

A G E N D A

Architectural Review Board

August 23, 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 July 26, 2022 meeting

II. Administrative Actions

III. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	John Aspinwall	Garden District	1831 South Hull Street
2.	Jon Hayden	Cloverdale Idlewild	3042 Mastin Lane
3.	Deborah & Mark Canon	Cloverdale	637 Cloverdale Road
4.	Allison Kingry	Cloverdale	1007 Woodward Avenue
5.	Alison Chisolm & Jarrunis Yates	Garden District	327 Felder Avenue
6.	Chris Thaggard	Capitol Parkway	113 South Capitol Parkway
7.	Vladmir Averett	Garden District	1000 South Perry Street
8.	Lana Cavassa	Cottage Hill	422 Herron Street

IV. Other Business

**The next meeting of the Architectural Review Board will be on
Tuesday, September 27, 2022 at 5:30 p.m.**

II. Administrative Actions

Date	Address	District	Request/Violation	Action
7/11/2022	2000 Winona	Capitol Heights-St Charles	no response to 30 day letter	15 day letter
7/11/2022	126 N Lewis	Capitol Heights-St Charles	no response to 30 day letter	15 day letter
7/11/2022	113 S Capitol parkway	Capitol Heights-Capitol Parkway	no response from owner to 30 day letter; response sent under neighbor's name w/o knowledge	15 day letter
7/12/2022	321 N. Hull	North Hull	Admin reapproval of ARB approved roof project that expired, no alterations to plan	Admin approval
8/2/2022	1910 Graham St	Cloverdale	Porch repairs, driveway and fence replacement, tree removal	All met admin approval requirements
8/5/2022	1905 S Court St	Garden District	Porch columns have been restored to original square post, contractor adding capital	compliant
8/9/2022	3258 Lexington	Cloverdale Idlewild	New shutters, wrong size and material	30 day letter to comply
8/9/2022	640 Plymouth	Cloverdale Idlewild	Vinyl windows remain in violation; plastic shutters added, wrong size	30 day letter to comply
8/9/2022	2305 St. Charles	St. Charles-Capitol Heights	Front parking area not completed as approved in July 2021	30 day letter to bring into compliance or submit revised timeline to complete
8/9/2022	1375 Woodward	Cloverdale	Navy blue door, not on palette	30 day letter to repaint or apply

III. Full Review of Items

1. PRESENTED BY: John Aspinwall

SUBJECT: Request for approval of a front yard fence and driveway gates for the property located at 1831 South Hull Street (Garden District).

REMARKS: The petitioner is requesting permission to install a 6' square picket, black metal fence with a spearpoint finial behind an existing hedge and tree line, approximately 4' behind the city sidewalk. The two driveways will have matching gates. The center island contains a tree with no shrubs. Additional screening material will be planted if required to render the fence less visible from the street. The fence will run down each property line to adjoin an existing fence and wall on the adjacent properties.

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

- Front yard and street facing fences historically were 36”-48” in height where they meet the sidewalk. However, the Board has approved taller fences near front property lines or on corner lots when they were placed behind a hedge: 628 Thorn, 704 Felder, 407 E Fairview, 100 Felder, and most recently, 1490 S. Perry Street.
- No variance required with a see through fence in this location.

