

A G E N D A

Architectural Review Board

June 28, 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 May 24, 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.	Noah Cox	Cloverdale Idlewild	538 E. Fairview Avenue
3.	Suzie Rhodes	Cloverdale	1031 Woodward Avenue
4.	Caitlin Cobb	Cloverdale Idlewild	3305 Audubon Road
5.	Caroline Muhlenkamp	Garden District	1490 S. Perry Street
6.	Allison Kingry	Cloverdale	1007 Woodward Avenue
7.	April Hampton	Cloverdale	735 E. Fairview Avenue

IV. Other Business

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

II. Administrative Actions

***There are violations but I have not worked through all of them after being out yet. Violations have been documented, letters have not yet been sent.**

5/12/2022	3167 LeBron	Cloverdale Idlewild	metal handrail	admin approval
5/31/2022	2135 College	Cloverdale	tree removal and replacement	admin approval
5/20/2022	3236 Cloverdale	Cloverdale Idlewild	Tree removal	admin approval
5/20/2022	3452 Wellington	Cloverdale Idlewild	Tree removal	admin approval

III. Full Review of Items

OLD BUSINESS

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.

This item was delayed to allow adjacent property owner to do due diligence as the project affects access to the adjacent property.

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.
- While the Board may be sympathetic to the issues the proposal raises with the adjacent property owner, the question before the Board is, is what is being proposed appropriate or not? To do otherwise may be considered “arbitrary and capricious”. Issues with the adjacent owner are considered a civil matter, and does not fall under the purview of this body.

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

1D



538 E. Fairview Avenue, Cloverdale Idlewild, 5/6/22 (with additional photos)

1E

2. 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.

This item was delayed to allow the petitioner to provide complete information on the work that was done. The resubmission proposal shortens the length to 20' and maintain the 24' width, which will allow for 4' of planting space between the existing front walk and the parking area. 30 boxwood are proposed on the Fairview facing edge and the front walkway edge (with a space to pass through) to screen the parking area.

The proposal also requests replacing a grassy area between the house and property line with gravel to remove a grassy space.

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).
- 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.
- A boxwood hedge has been proposed. Following the lead of the landscape ordinance, the Board has required evergreen shrubs, at least 18" high at installation, spaced no

more than 36" on center. It should be specified that the gravel needs to be removed from this area and the shrubs not planted in the gravel.

- The installation of gravel at the end of the hedge near the house as discussed with staff, appears to be an effort to "clean up" that area so someone does not have to maintain lawn. Unless there is a compelling reason to do so, staff recommends that this portion of the request be denied as it appears gravel will be added for the sake of adding gravel.
- 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.
- Typically pools have been filled with dirt and sodded over in previous removals. This pool was approved for installation by the ARB in 2009.
- If the parking pad is approved as amended or discussed, it is the recommendation of staff that the front lawn be re-sodded (removing excess 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 (with additional photos)





