yard, with a railroad tie edge and the front edge planted in boxwood as illustrated. The petition also requests the use of crushed slag to fill in driveway cracks. Site plan also shows a widened parking area next to the house. Upon inspection by staff, a great deal of gravel was also deposited in the rear yard (greater than the previous driveway) and a pool was also filled with gravel and outfitted as a sitting area with pavers. These additional paved areas also require review and approval.

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

- The question that is always before the Board with violations is “would we have approved this plan if we had reviewed it **prior** to the work being done?” In the proposed configuration, it is staff opinion that answer would be no—it does not meet some of the requirements or address issues raised in reviews of similar requests (see below).
- On March 8, 2022, a stop work notice was posted on the property. Staff spoke to several people on site, including Mr. Cox, contractor for the owner. A letter of that same date was mailed to the owner, Doug Muraki. Standard violation letters allow 30 days to submit an application for approval after the fact. The application was submitted on day 30, April 7, 2022, missing the April ARB agenda deadline. On May 2, Mr. Muraki called and we discussed ways he should consider altering the plan as submitted (and currently executed, in violation of the stop work order—the pine straw is where they removed sod, installed gravel, and then removed gravel and covered it up), he said he would submit additional documentation. Nothing was received. Mr. Cox left a message after hours Monday, May 9, and we spoke Tuesday morning. He said they had other versions they would present to see what sticks. I told him I needed those ASAP because they needed to be reviewed PRIOR to the meeting, and go out with the agenda. At the time the agenda was finalized (Wednesday afternoon), nothing had been submitted. The house is currently under contract, and there may be some sense of urgency expressed by the owner or contractor. There has been no sense of urgency on their part to make timely submissions, and I ask you to consider that their sense of urgency is not yours.

- What was discussed with Mr. Muraki was that the parking pad was too large, 24'x25' exceeds what has usually been considered, which is 20'x20'. Shortening the 25' length to 20' would have created a green, visual buffer between the pedestrian walkway to the front door and the parking area, which has been required when parking pads or driveway widenings have been approved to avoid visual and physical encroachment of vehicles on a walkway. He was advised that if the Board was to approve front yard parking, if it was deemed necessary, there would have to be more visual buffers than what is proposed. There is no site plan that shows this configuration.
- The widened parking area near the house would require the removal of a mature hedge, and any barrier between this property and 528 E. Fairview. A survey should be completed to determine whose hedge this is, ARB approval of a project would not grant an individual to do work on property that is not theirs without that owner's consent.
- The Urban Forester has determined that it does not appear any excavation was done to install the gravel in the rear yard. It is Mr. Stringer's opinion that any attempt to remove the gravel around the live oak that is now surrounded by gravel would be more detrimental than leaving it in place.
- The current boxwood hedge is in the city Right of Way. There is a proposed sidewalk project on Fairview Avenue which would likely remove that hedge and the additional visual buffer it provides.
- The number and spacing of boxwood has not been specified. Any screening should follow the city landscape ordinance guidelines, plants should be 18" tall at installation, planted 3' on center.
- The expanse of gravel in the rear yard negates any need for front yard parking. One of the nearby examples submitted by the petitioner was the ARB approved parking for 700 E. Fairview (the house next door predates designation). The houses are on two very different lots in terms of topography and size, so that the parking at 700 E. Fairview does not encroach on the visual aspects of the house and its architecture.
- Typically pools have been filled with dirt and sodded over in previous removals. This pool was approved for installation by the ARB in 2009.
- I have been in communication with the prospective buyer about the issues and remedies. I have told him in the event the ARB denies the petition and the current owner has to restore the lawn, I would work with him to find a solution in the front yard should it be necessary (a la a backup strip more so than parking). If the current owner fails to remedy this with the Board, either by submitting an alternate plan for review in June, or fails to undo what has been done in the event of the petition being denied, the responsibility will fall to the next owner as the violation is with the property and not the person responsible for the action.
- Based on the work that has been done, both in the front and rear yard, and the lack of additional or revised submissions, it is the recommendation of staff that the front parking area be denied as it was submitted as it detracts from the character of the house and the district, and is unnecessary with the availability of parking in the rear yard, and the front lawn be re-sodded (gravel and pine straw); and that the rear gravel be left in place as installed to insure the long term health of the live oak tree.

