

A G E N D A

Architectural Review Board

May 26, 2015

Council Auditorium, City Hall

ARCHITECTURAL REVIEW BOARD MEMBERS

Mr. Walter L. Bush, Jr., Chairman

Ms. Elizabeth Brown, Vice-Chairman

Mr. David Payne

Mr. Tony Hickman

Rev. Willie Welch

Mr. Cedric Campbell

Mr. John Foshee

Mr. Jon Hayden

Ms. Katie Williams

PLANNING CONTROLS DIVISION

I. Approval of the Actions from the April 28, 2015, meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Thomas & Alice Keene	Old Cloverdale	428 Thorn Place
2.	Landmarks Foundation	North Hull	401 Madison Avenue
3.	Williams Blackstock Architects	Cottage Hill	Clay & Whitman
4.	Robbie Pelt	Individual—Capitol Heights	1802 Madison Avenue
5.	Robert & Brandy Price	Old Cloverdale	740 Felder Avenue
6.	Alex & Heather Whitley	Old Cloverdale	1859 Ridge Avenue

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, June 23, 2015 at 5:30 p.m.**

1. PRESENTED BY: Thomas & Alice Keene

SUBJECT: Request for approval of rear yard fence for the property located at 428 Thorn Place (Old Cloverdale).

REMARKS: The petitioner is requesting approval to remove an existing rear yard chain link fence and replace it with a 6' wood privacy fence in the same location. The fence runs parallel to the driveway from the rear corner of the house to the existing garage on the east side, and returns from the west property line to the rear corner of the house on the west side. An example of the proposed style of fencing 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

- 6' privacy fences have been routinely approved in rear yards when the fence return is well behind the front corner of the house.

COMMENTS _____

ACTION TAKEN _____





MAIN REASON(S) OR CONCERNS FOR THE FENCE: _____

TOP LEVEL OR FOLLOW GROUND _____

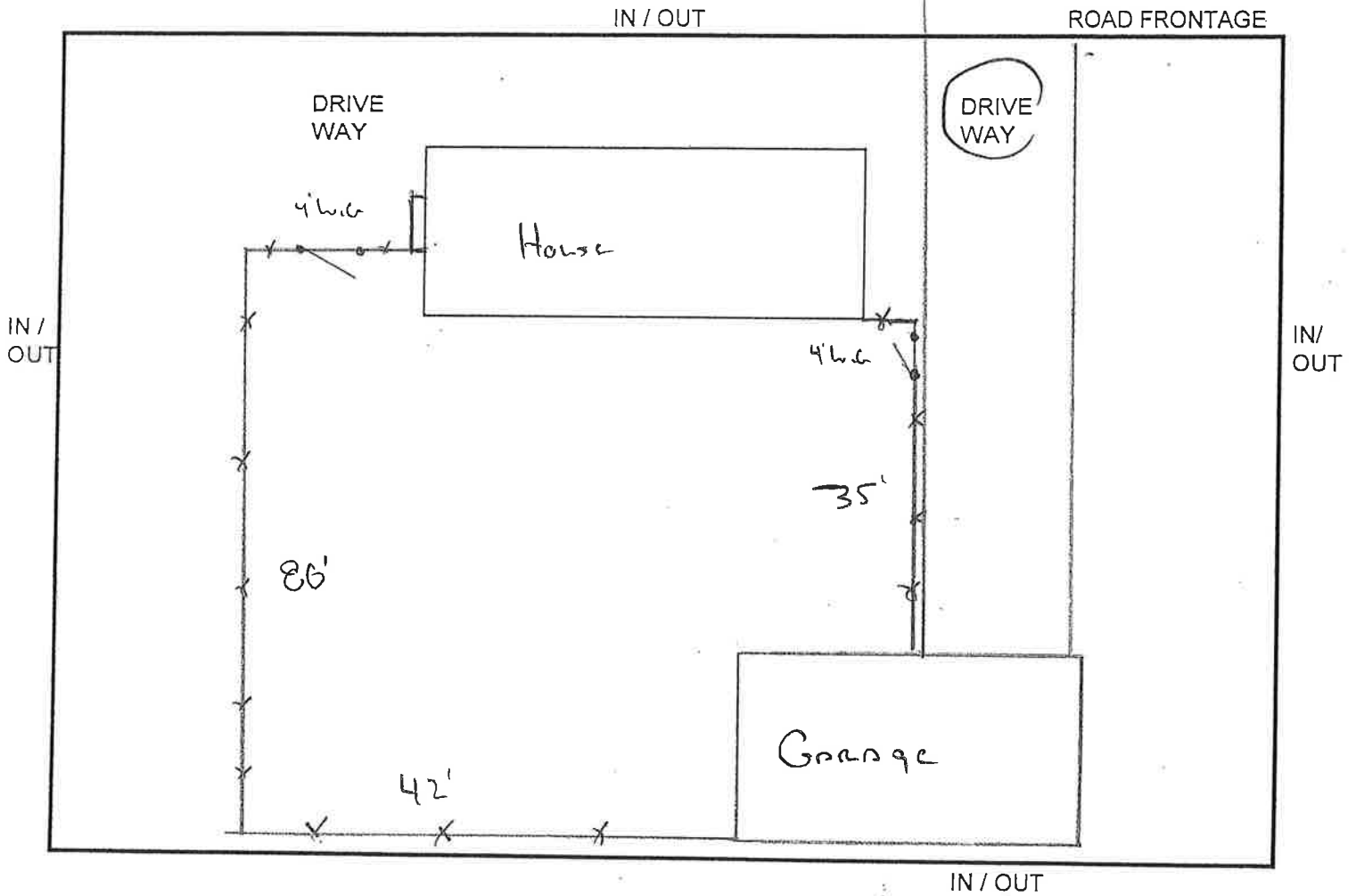
DATE YARD TO BE READY _____

ARE ALL PROPERTY PINS VISIBLE? _____

SURVEY? _____

CUSTOMER	Alice Keen
LABEL	428 Thorn Place
AREA	Montgomery Al

UTILITIES AIR/GROUND
ANY/HOW MUCH HAND DIG
PRIVATE UTILITIES
WATER BIB AVAIL



TOTAL LINEAR FEET

HOURS:

SYMBOLS

-X---X---X--- NEW FENCE

^---^---^--- REMOVE-LEAVE DOWN

0---0---0--- REPLACE

^^^---^^^---^^^--- EXISTING-LEAVE AS IS

SPECIAL TOOLS:	LG DUMP	SML DUMP
LADDER	SCAFFOLDING	SAFETY / TIE OFF
JACK HAMMER	LASER LEVEL	CONCRETE SAW
BOB CAT	FORKS / BUCKET / GRAPPLE / BIT	
DITCH WITCH W/	AUGER SIZE	
TRENCHER	CORE DRILL	BIT
WATER DRUMS	WELDER	MUD HOG

NOTES: 6' Tall Privacy Fence

(Overlapping boards)

with caps
Using
★ This Fence

like this and
below ↓

with the bar up higher
↑

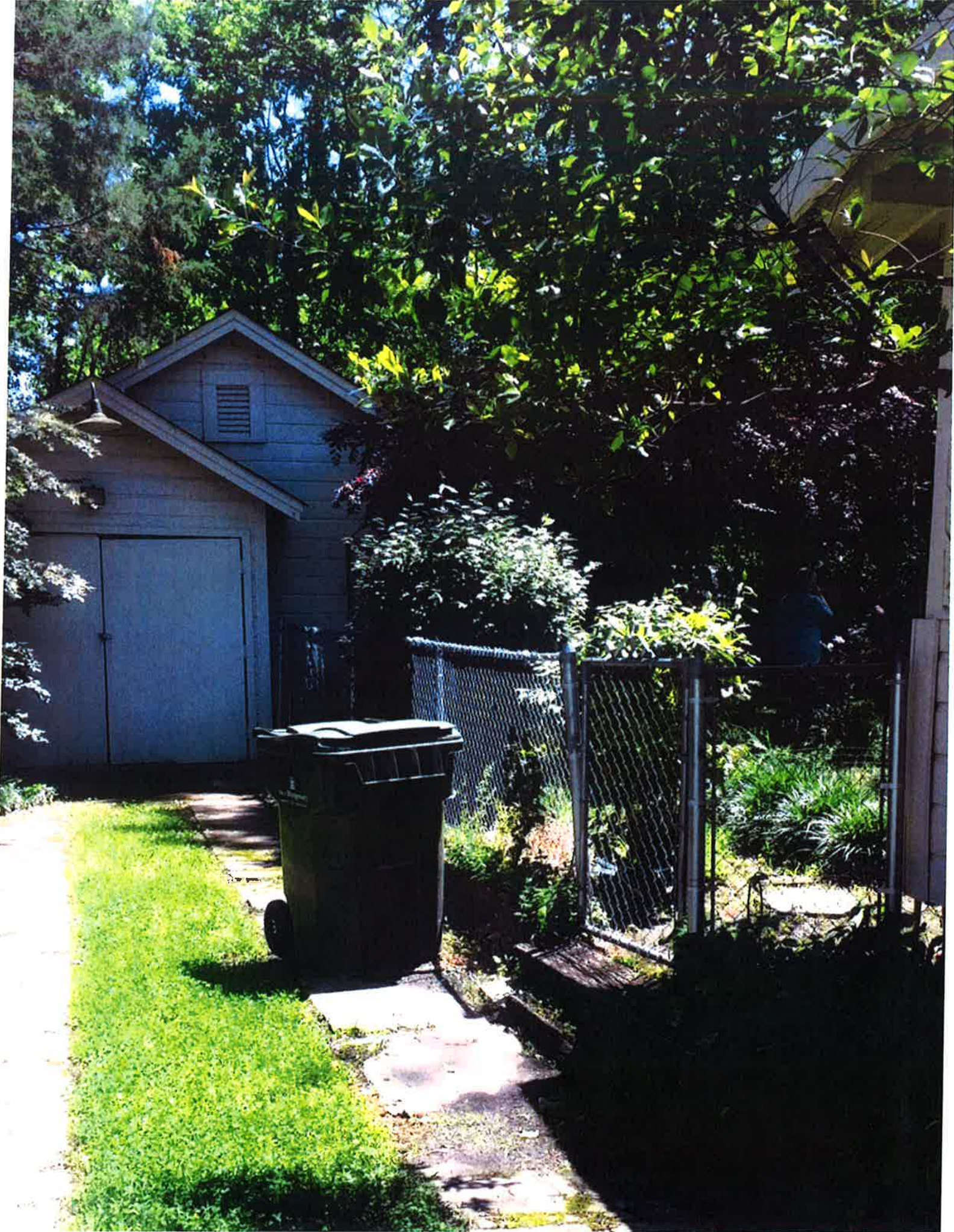
the bottom bar

Cedar
Caps will be on
top of posts

~~Posts will look
like this~~







2. PRESENTED BY: Landmarks Foundation

SUBJECT: Request for approval of roof replacement for the property located at 401 Madison Avenue (North Hull).

REMARKS: The petitioner is requesting permission to replace the existing cedar roof on the main house with an architectural tab shingle in “teak” (sample to be provided at the meeting). The flat roof (not visible) will have a new membrane and insulation installed; and the west porch roof will have the standing seam metal roof replaced in kind.