538 E. Fairview Avenue, Cloverdale Idlewild, 5/6/22 (with additional photos)

20



538 E. Fairview Avenue, Cloverdale Idlewild, 5/6/22 (with additional photos)



Before



Before

5

538 E. FAIRVIEW

HOUSE

ENTRANCE TO BASEMENT

FRONT DOOR

POACH

REPLACE

NEW

30

21

10

8

70

25

36

REPLACE

NEW

24

6

16

70

8

PLANT NEW BOXWOODS

10

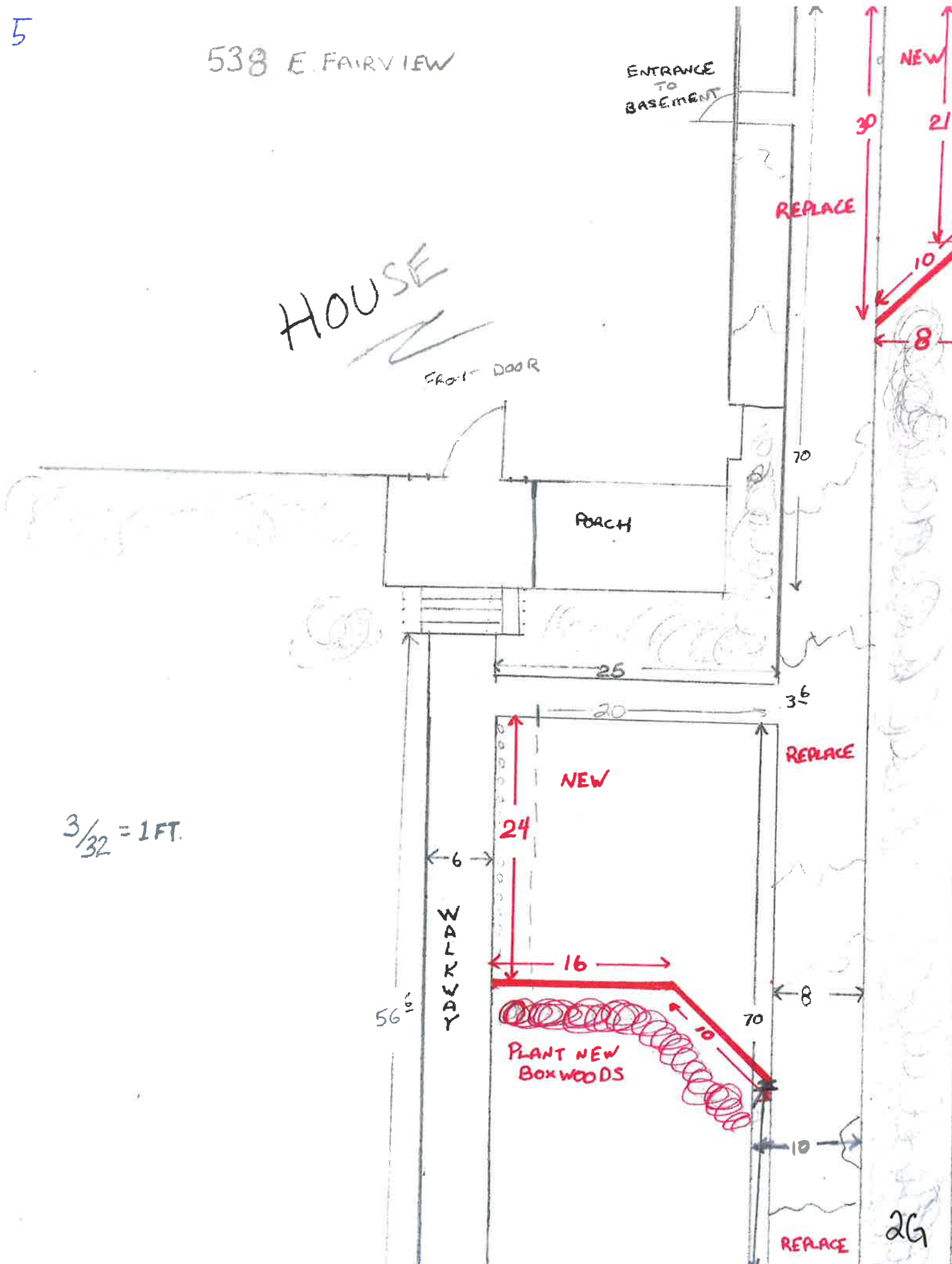
REPLACE

26

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

56 1/2

YDENLAW



REQUEST

HOUSE

BASEMENT DOOR

FRONT DOOR

70

REQUEST

TO FINISH PARKING PAD BY ADDING DAY CONCRETE TO MIX IN CRUSHED SLAG

ADD CRUSHED SLAG DOWN DRIVEWAY.

THE FIRST 40 FEET 10 FOOT WIDE TO GET DRIVEWAY AWAY FROM ROT SYSTEM AND LARGE BOX WOODS IN BETWEEN NEIGHBORS HOUSE

PLANT 30 BOXWOOD BUSHES DOWN SIDE OF NEW PARKING PAD

PLANT BOXWOODS IN FRONT OF NEW PARKING PAD LEAVING A GAP TO GET TO WALKWAY.

BOXWOOD BUSHES

EXISTING WALKWAY

20

CAR

CAR

16

10

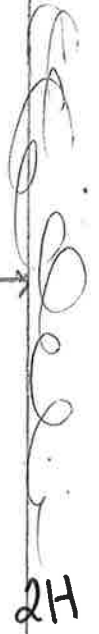
NEW BOXWOODS TO HIDE PARKING PAD

40

10

BOXWOOD BUSHES

143 6



2H

Handwritten notes and scribbles at the bottom left of the page.

Handwritten notes and scribbles at the bottom right of the page.

	<p>538 E. Fairview</p> <p>OUTLINE FOR ARCH REVIEW BOARD</p>	<p>Noah Cox 334-233-8079</p> <p>Eddie Cox 334-207-9893</p>
<p>Why do we need a new driveway with added parking pad?</p> <p>Safety</p> <p>Size of Driveway</p>	<ol style="list-style-type: none">1. Several cracks in old driveway.2. Uneven concrete trip hazard.3. Backing out of driveway into busy traffic.4. Parking on street would cause accident.5. The big, nice boxwoods growing down the driveway, was planted to close to the driveway. When you park the passenger can't get out of their door.6. The average car is 6-ft wide this driveway is 8-ft. with bushes planted close to driveway.	

<p>Are there any other driveways on E. Fairview that have parking pads?</p>	<p>That only gives you 1-ft. on each side to get out of your car.</p> <p>7. Back in the day a driveway was 8 ft. wide. Today's driveways are a standard 10 ft. wide.</p> <p>8. This driveway is 8 ft. wide and 143.6 ft. long. That's <u>47.8 yards long</u>. Half a football field to back up into a busy street.</p> <p>9. Hard for guest to park and get out. (One car can block everyone.)</p> <p>10. On E. Fairview there's <u>61</u> houses that have parking pads.</p> <p>11. <u>18</u> with circle driveways that have two entrances or exits back on to E. Fairview. They all also have parking pads.</p>	<p>Looked at on satellite Website</p>
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<p>What kind of driveways are in the 500 block of E. Fairview?</p> <p>Are there any driveways on E. Fairview with crushed slag or slag parking pads?</p> <p>How many driveways are single driveways with no parking pads, on E. Fairview?</p> <p>Material being used Crush Slag mixed with dry concrete.</p>	<p>12. There are <u>5</u> houses in this block of E. Fairview, including this house The other four houses have Circle driveways on East Fairview with a parking pad in front.</p> <p>13. <u>26</u> with gravel parking pads.</p> <p>14. There are only <u>5</u> houses on East Fairview.</p> <p>We will bring a sample to the review board</p>	
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Cox and Sons Contractors

3 Old Field Dr.
Montgomery, Al. 36117
#334-233-8079

Submitted To: Doug
538 E. Fairview Dr
Montgomery, Al.

Any attention or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays Note-this proposal may be withdrawn by us if beyond our control.

if not accepted within 30 days

PROPOSAL

The prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature: _____ Date: _____

Customer: _____ Date: _____

EXTERIOR	Description:	Price:
Driveway	1. Dig up concrete 4 ft. from the start of the driveway. (This is for crushed slag mixed with concrete, is to keep the rocks from getting in the street.) 2. Remove cross ties in front of parking pad 3. Spread, Crushed slag (8 ft x 143.6 ft.) down driveway.	