COMMENTS _____

ACTION _____







538 E. Fairview Avenue, Cloverdale Idlewild, 5/6/22

3C



Approximate original driveway



1 inch = 18 feet



1 inch = 18 feet

Original



1 inch = 18 feet

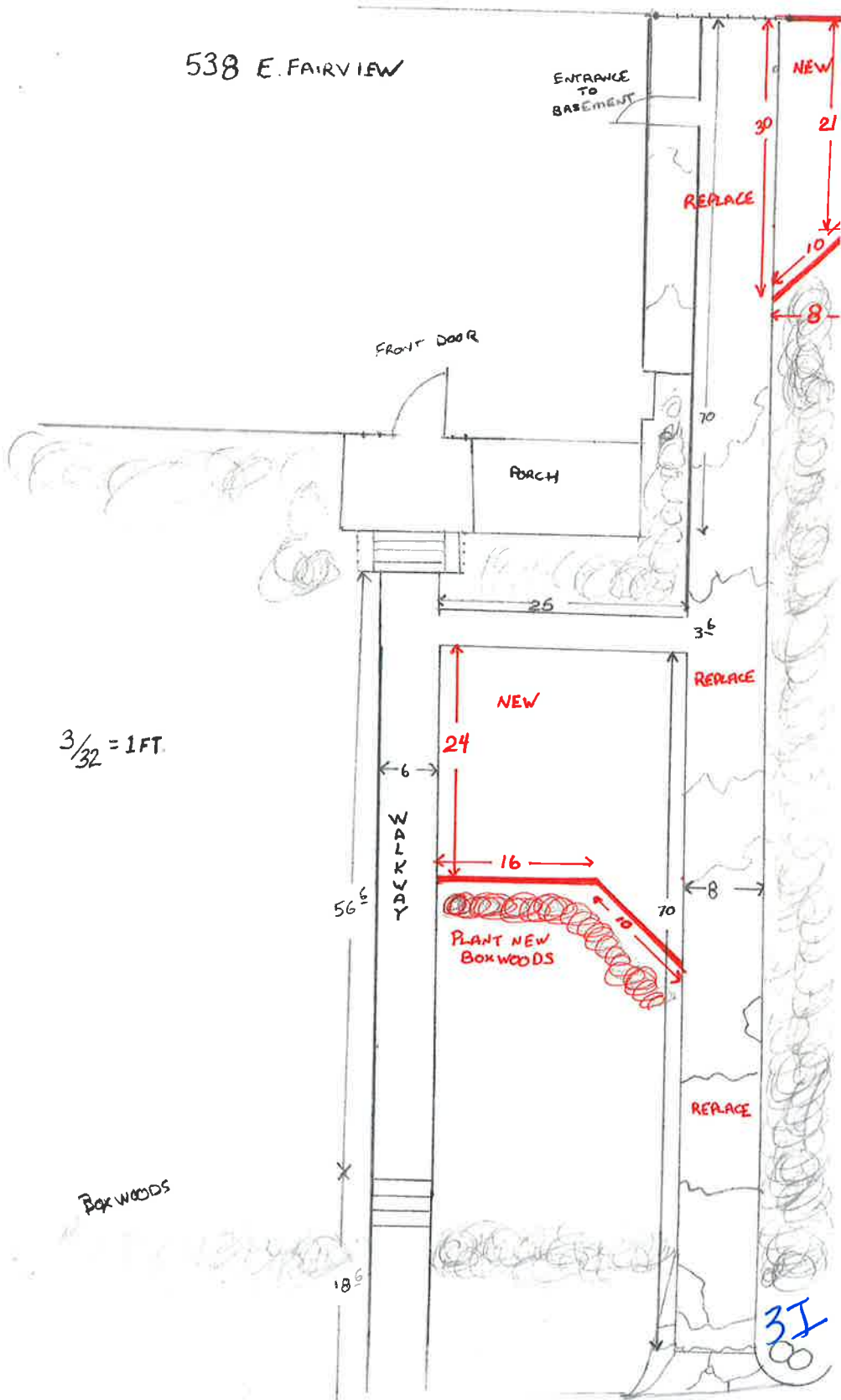
driveway

Approximate gravel area



700 E Fairview

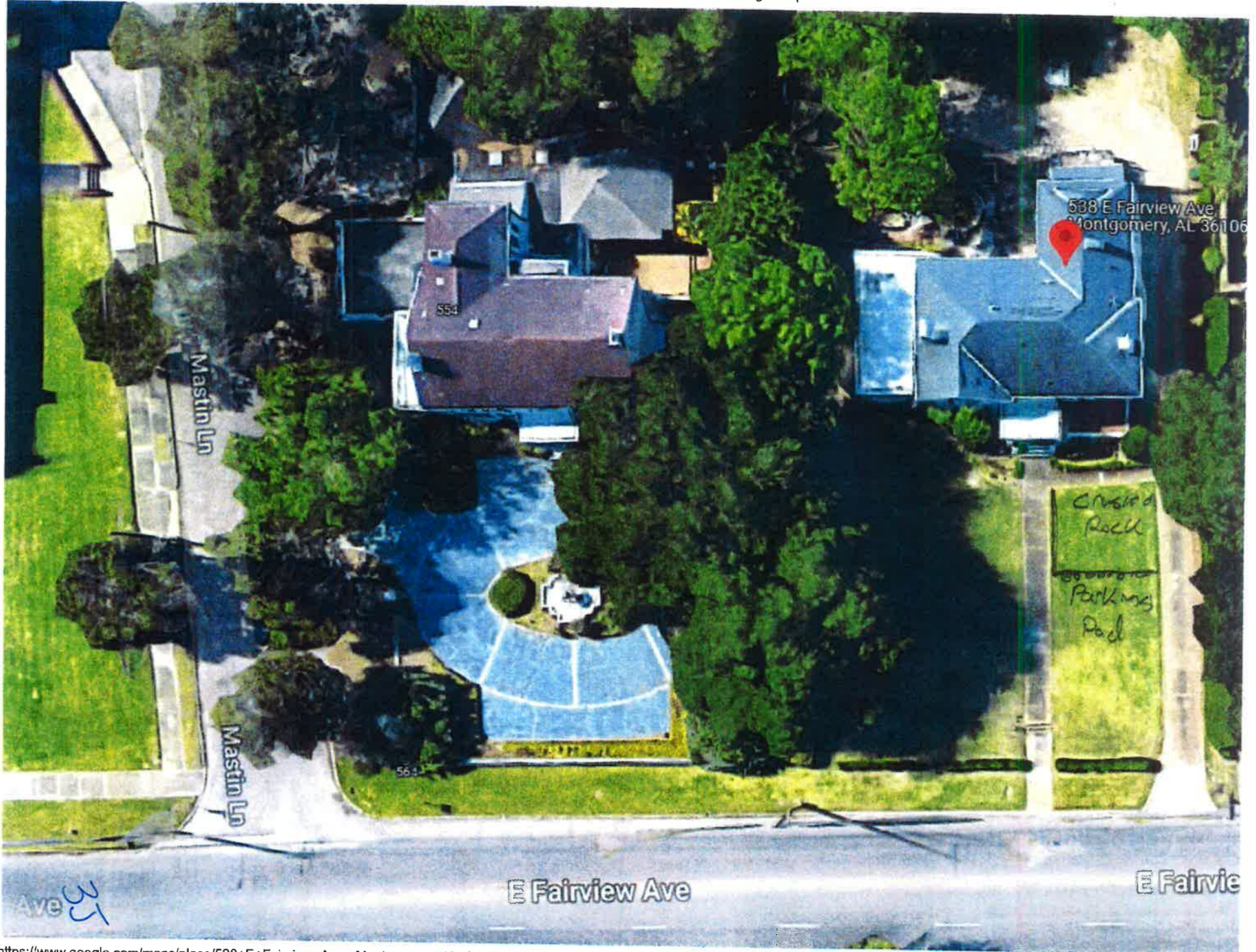
538 E. FAIRVIEW



$3\frac{1}{32} = 1\text{ FT.}$

Box woods

31





3K

↑
C...
Deck
P...