COMMENTS _____

ACTION _____





Side property line with apartments to north



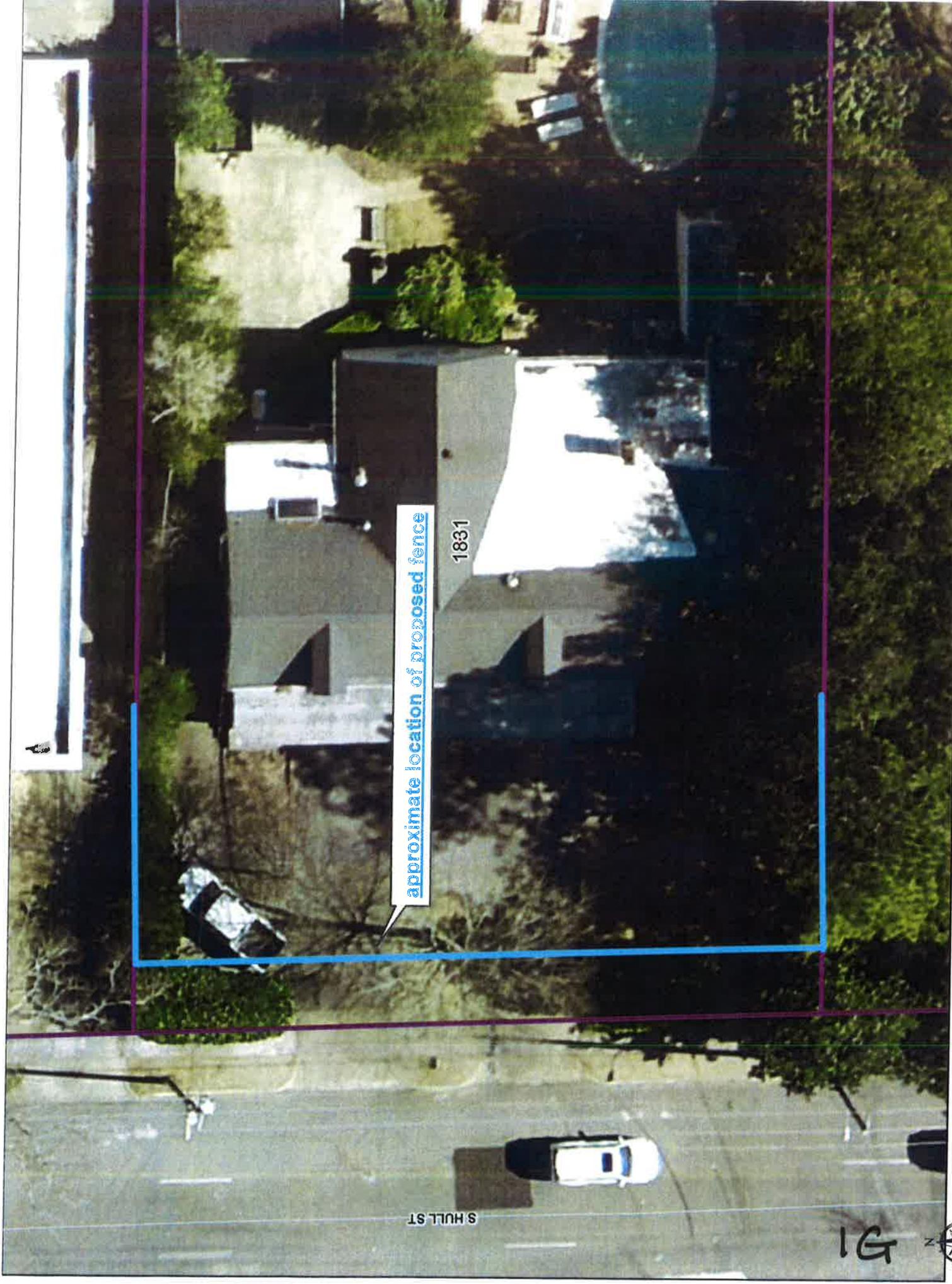
View of property line with the property to the south