	<p>4. Add 1 80 lb. bag of dry concrete per every 4 ft. x 8 ft. of freshly spread crushed slag.</p> <p>5. At start of driveway add 80lb dry concrete every 4x4 ft.</p> <p>6. Hard rake dry concrete into crushed slag to mix crushed slag and dry concrete together.</p> <p>7. Set sprinkler on driveway to wet new driveway to set concrete and crushed slag.</p>	
Land scaping	<p>8. Plant new Boxwood bushes, to match the existing boxwood's, down the side of the new parking pad.</p> <p>9. Plant new Boxwood bushes, to match existing boxwoods in front of new parking pad, leaving a gap to get to walkway.</p>	
Water in	10. The driveway needs to be watered in once a day for 5 days.	
	-	
	-	

Materials List	<ol style="list-style-type: none"> 1. 20- yards of crushed slag 2. 40- 80 lbs. bags of dry concrete mix 3. 30- 5 gal pot of boxwood bushes 	
	-	
	•	
	-	
	-	



700 E Fairview

3. PRESENTED BY: Suzie Rhodes

SUBJECT: Request for approval of tree removal and replacement for the property located at 1031 Woodward Avenue (Cloverdale).

REMARKS: The petitioner is requesting permission to remove a tree leaning over the house that is also damaging the adjacent fence on the property line. The petitioner is proposing a 2.5" caliper tulip poplar to replace it in the fall.

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

- No objection.

COMMENTS _____

ACTION _____





13 May 2022

Mr. Russel Stringer
Urban Forester
City of Montgomery

Dear Mr. Stringer,

I would like to propose removing all of the invasive species trees (Popcorn, Bradford Pear, etc.) in my fenced backyard at 1031 Woodward Avenue. I intend to replace these trees with a Tulip Poplar in the front yard of the property sometime this fall. It will be approx. 12' tall and 2 ½" diameter at the base.

Sincerely,


Suzie Rhodes

4. PRESENTED BY: Caitlin Cobb

SUBJECT: Request for approval of driveway widening and rear deck expansion for the property located at 3305 Audubon Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to widen the driveway 8'8" to allow a vehicle to pass without shuffling cars. The proposed material is concrete. There is a drainage ditch on the south side of the drive, so the driveway needs to shift towards the house.

The petitioner is also requesting permission to construct a low wood deck (lengths and widths vary) to connect an existing unattached square deck in the rear yard and a deck on the north side of 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-s

- The driveway expansion does not encroach on the footprint of the house, no objection.
- No objection to tying decks together.