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

- In December, 2012, the ARB denied a similar request for the Rose House at Old Alabama Town, as that structure had wood shingles installed for 100+ years. The Board noted that as a place that people come to learn about Alabama History, they should replace the historic materials in kind. This particular property is located on the edge of Old Alabama Town, and is used as office space and not interpreted space.

COMMENTS _____

ACTION TAKEN _____





**Request for Roof Replacement for Thompson Mansion
401 Madison Avenue
Old Alabama Town
Circa 1850s**



Overall front/south view of existing wood shingles to be replaced with architectural tab shingles



Overall condition with view of flat top to be replaced with insulation and membrane



West side with metal porch roof to be replaced with like material

**Request for Roof Replacement for Thompson Mansion
401 Madison Avenue
Old Alabama Town
Circa 1850s**



Overall front/south view of existing wood shingles to be replaced with architectural tab shingles



Overall condition with view of flat top of tar and paper to be replaced with like material



East side with metal porch roof to be replaced with like material



West side with metal porch roof to be replaced with like material

3. PRESENTED BY: Williams Blackstock Architects

SUBJECT: Request for approval of new signage for the Clay Street entrance of the Riverview, LLC project near the corner of Clay and Whitman Streets (Cottage Hill).

REMARKS: The petitioner is seeking approval for the signage on the Clay Street gate for “The Heights” development. The fence and gate enclosures were previously reviewed and approved. The proposed sign will be mounted to the masonry wall, aluminum sign face with ground spots; 4’x11’ as illustrated. A second sign placed below the complex sign is 8”x6’ for “Stoneriver Property Management”. The placement and location is 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

- Sign guidelines cite as acceptable: Proposed signs should not exceed 20 square feet of surface area. Designs for the mounting, framing, etc. must be approved. The material for the mounting should be compatible with the materials in the building. Style and color of lettering must be compatible with the building and location. Location of sign on lot must be approved. Lighting: top or ground lighting such as floods or spots.”
- This project is entirely new construction.
- The Board has approved larger signs in cases where the scale of the building could accommodate a larger sign. The proposed sign exceeds the 20 SF recommendation.
- Proposed spots are appropriate under the guidelines.