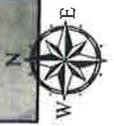


approximate location of proposed fence

1831

S HULL ST

IG



1 inch = 18 feet

John A. Williams II
202 6057

Williams — 1831-S Hull

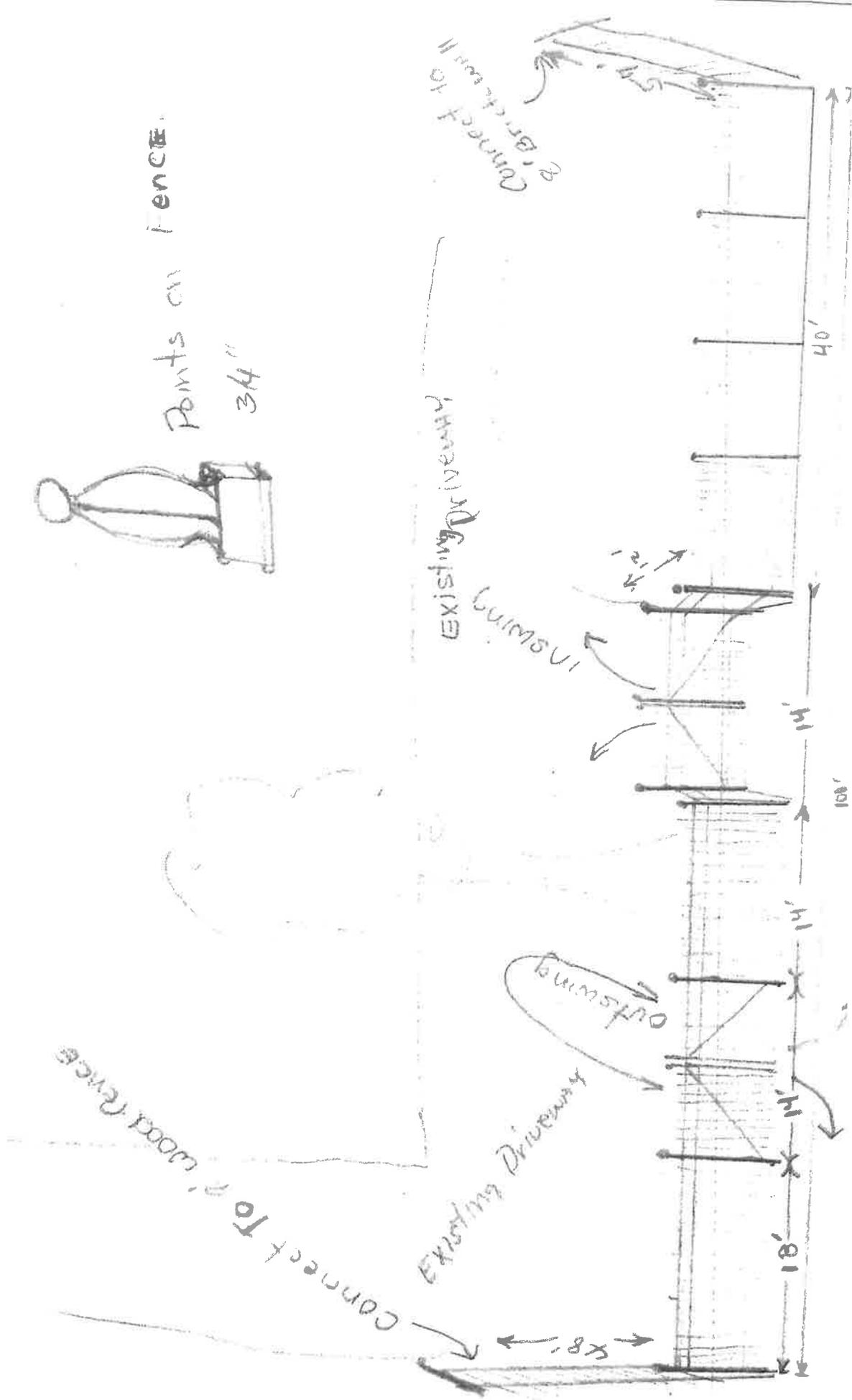
217 LF. of Fence



Points on Fence

Points on Fence

34"