COMMENTS _____

ACTION _____

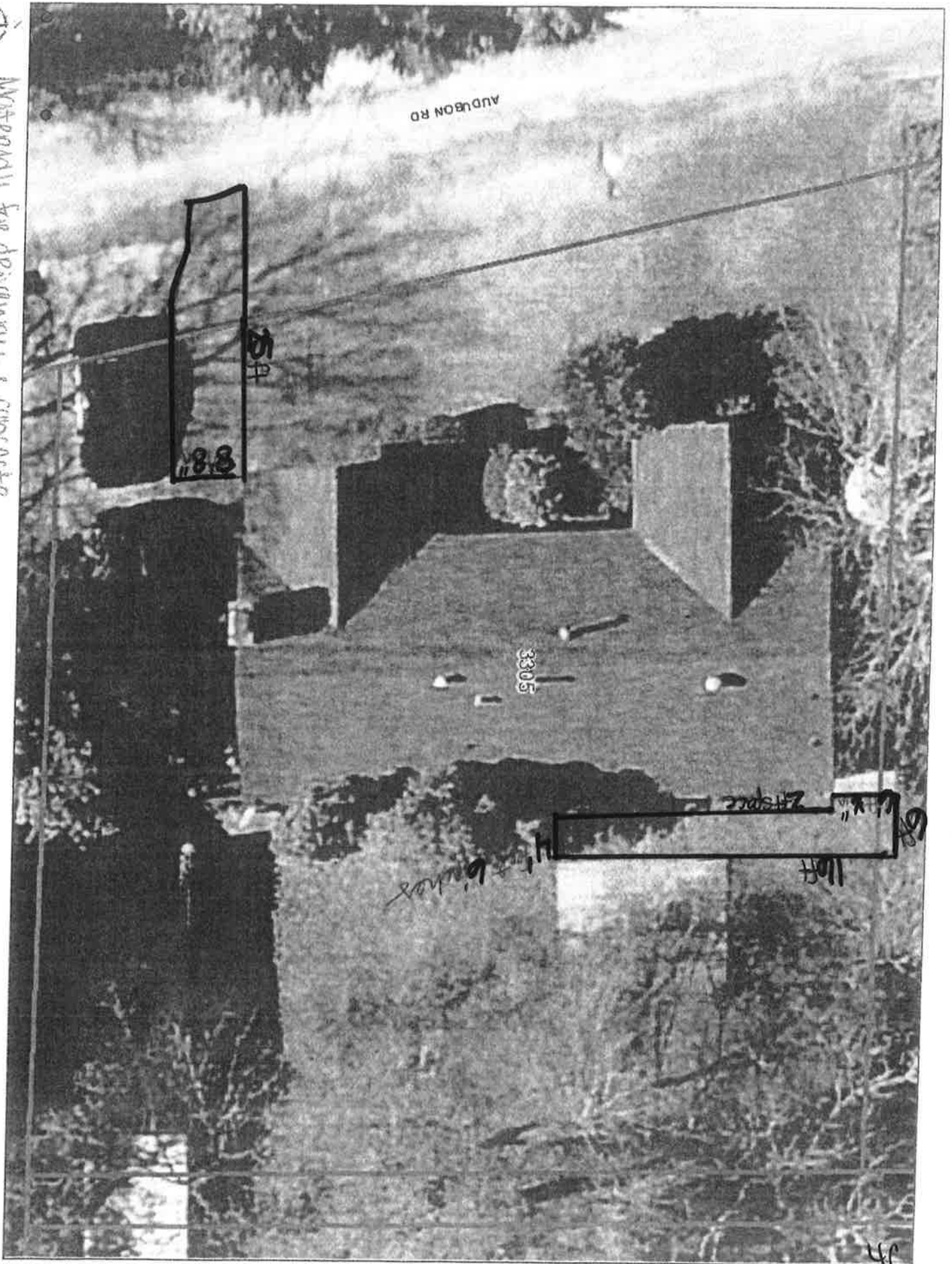






Materials for driveway: concrete
 Materials for deck in backyard: wood

1 inch = 12 feet



5. PRESENTED BY: Caroline Muhlenkamp

SUBJECT: Request for approval of fencing and tree removal for the property located at 1490 S. Perry Street (Garden District).

REMARKS: The petitioner is requesting permission to install a fence around the perimeter of the property (owner has prepared a photo key and site plan illustrating the locations and proposed fence type in each location). The fence will incorporate existing chain link fencing to the north side of the property and existing brick wall along Felder. Fencing to be iron (as illustrated). Fencing to be 60” in height, installed inside of the existing bushes along Felder (side street). Fencing to be 48” in height, installed to the inside of existing bushes along Perry and on top of existing brick wall on north property line. Reduced height iron fence to be placed on top of existing brick wall on Felder (see photos). Driveway gate to be installed, of matching ironwork and 10” in width, to 6’ in height. Hand gate to be installed along walkway to house from Perry Street. Fencing to rear of property (western border and partial eastern border) to be looped wire fence. The project also includes partial removal of concrete driveway alongside of house, with parking place installed to west of existing drive as illustrated. Drive to remain concrete. Addition of bushes along Felder, to match existing bushes, replacing partial removed 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-65-m

- Generally the Board has approved fences 36”-48” high in the front yard—anything in front of the front corner of the house. The Board needs to determine if they would approve a 60” fence on the Felder side of the property, installed behind the existing hedges. The Board approved a front yard fence (not a corner lot) on Fairview several years ago where the owner had the option of constructing a 4’ fence in front of an existing hedge, or a 6’ fence behind it.
- Urban Forestry recommends replacement of the tree with a canopy tree, 2.5” caliper in consultation with the Urban Forester.

COMMENTS _____

ACTION _____





View from Felder Avenue - proposed iron fence to run on top of existing brick wall (covered in ivy) and inside existing bushes.

Photo 1 - facing North on Felder

Photo 2 - facing South on Felder



Fence to run inside of bushes and on top of existing brick wall (covered in ivy). Gate to cross driveway.

Photo 3 - yard side of Felder

Photo 4 - driveway from Felder



Section of driveway to be removed, iron fence inside of bushes, lawn and landscaping to be extended across area of existing driveway section.

Photo 5 - facing from Felder, to rear of house

Iron fence to be installed inside of existing bushes

Photo 6 - from yard to Felder, towards Perry



Front of house from South Perry St.

Photo 7 - hand gate to be installed across existing brick walkway. Iron fence of 48" to left and right of walkway, installed on yard side of bushes.

North side of house from S. Perry

Photo 8 - Iron fence of 48" to be installed on existing brick retaining wall.



North side along garage

Photo 9 - iron fence of 48" to be installed on existing brick retaining wall



Photo 10 - from the northern most point of the yard, looking south towards Felder. Tree which is on the left and leaning to be removed. Decorative mesh fencing to be used along the western and eastern borders, connecting to existing chainlink fence on the northern border



Photo 11 - from the southwest corner of the yard.

Photo 12 - Tree at the back which is leaning to the left to be removed.



Photo 13 - Back of garage, looking to the north.

Photo 14 - close up of tree to be removed.