COMMENTS _____

ACTION TAKEN _____



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Management Company
 N/A

Property Name & Address
 The Heights
 603 Maxwell Blvd.
 Montgomery, AL

Opportunity Number
 1385

DeNyse Representative
 Earl Raymond

Designer
 C.Craig

Date
 03.13.2015

Revision Date

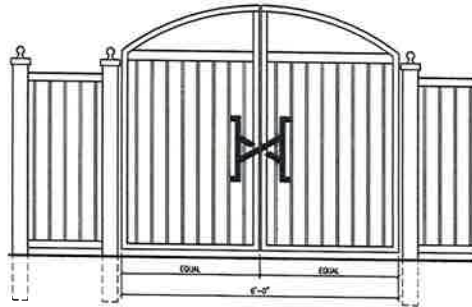
0	NA

Design Time
 1.5

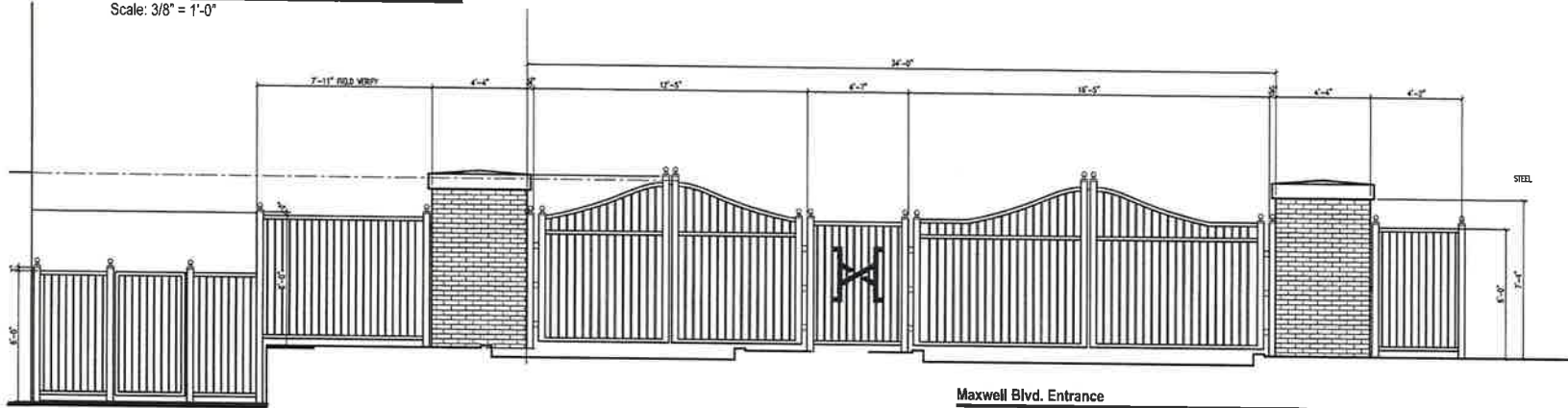
Customer Approval

Filename
 Main Id Panel 1v1

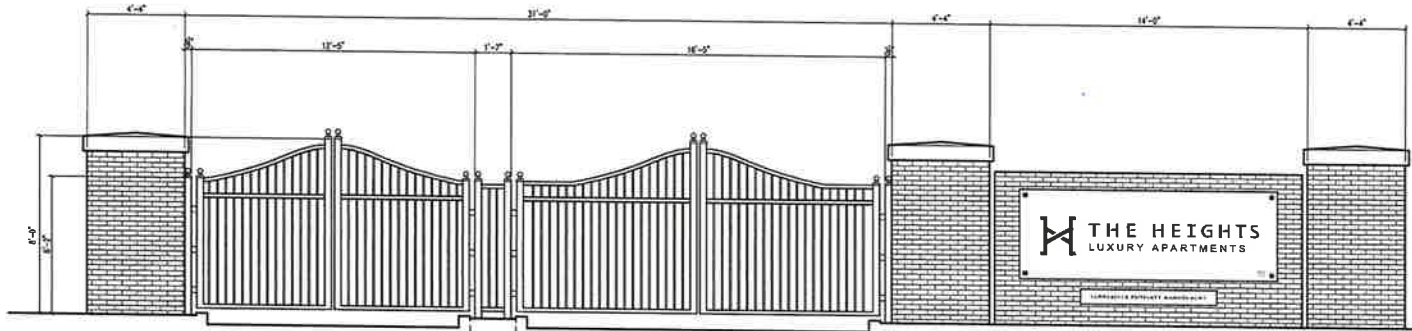
- Concept
- Preliminary
- Production



Entry Gate Detail
 Scale: 3/8" = 1'-0"



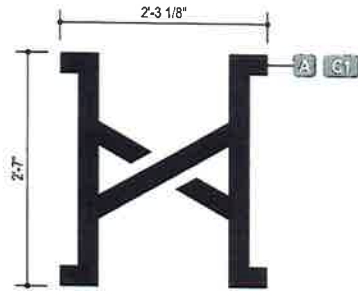
Maxwell Blvd. Entrance
 Scale: 3/16" = 1'-0"



Clay Street Entrance
 Scale: 3/16" = 1'-0"

Proposed Sites

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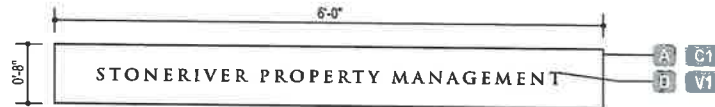
Qty: 1
Site: Maxwell Blvd Gate



Qty: 1
Site: Entry Gate



Qty: 1
Site: Clay Street



Qty: 1
Site: Clay Street

Panel
Scale: 3/4" = 1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** ● Black (SG)
- C2** ○ Mathews Brushed Aluminum (HG)
- V1** ● 3M Black Vinyl

Construction Specifications

- A** 0.125" Painted aluminum.
- B** 1" Thick Routed and painted acrylic; flush mounted.
- C** 0.25" Thick Routed and painted acrylic; flush mounted.
- D** First Surface applied vinyl

Code Research

Max Sign Area Allowed: 50 Sq. Ft. (Boxed around copy area only)
Max Height: Not Provided



