

# **A G E N D A**

## **Architectural Review Board**

**July 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 June 28, 2022 meeting**

**II. Administrative Actions**

**III. Full Review Items**

\*\*The 3 violations (538 E. Fairview, 735 E. Fairview, 1007 Woodward) that were tabled and/or denied for revised were given a July 8 deadline (one week after the meeting deadline) to have their request heard in July. Because these petitions are the result of violations, each petitioner will be reminded by letter that they need to submit revisions (or undo the violation) by August 1 for consideration at the August 23, 2022 hearing.

<b><u>Item</u></b>	<b><u>Petitioner</u></b>	<b><u>Historic District</u></b>	<b><u>Location</u></b>
1.	Suzanne Black	Cottage Hill	511 Martha Street
2.	Collier Neeley	North Hull	231 N. Hull Street

**IV. Other Business**

**The next meeting of the Architectural Review Board will be on  
Tuesday, August 23, 2022 at 5:30 p.m.**

## II. Administrative Actions

Date	Address	District	Request/Violation	Action
5/23/2022	419 S Perry	Individual	Another court hearing on violation, delayed to Dec 1	New court date
6/6/2022	3303 Norman Bridge Rd	Cloverdale Idlewild	Owner responded to violation letter, will replace roof, requested to end of year	Reinspect 1/3/23
6/24/2022	425 Martha Street	Cottage Hill	in compliance	Closed
6/24/2022	422 Herron St	Cottage Hill	Stop work issued on site, gable roof removed from rear addition to build roof deck	new owner not yet recorded in County records, trying to find to send letter
6/27/2022	1905 S Court Street	Garden District	Porch posts replaced, inappropriate style	30 day letter to owner
6/27/2022	327 Felder Ave	Garden District	front yard retaining wall	30 day letter to owner
6/27/2022	1121 S McDonough	Garden District	front door replacement	30 day letter to owner
6/27/2022	1000 S Perry St	Garden District	window replacement--vinyl replaced with wood but configuration not restored	30 day letter to owner
6/27/2022	422 Herron St	Cottage Hill	rear gable roof removed for roof deck	30 day letter to owner

### 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 in May to allow adjacent property owner to do due diligence as the project affects access to the adjacent property. This item was again delayed in June to allow the adjacent property owner to be present.

**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.
- If the adjacent property owner does not attend the July meeting, and/or a survey establishing the boundary produced, the Board needs to take action on the appropriateness of the request.