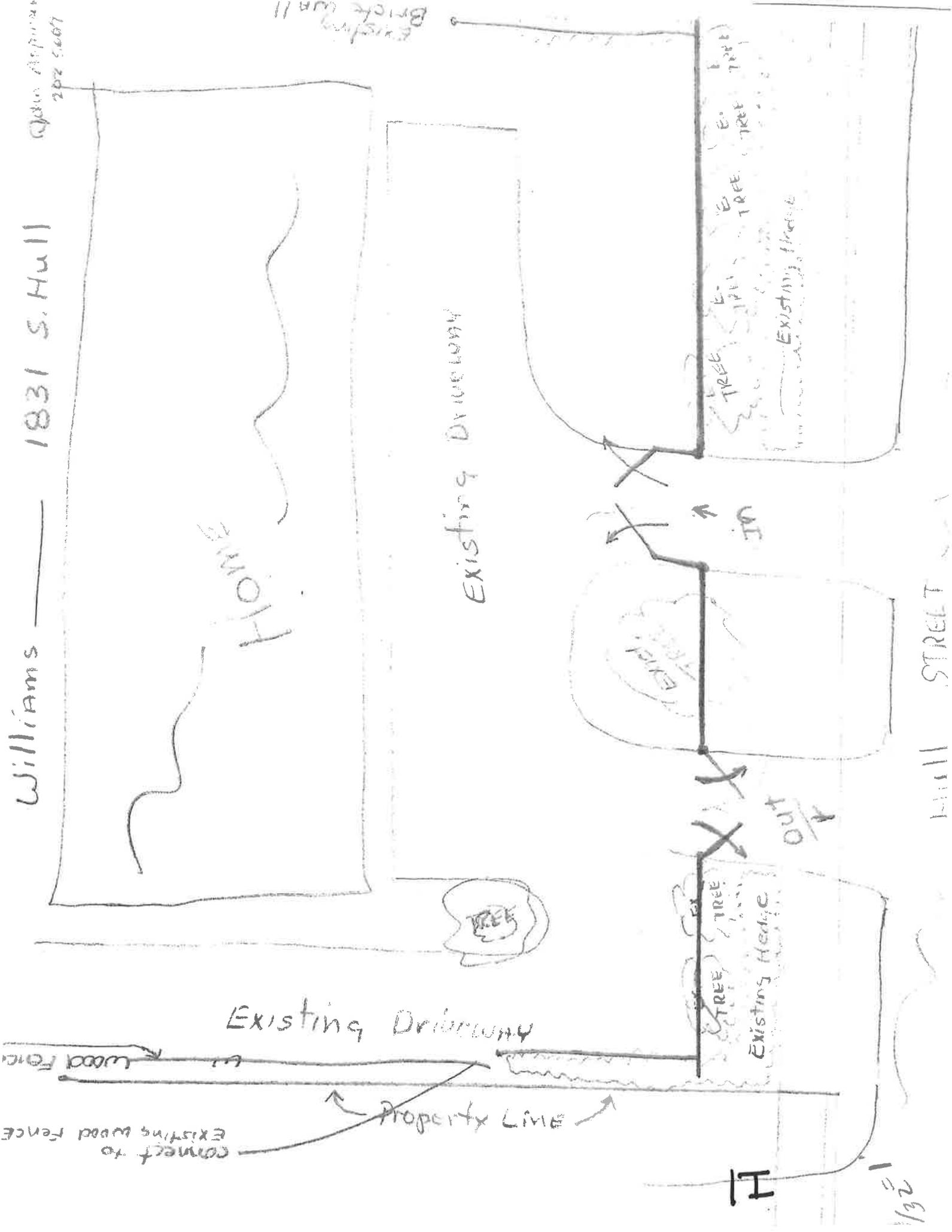
Williams — 1831 S. Hull
202 5607

1831 S. Hull

Williams — 1831 S. Hull

Williams — 1831 S. Hull

Williams — 1831 S. Hull



2. PRESENTED BY: Jon Hayden

SUBJECT: Request for approval of the removal of a non-historic outbuilding for the property located at 3042 Mastin Lane (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to remove an 8’x12’ storage building from the rear yard. No replacement is proposed at this time.

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

- No objection.

COMMENTS _____

ACTION _____







3. PRESENTED BY: Deborah & Mark Canon

SUBJECT: Request for approval to remove original shutters from the property located at 637 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove all 2nd floor shutters from this house. The shutters appear to be an original feature.

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 Board needs to determine if the shutters are a character defining feature—will the permanent removal have a negative impact on the character of the house.
- The Board previously approved the removal of operable, historic shutters at 1616 South Perry Street.