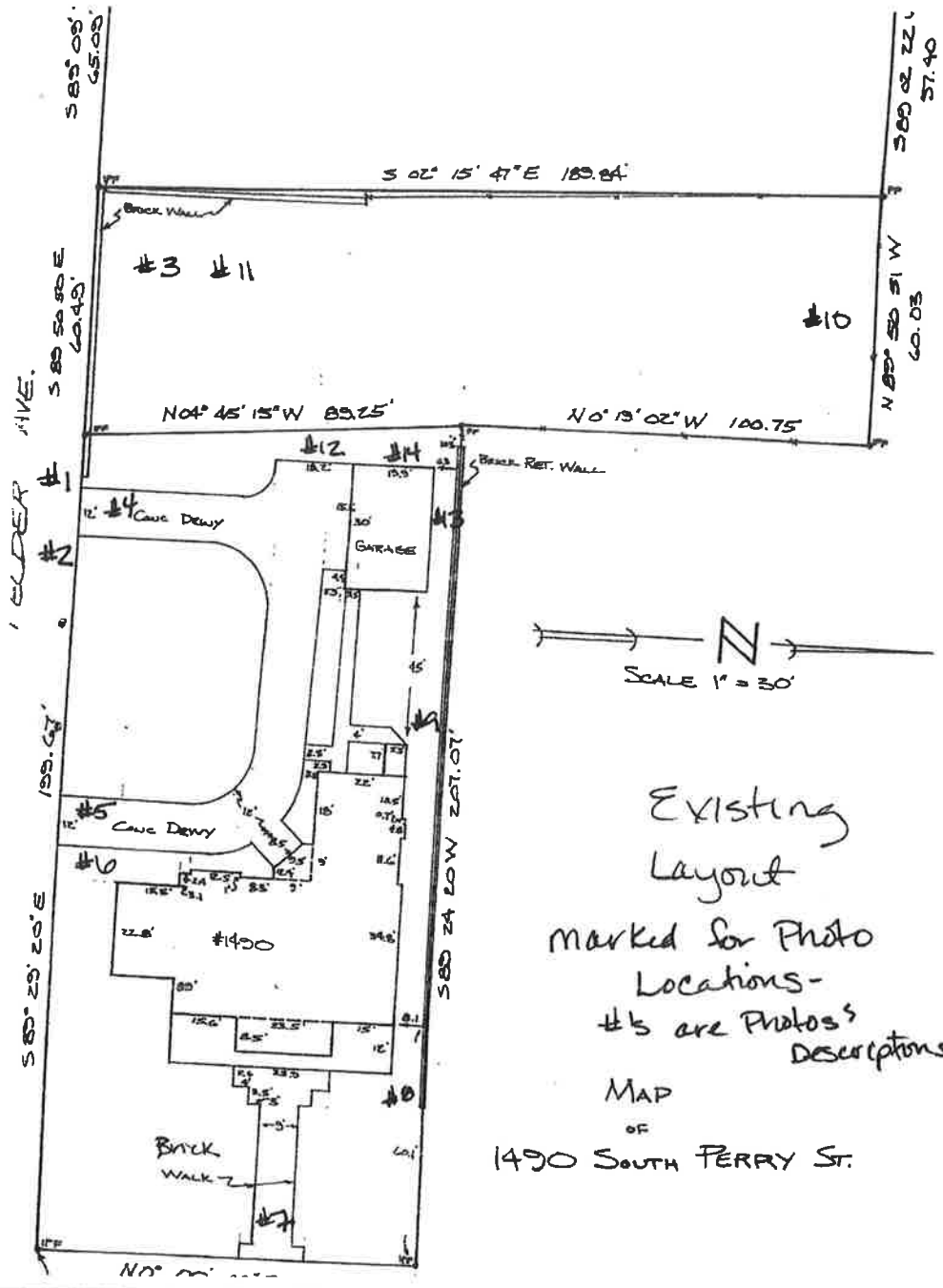
Examples of fencing and gates.

Iron hoop fencing for southern, eastern and northern border near house. Mesh fencing to western and eastern borders of rear yard, connecting to existing chain link fence along northern border. Example with brick wall is to show how the iron fence will be adjusted in height, but type of fence will remain consistent with hoop and spear.



Existing Layout - 1490 S Perry Street

Marked for Photo locations



Existing
Layout
Marked for Photo
Locations -
#s are Photos
Descriptions
MAP
OF
1490 SOUTH PERRY ST.

6. PRESENTED BY: Allison Kingry

SUBJECT: Request for approval after the fact of a parking pad for the property located at 1007 Woodward Avenue (Cloverdale). VIOLATION

REMARKS: The petitioner is requesting approval after the fact for a front yard parking pad that was installed as part of a driveway plan as illustrated (dimensions not provided). The proposal includes a proposed landscape screen (species and number or spacing not provided).

The contractor indicated the driveway was a replacement of an existing driveway and the parking pad was the new portion. Google street view from February indicates there was no existing curb cut in this location and therefore the entire driveway requires 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-60-m

- The question for the Board with violations is always “Would we have approved this project as presented if the petitioner had asked first?” Just because it is there doesn’t mean it has to stay there as is.
- The situation is always evaluated on a case by case basis as well as considering whether a differently executed plan would yield a similar result. It would be a tight fit, but there is just enough space that two cars might be able to fit side by side next to the house without encroaching in front of the house. There is also an existing parking/drive area off of E. Cloverdale Park that has potential to be expanded or relocated to have less visual impact on the house.
- Several photos of nearby examples of front parking areas have been submitted. At least one of those was there prior to designation, one property has no rear access, one house is significantly elevated above grade, and one is a long house where the parking is away from the main block of the house (see map). Petitions are evaluated on a case by case basis taking into account the peculiarities of each property.
- Landscape screening has required evergreen shrubs, at least 18” high at installation, spaced 36” on center.