**COMMENTS** \_\_\_\_\_

**ACTION** \_\_\_\_\_



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

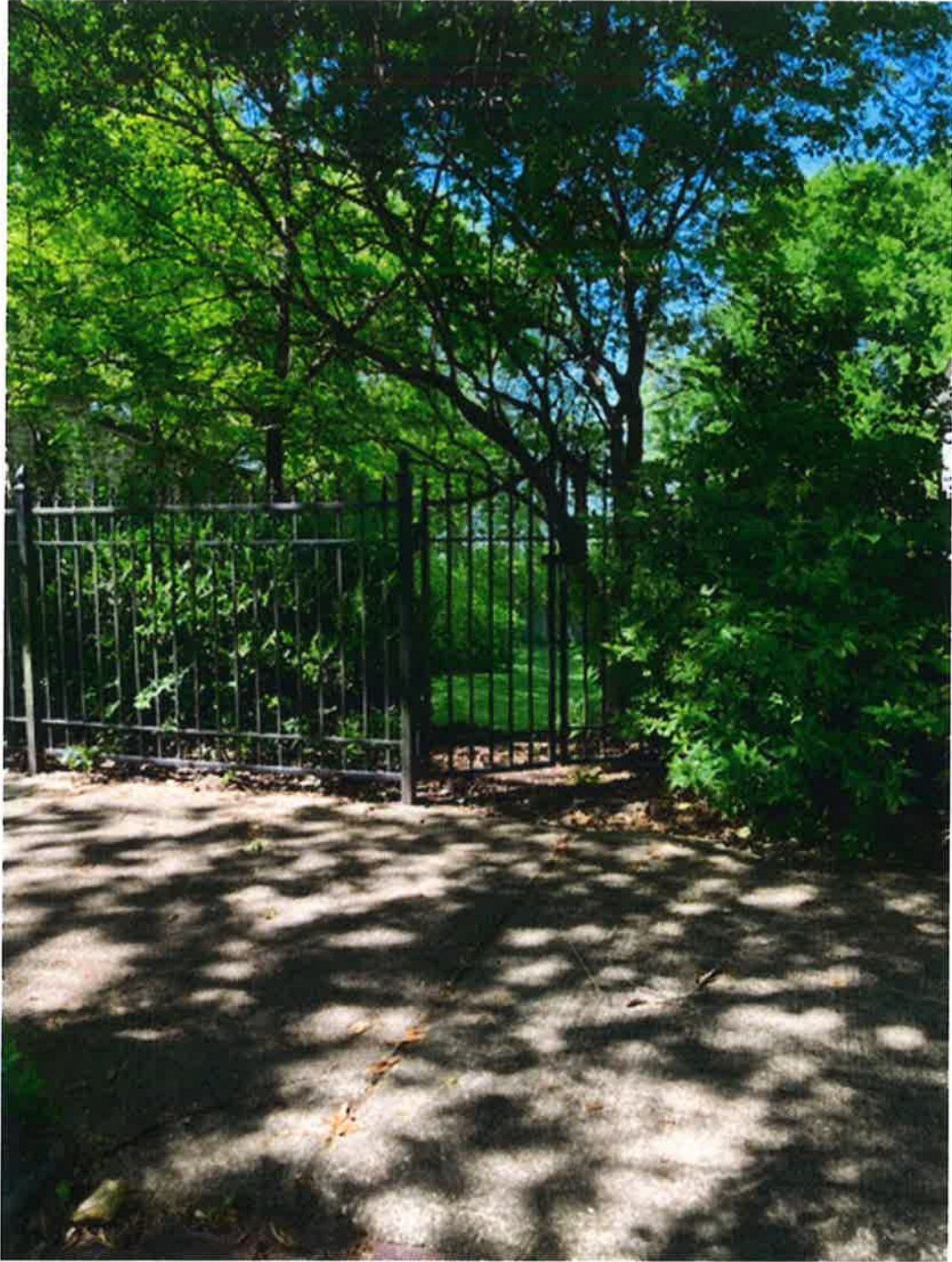
1A





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

10



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

1D



**NEW BUSINESS**

**2. PRESENTED BY:** Collier Neeley

**SUBJECT:** Request for approval of a fence for the property located at 231 N. Hull Street (North Hull).

**REMARKS:** The petitioner is requesting permission to install a 6’ privacy wood fence on the south property line of 231 N. Hull Street. The fence will begin at the SW corner of the property line and extend east about 50’, coming 5’ short of the city sidewalk (SmartCode compliant). The fence will separate the current parking lot at the Young House/Jennie Weller Catering from the rear parking lot, dumpster and garage bays at the adjacent Gipson Tires.

**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

- While the Young House is a residential property, where the Board would generally call for the fence to be lower in height from the point of the building front to the street, the setting and use is not residential. The fence would provide screening between two commercial properties. No objection.

**COMMENTS** \_\_\_\_\_

**ACTION** \_\_\_\_\_







Photo 1

Site for proposed fence.  
Standing in N.Hull street  
facing west.



Photo 2

Site of proposed fence  
from sidewalk. Fence  
will run along the right  
side of the trees. facing  
west

Photo 3

East façade of Young House, site is in the background. facing south west



Photo 4

South façade of Young House, site is to the left of photo. Facing north west



Photo 5

Aerial of the setting for Young House. Red line represents the approximate location and length of the proposed fence.