COMMENTS _____

ACTION _____



4. PRESENTED BY: Allison Kingry

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

REMARKS: At the June 28, 2022 ARB meeting the Board approved an installed driveway and delayed a decision on the parking pad, subject to the submission of a revised landscaping plan. The submitted plan illustrates 3 new planting areas: one near the left corner of the house, one at the parking pad, and one to the right of the driveway entrance. The proposed plant mix includes Needlepoint holly, Japanese cleyera, purple diamond loropetalum, and sunshine Ligustrum in 3-7 gallon size containers as noted on site plan. Additional planting can be done if required.

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

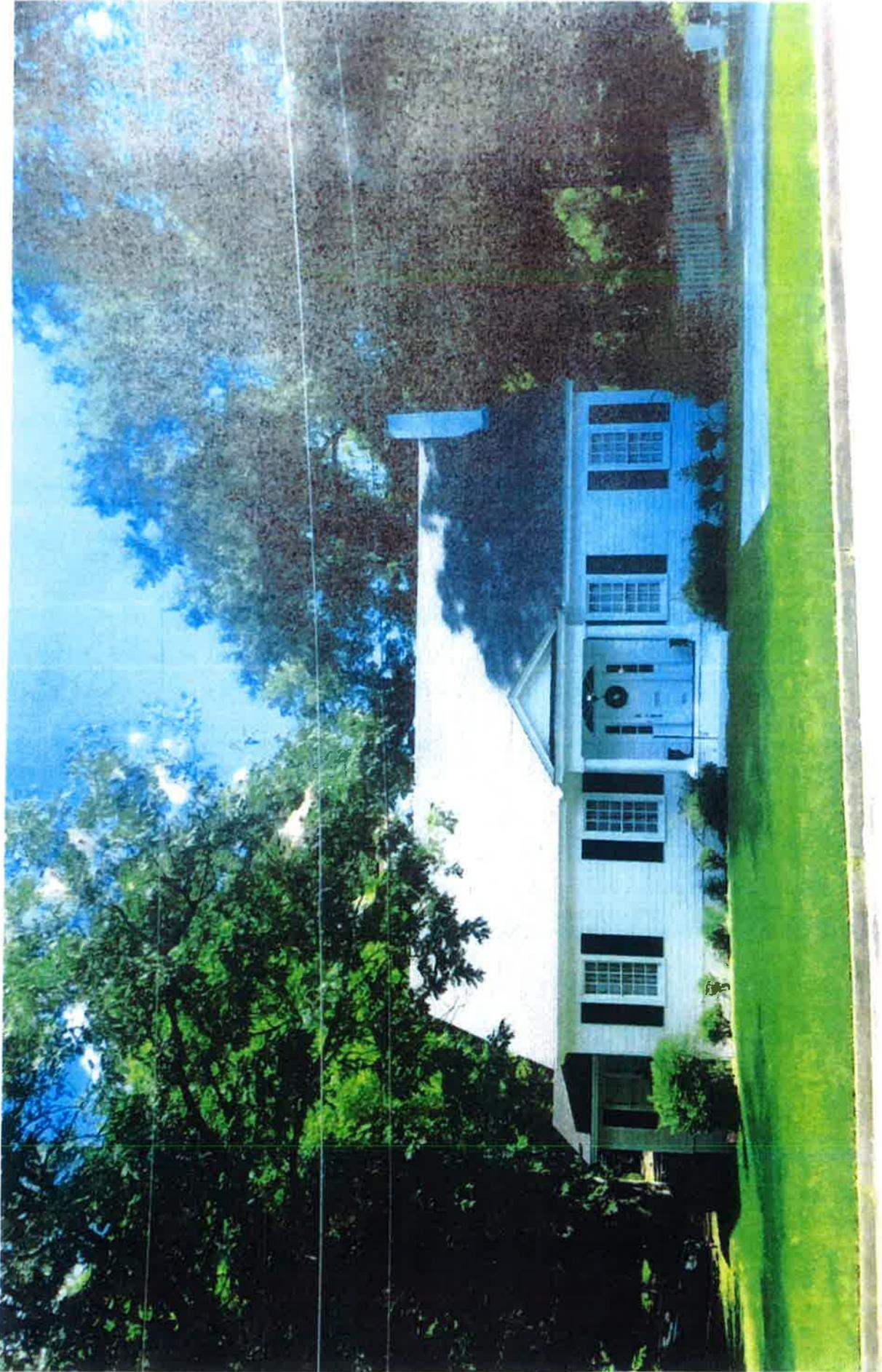
Zoning: R-75-d

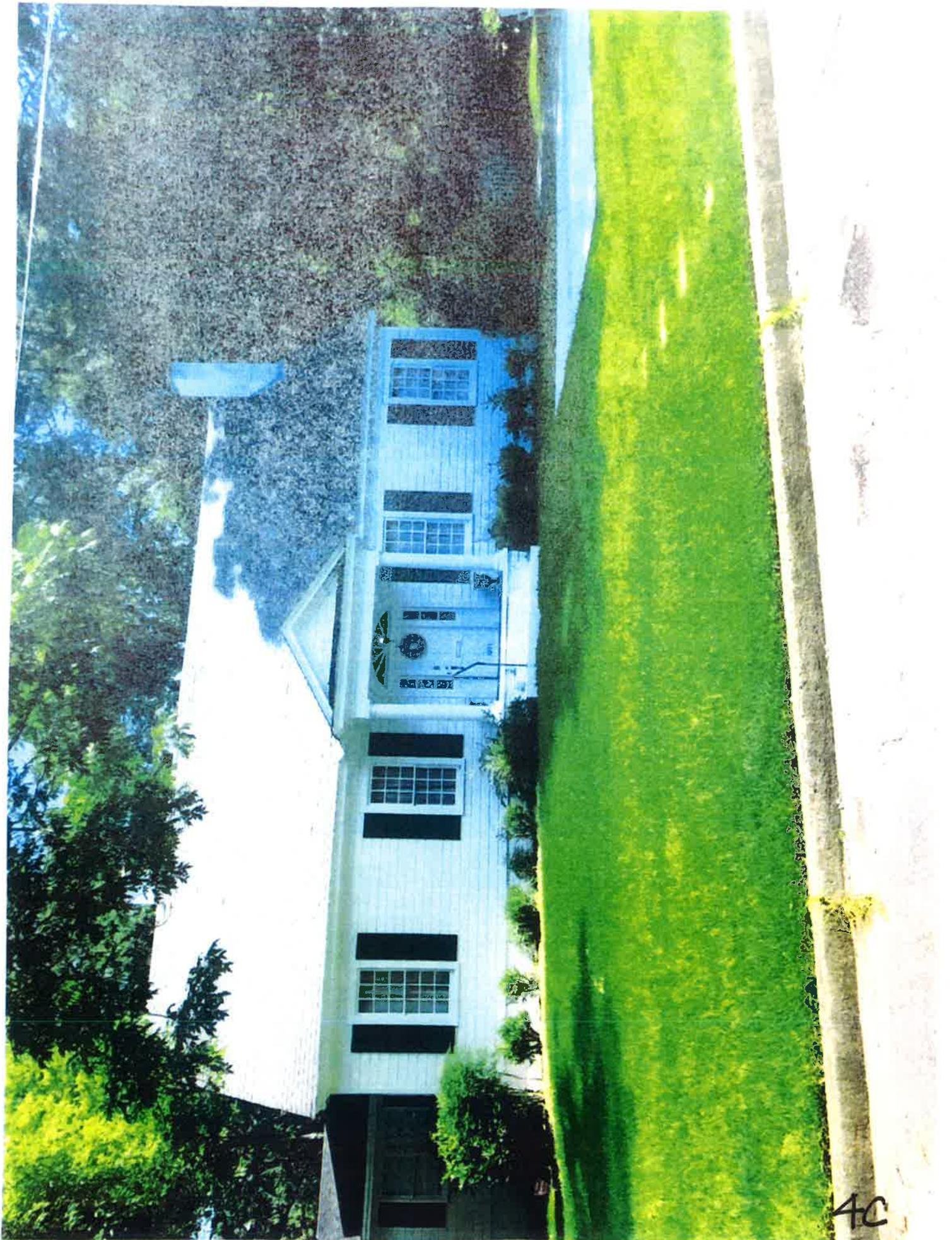
- As with any request for approval after the fact, the question the Board needs to ask itself is would we have approved this request had it been made prior to work being done.
- UF: The size and number of shrubs should screen the parking.
- The ROW in the front yard is approximately 20’, new plant material in the ROW requires approval from the Urban Forester. UF is okay with the plant material if it’s approved by the ARB.