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Management Company
N/A

Property Name & Address
The Heights
603 Maxwell Blvd.
Montgomery, AL

Opportunity Number
1385

DeNyse Representative
Earl Raymond

Designer
C.Craig

Date
03.13.2015

Revision Date

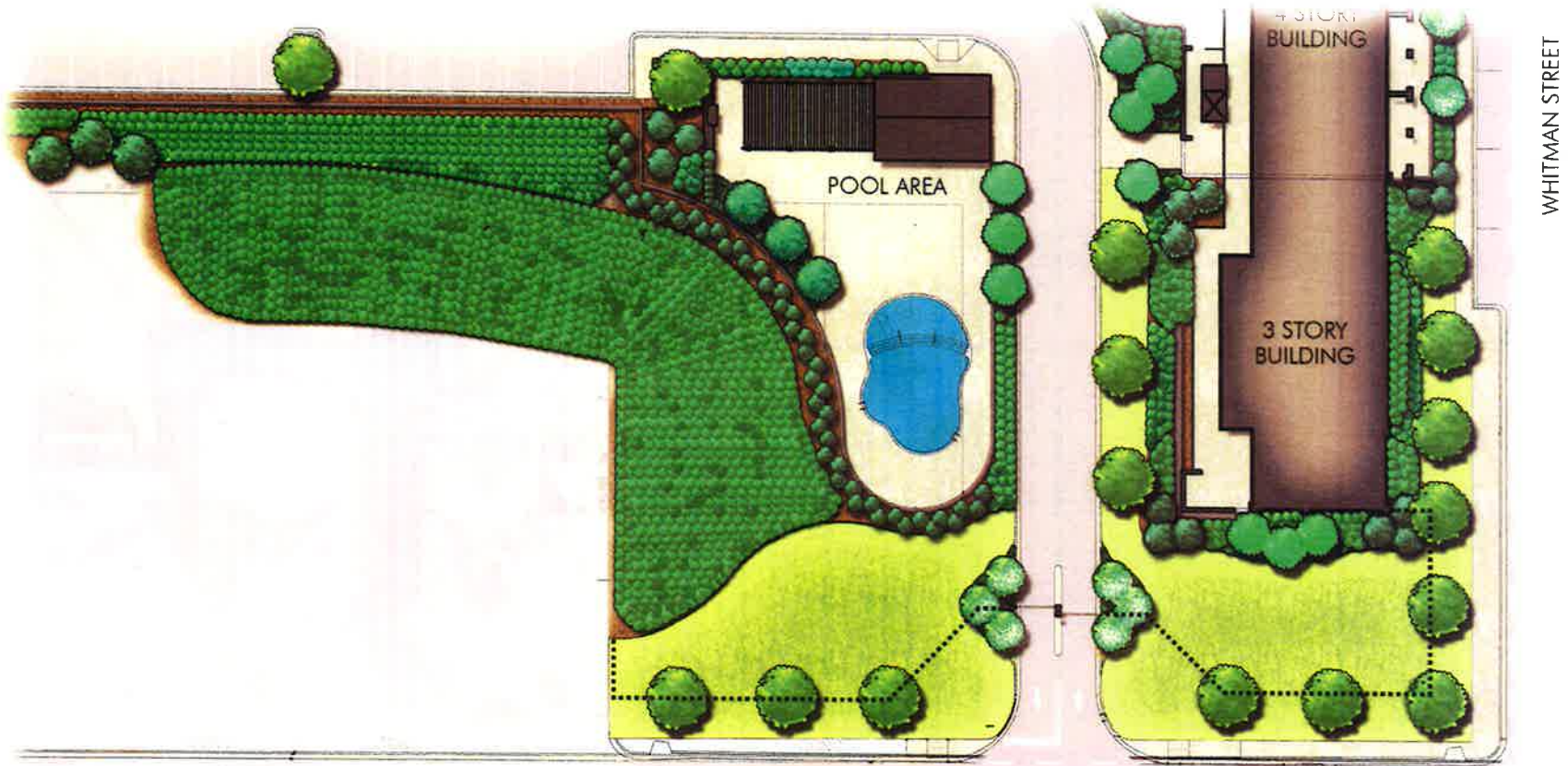
0	NA

Design Time
1.5

Customer Approval

Filename
Main Id Panel 1v1

- Concept
- Preliminary
- Production



NON-BINDING CONCEPTUAL RENDERING

MAXWELL EAST APARTMENT DEVELOPMENT
MONTGOMERY, ALABAMA



STONERIVER COMPANY | WILLIAMS BLACKSTOCK ARCHITECTS
MARCH 25, 2014

WILLIAMS · BLACKSTOCK
ARCHITECTS

4. PRESENTED BY: Robbie Pelt

SUBJECT: Request for approval of a new storage building for the property located at 1802 Madison Avenue (Individual—Capitol Heights).

REMARKS: The petitioner is requesting permission to construct an 8'x12' storage building in the rear yard. The previously approved parking area will be extended (concrete) to create an 8'x12' concrete pad/base between two existing trees. The proposed building will have a gable end, with double barn doors facing the interior of the lot on the 12' side; horizontal lap wood siding, shingles, and paint to match the main house; with a 12" overhanging eave with fascia boards. The distance between the trees is approximately 20'.

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

- The Board should consider the placement of the structure. As it is highly visible on a corner lot, would the placement between the trees give an appearance of the structure being squeezed in? Care should be taken in doing any new foundation work. Excavation has already taken place under the dripline of the existing trees, additional excavation and foundation pouring could damage the root structure of those trees (trees are greater than 12" in diameter).
- The building has to be within the existing building line on the S. Madison Terrace side of the property, 10' from the main house, and 5' off the rear and east property lines to avoid requiring a variance.