COMMENTS _____

ACTION _____





Parking off E Cloverdale Park

1001 Woodward Ave



Image capture: Feb 2022 © 2022 Google

Montgomery, Alabama

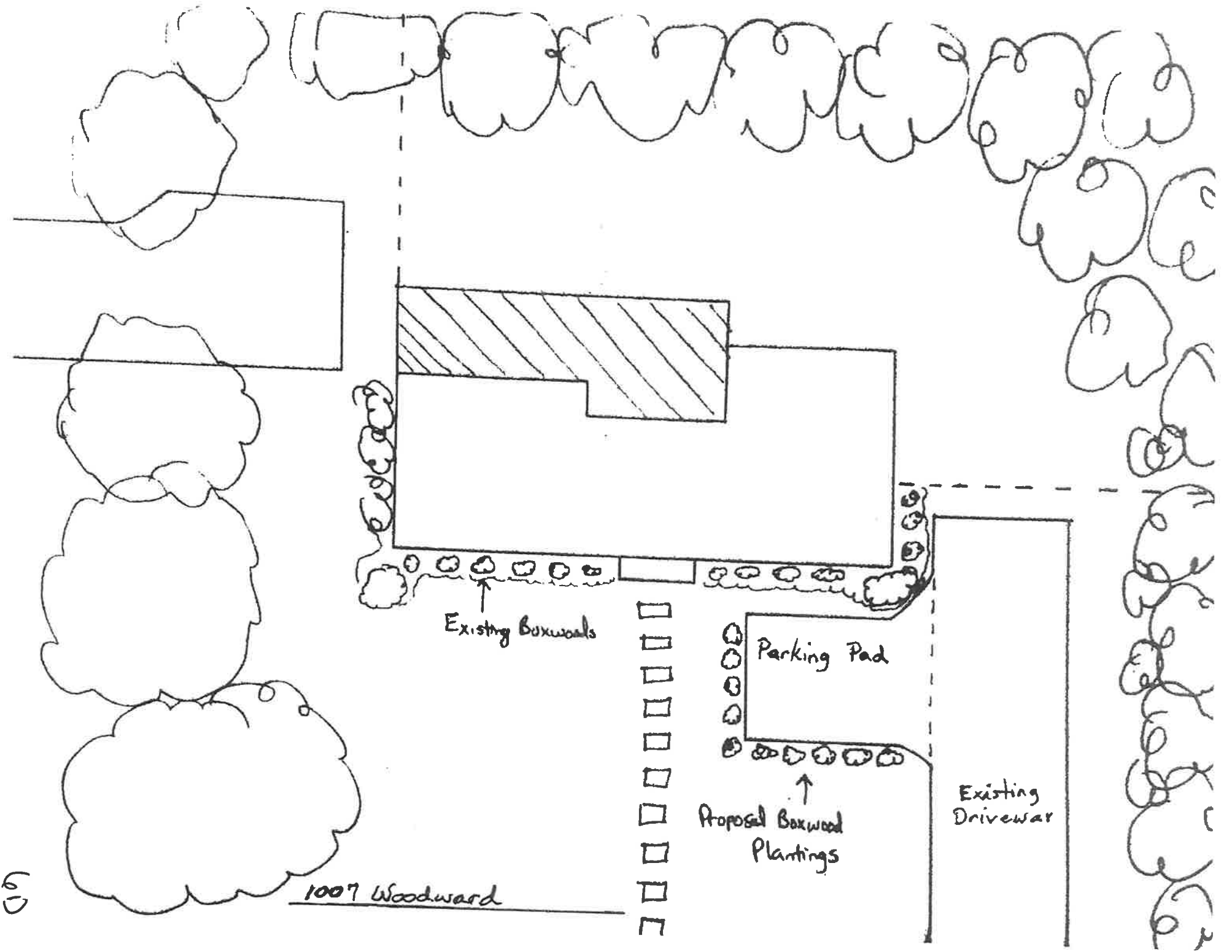
Google

Street View - Feb 2022



First United
1st Church

6C



107

1007 Woodward

Existing Boxwoods

Parking Pad

Proposal Boxwood Plantings

Existing Driveway



99



5F



Example 1, front parking in place at designation

No existing driveway

Example 2, no rear access

Example 4: parking offset from main block of house. Designation photo doesn't show any of the driveway

Example 3: house is elevated above grade; no survey photo in designation file



Directly off the
side of her
house.