COMMENTS _____

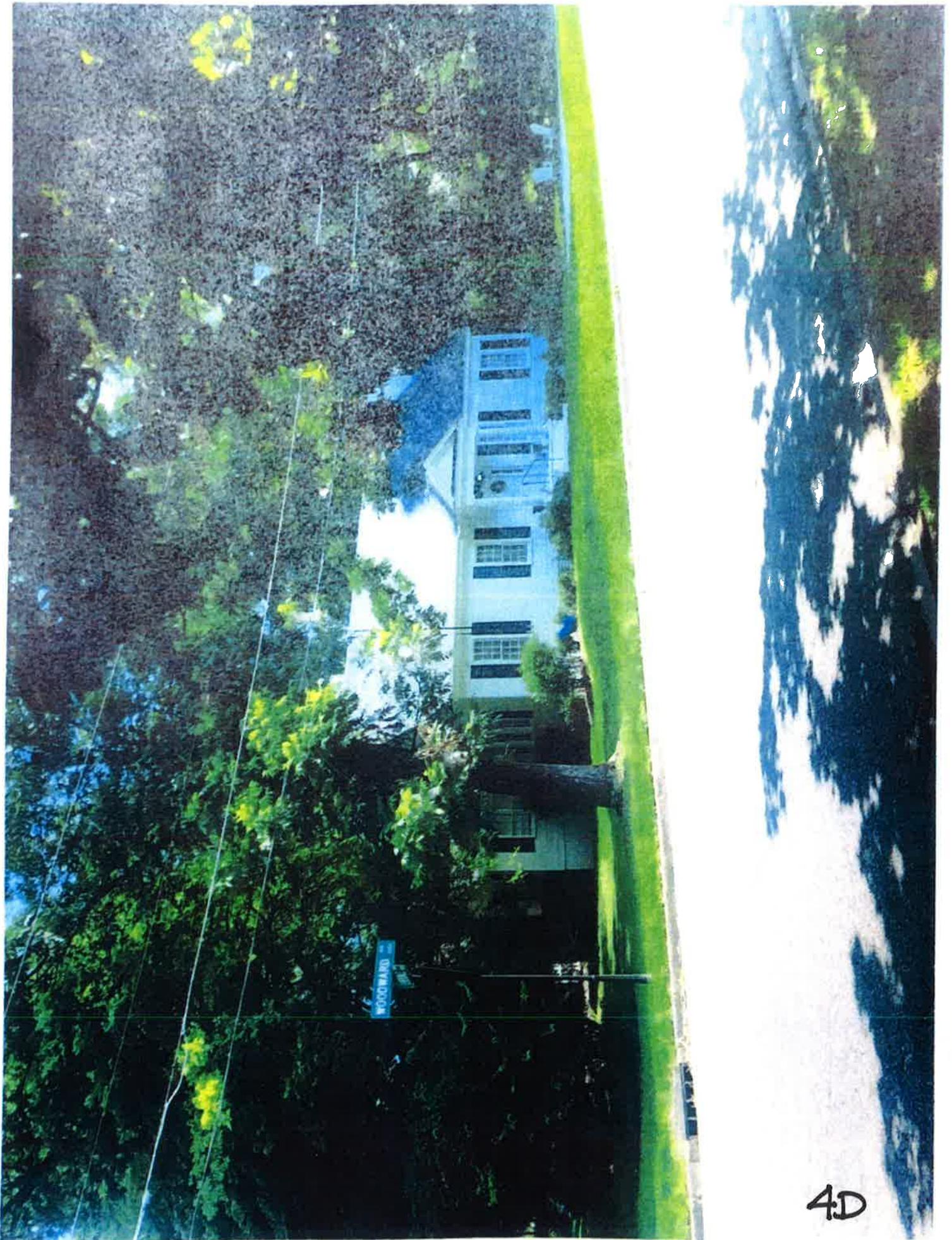