COMMENTS _____

ACTION TAKEN _____







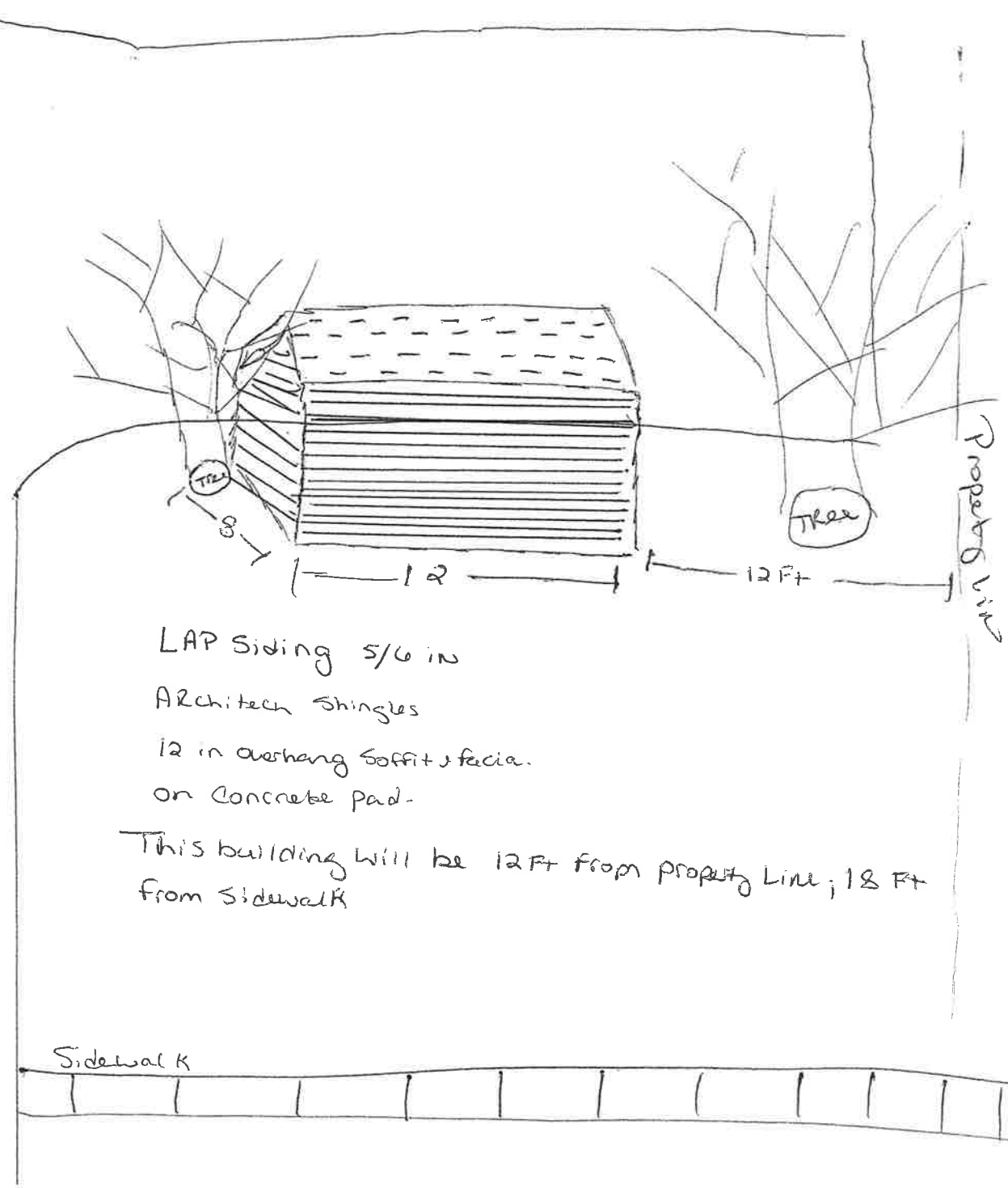
View from street

House

DRIVEWAY

Sidewalk

Property Line



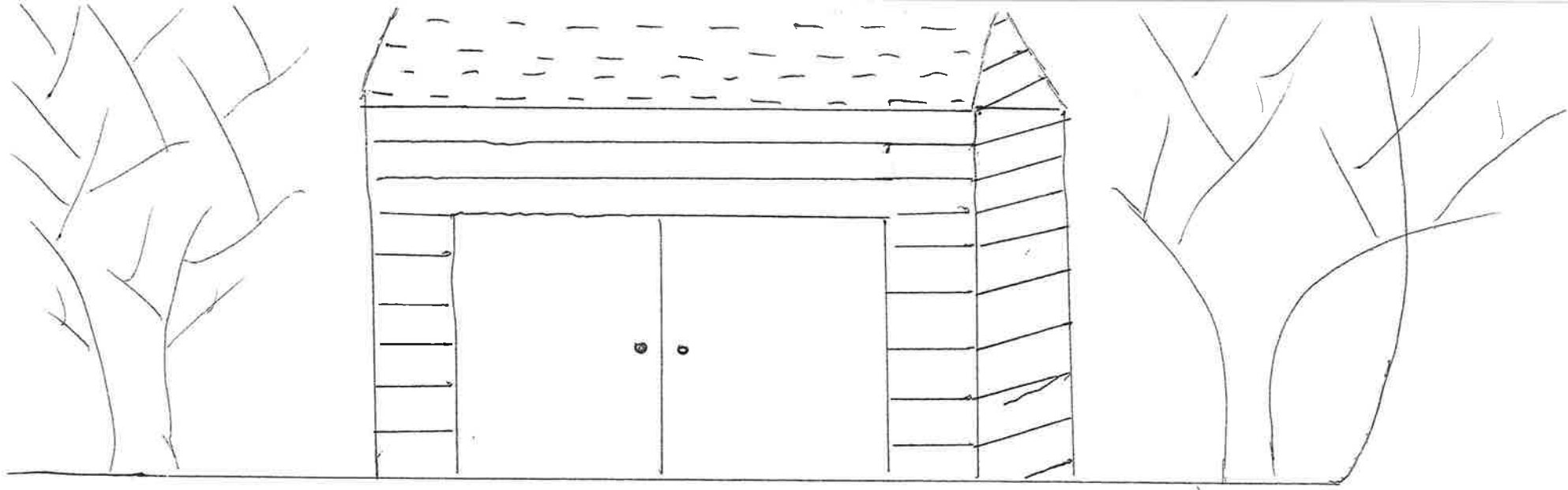
LAP Siding 5/8 in

ARCHITECT SHINGLES

12 in overhang soffit & fascia.