The NEXT Door
Neighbor 1019

1019



Straight in front of
1007

2401

65

Google Maps 2401 E Cloverdale Park



Image capture: Feb 2022 © 2022 Google

Montgomery, Alabama

Google

Street View - Feb 2022



6H



Next door on her right
from 1007

Google Maps 2322 E Cloverdale Park

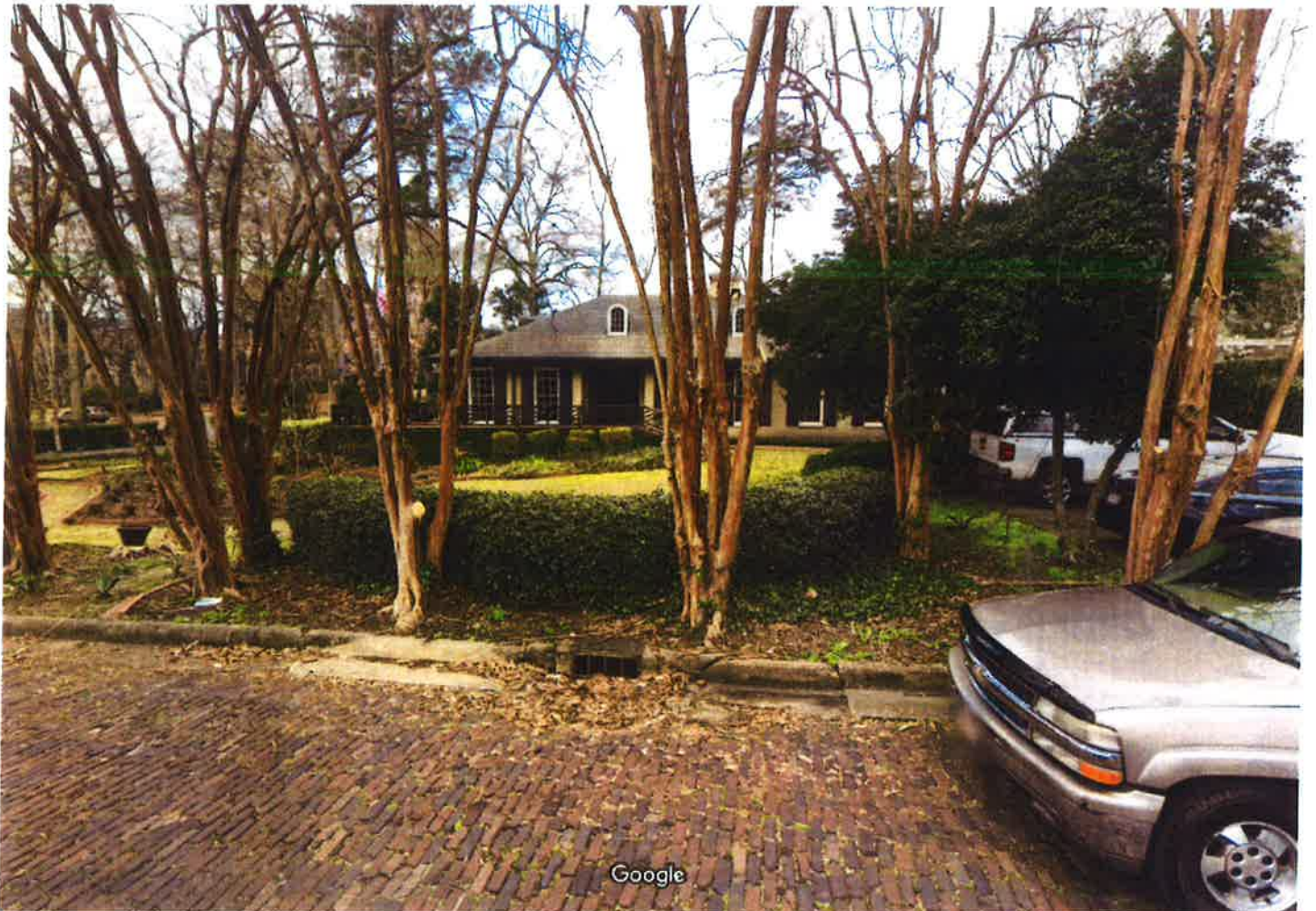


Image capture: Feb 2022 © 2022 Google

Montgomery, Alabama

Google

Street View - Feb 2022



6H

7. PRESENTED BY: April Hampton

SUBJECT: Request for approval after the fact of a parking pad for the property located at 735 E. Fairview Avenue (Cloverdale). VIOLATION

REMARKS: The petitioner is requesting permission to retain an installed, crushed run parking pad in the front yard of 735 E. Fairview Ave. The application states “widen too narrow driveway and add bordering bushes and pine straw. There is no on street parking available on Fairview.

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-d

- The question for the Board with violations is always “Would we have approved this project as presented if the petitioner had asked first?” Just because it is there doesn’t mean it has to stay there as is.
- The situation is always evaluated on a case by case basis as well as considering whether a differently executed plan would yield a similar result. This property has a driveway that goes behind the house to a garage, which offers some off street parking.
- The parking area directly abuts the front walkway to the drive and appears to be 3-4 cars wide (dimensions were not provided) including the driveway. This should be pulled out of the visual line of site to the front door.
- Parking area encroaches in front of the front door, which is nearly half the width of the house
- Gravel should be clearly contained so it cannot spill into the street.
- When parking areas have been approved, they had to be able to provide enough screening from the street to soften the view of the parking area from the street. Parking area, if approved, should have a screen planted along the Fairview edge of the property and not present a continuous sea of gravel on the east half of the front lawn to the front property line. That will still afford the opportunity to not have to back out onto Fairview. Installed landscaping does not appear to meet the landscaping guidelines of evergreen shrubs, 18” high at installation, spaced 36” on center.
- Gravel added to the side of the driveway also appears to lack containment on the slope to prevent washing into the street. Should gravel be approved in this location as a fill for the concrete? Or should concrete be repaired with concrete or removed and entirely replaced with gravel?