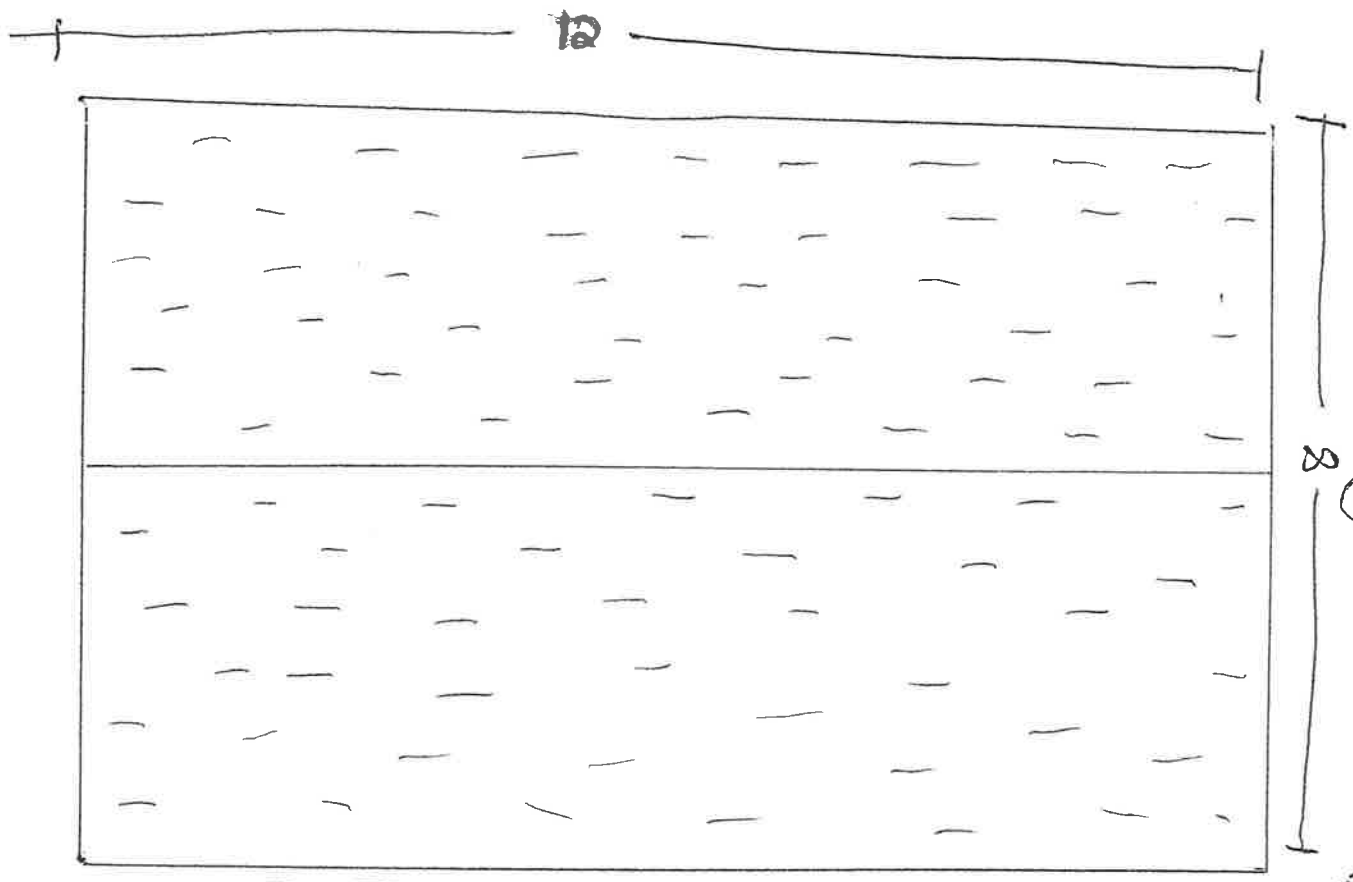
on concrete pad.

This building will be 12 ft from property line, 18 ft from sidewalk



TOP View

Property line



Architect
Shingles
To match
Existing

→

Driveway

PARKING Pad (existing)

5. PRESENTED BY: Robert & Brandy Price

SUBJECT: Request for approval of constructed related alterations to a previously approved plan for the property located at 740 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove 2 trees from the property:

- A hackberry growing next to the house and eave, that is in the way of extensive structural repairs;
- A pecan tree on a property line.

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

- Urban forester recommends trees be replaced one-for-one.
- In the initial submission, which included the removal of 3 pecan trees, the Board approved a replacement plan that would be implanted after construction was complete and by the end of that growing season, working with Mr. Stringer on size and placement. Replacement of these trees would bring the total that need to be replaced to 5.