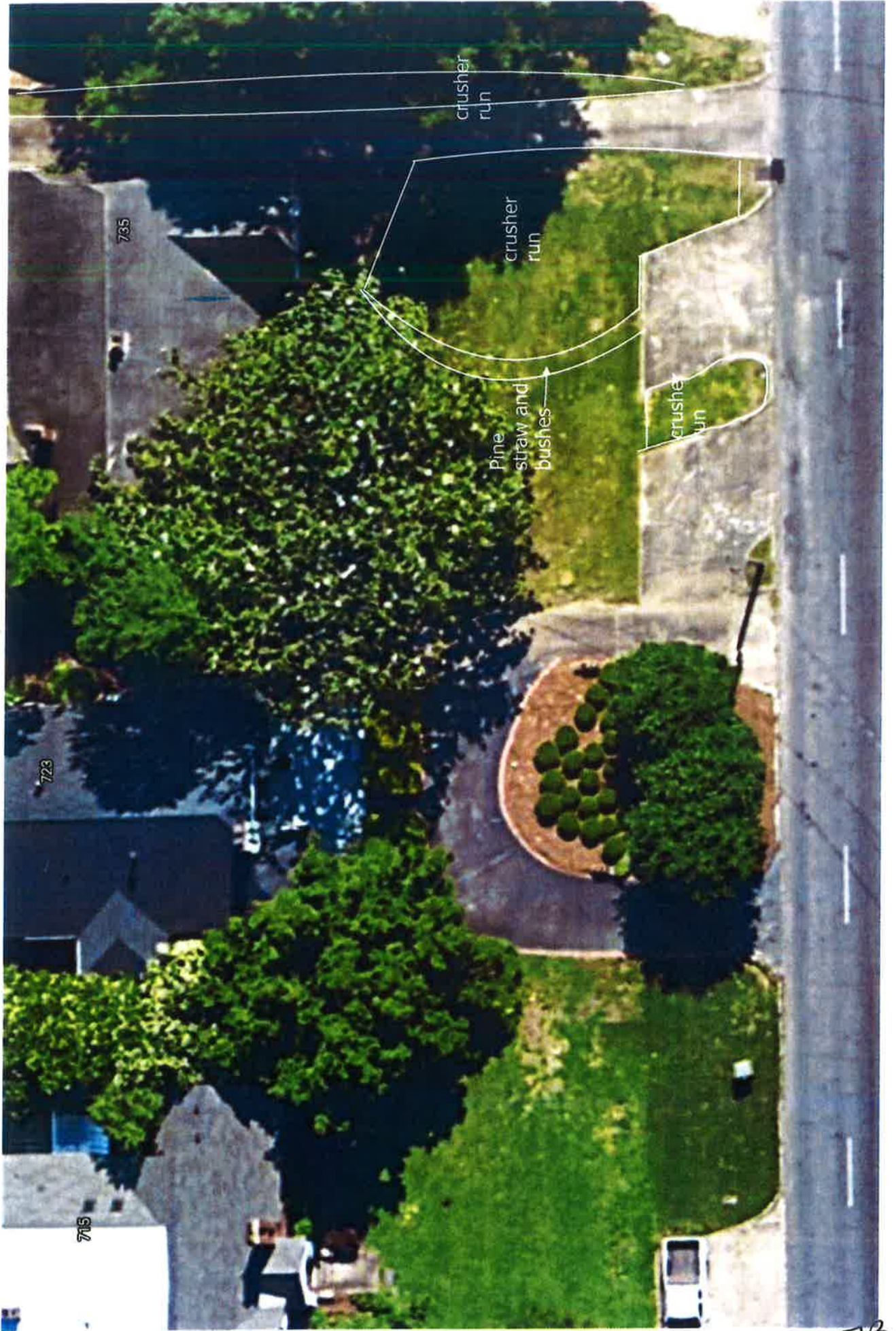
COMMENTS _____

ACTION _____



735 E. Fairview Avenue, Cloverdale 6/10/22

7A





728 E Fairview Ave

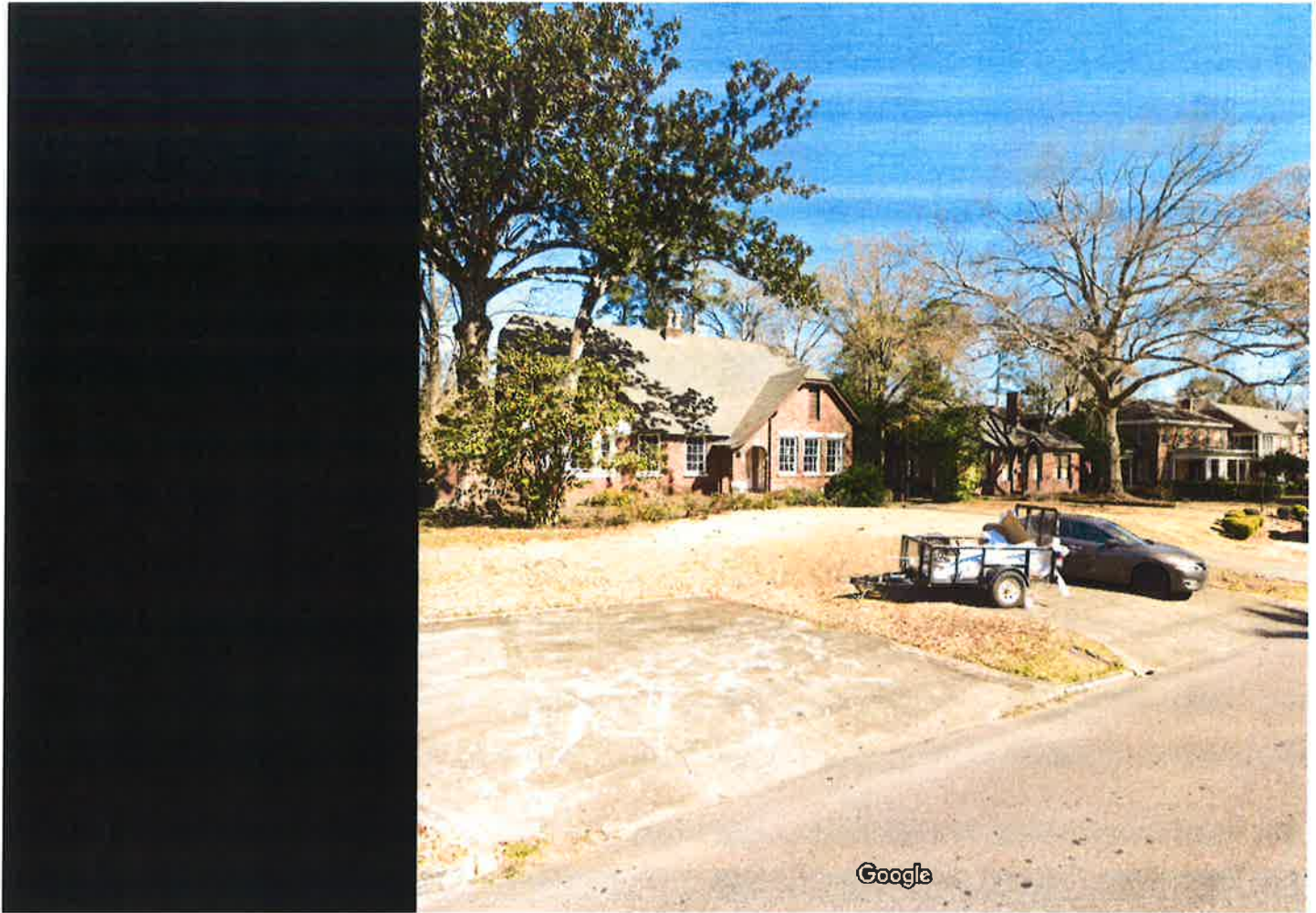


Image capture: Feb 2022 © 2022 Google



735 E Fairview Ave

All

Street View & 360°

Montgomery, Alabama

Google

Street View - Feb 2022

7D

Google Maps 735 E Fairview Ave



Image capture: Feb 2022 © 2022 Google

Montgomery, Alabama

Google

Street View - Feb 2022



7E