COMMENTS _____

ACTION TAKEN _____

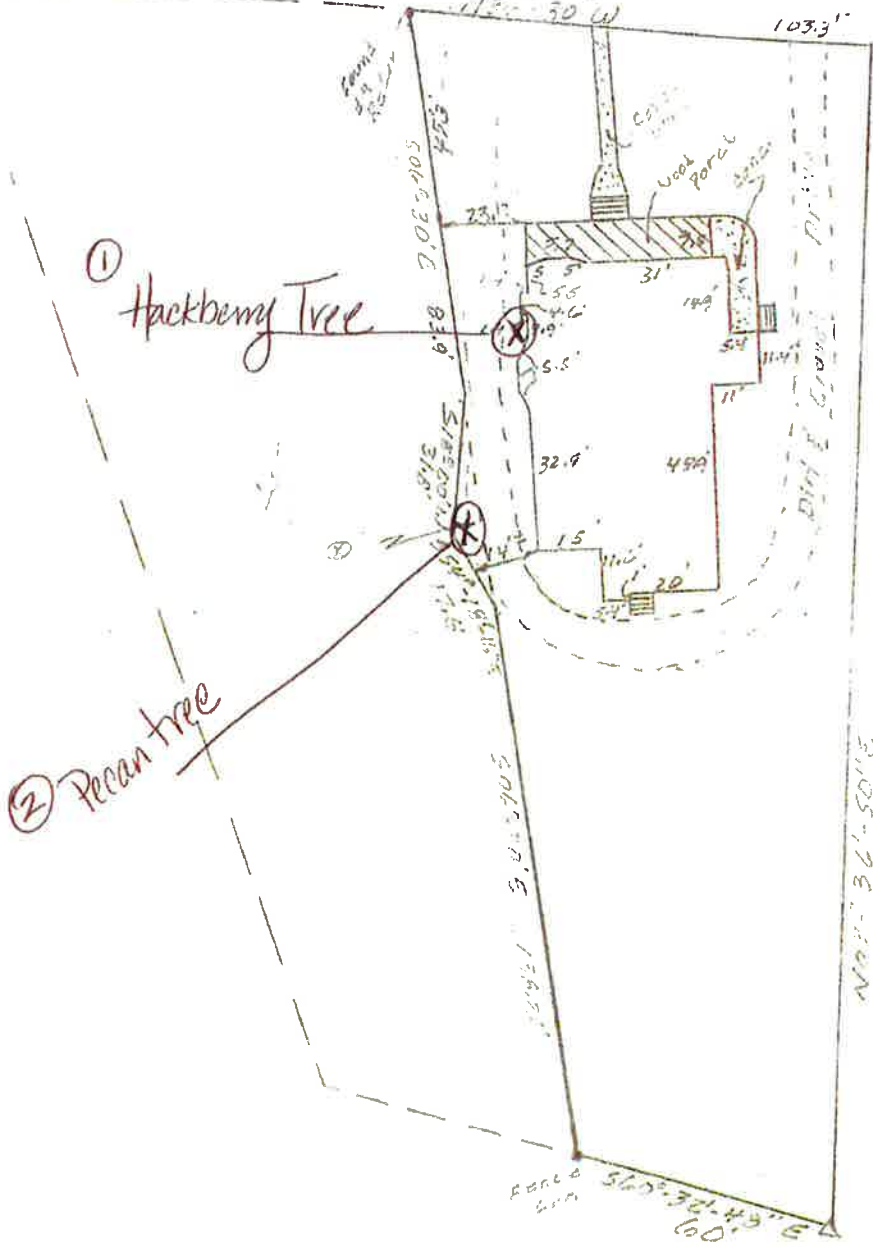






NOTE: FIELD WORK FOR THIS SURVEY WAS COMPLETED ON THE GROUND 11/20/2014

Felder



NOTE:

PROJECT NUMBER
DRAWN
SURVEY DATE
FIELD BOOK
PAGES 01 of 01



MPH MITCHELL HAYDEN SURVEYOR
8524 OLD MARSH WAY, MONTGOMERY, AL 36117 - 334-221-0708

MAP OF CLOSING SURVEY
SCALE 1" = 40'

6. PRESENTED BY: Alex & Heather Whitley

SUBJECT: Request for approval of an addition, garage, driveway and gate for the property located at 1859 Ridge Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission for:

- An addition off the existing kitchen to serve as a butlers pantry and laundry room. The addition will mirror a previous addition on the south side of the house, but be slightly set back from the front of the house.
- 1.5 story, 3 car carriage house as illustrated, with upper floor to provide finished exercise space and storage. Additional vegetative screening is proposed along the north property line.
- Arbor connecting the addition and the carriage house.
- New driveway access off of Lockerbie as the swimming pool prevents using the existing motor court to access the garage. A gate to match the existing gate is proposed.

All materials and colors to match existing house:

- Wood siding and trim, asphalt shingle roof, copper standing seam roof at connecting arbor;
- Windows to be wood simulated divided lite by Kolbe and Kolbe or Marvin;
- Doors to be custom wood by JP Millwork or other local millshop;
- Carriage house doors to be custom wood with simulated divided lites.

The plan also includes the installation of a new oak tree 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

- This is a court ordered de novo review of the plans that were submitted and approved in June 2014. As no injunction was issued, photographs illustrate construction is underway.
- The proposed addition and new structures meet all of the zoning setbacks and coverage allowances under R-60-M zoning.
- Addition and new construction as proposed should have a minimal impact on existing mature trees.
- Oversized plans are attached separately
- While building permits were on hold for this project, a pine tree was removed in September 2014. That violation was handled in Municipal Court and a fine assessed.







Curt & Amanda LaFond
1879 Ridge Avenue
Montgomery, AL 36106
(334) 467.3312 m
curt.lafond@gmail.com

28 April 2015

City of Montgomery
Architectural Review Board
via email
canderson@montgomeryal.gov

Dear ARB Members,

We are writing in support of the addition being added to the Whitley home at **1859 Ridge Avenue** in Cloverdale.

As next-door neighbors who are very sensitive about protecting Cloverdale's historic values, we've taken an interest in the addition since it was first proposed roughly one year ago, and wrote a letter to the ARB expressing our support.

We've seen the blueprints, visited the worksite, and are confident that the addition will be aesthetically consistent with the original home. It's reassuring to know that the same architects and builders responsible for the tasteful, historically sensitive master bedroom wing added many years ago are doing the work this time as well.

The challenge for Cloverdale is to preserve its historic character, and we support that goal. But it would be mistaken to believe that stasis is the most effective means toward that goal. Cloverdale homes are a century old; they need constant repair and modernization. If the ARB were to bend to complaints about careful, tasteful home renovations such as the one underway at the Whitley's, Cloverdale could develop a negative reputation that harms property values and undercuts the very goal our wonderful neighborhood seeks to advance.

Sincerely,

/// signed
Curt & Amanda LaFond

Additions for 1859 Ridge Avenue

This project proposes a laundry addition to the existing house located at 1859 Ridge Avenue as well as carriage house with arbor connector. The laundry addition and connection to the existing house will match a previously built addition wing on the opposite side of the house with size and detailing the same as see from Ridge Avenue. This addition is pushed back on the site in comparison to the existing addition wing so that it is less prominent and less visible due to an existing magnolia tree and proposed new oak tree in the front yard.

The carriage house building and motorcourt are sited with new drive access off Lockerbie Street. The building will not be seen from Ridge, and dense landscaping will screen the building from Lockerbie.

Addition program:

Butler's pantry with dishwasher, trash compactor, sink, microwave, dish storage

Working pantry with full sized refrigerator, storage

Laundry with washers/dryers, sink, lockers, powder

Arbor connector with entry to laundry, sitting area at lawn

Carriage House program:

Three car stalls

Storage

Attic storage

Square footage:

Addition - 692 square feet

Arbor connector - 246 square feet

Carriage House garage/storage - 939 square feet

Carriage House attic storage - 240 square feet

Total Carriage House - 1179 square feet



Location of new driveway entrance



Existing motor court



Material details



Side rear view where the proposed addition would be located



Existing rear



View toward area of proposed carriage house

Structures on Lockerbie





1859 Ridge Avenue



Existing gate at 1859 Ridge





1859 Ridge Avenue