ACTION _____





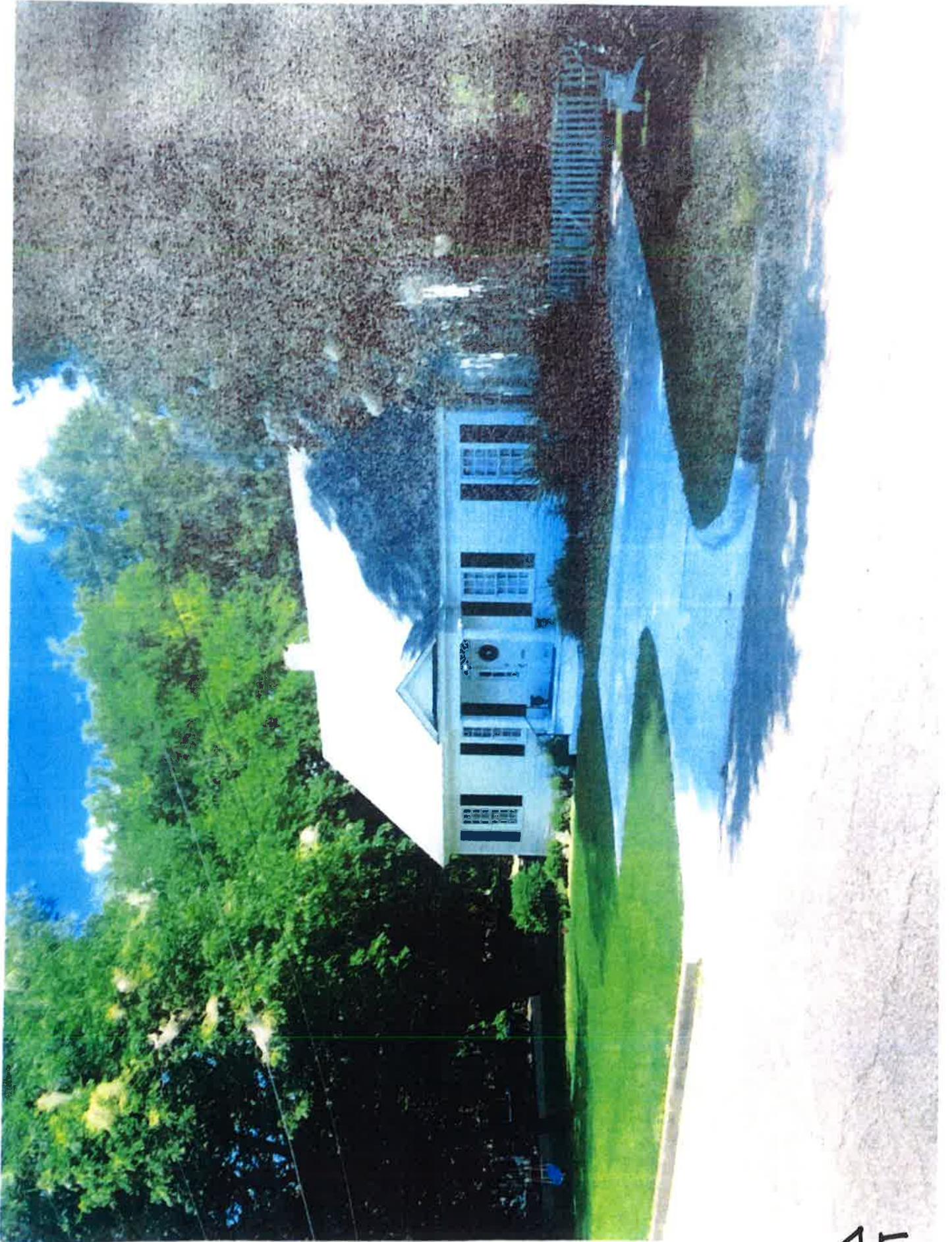


4C

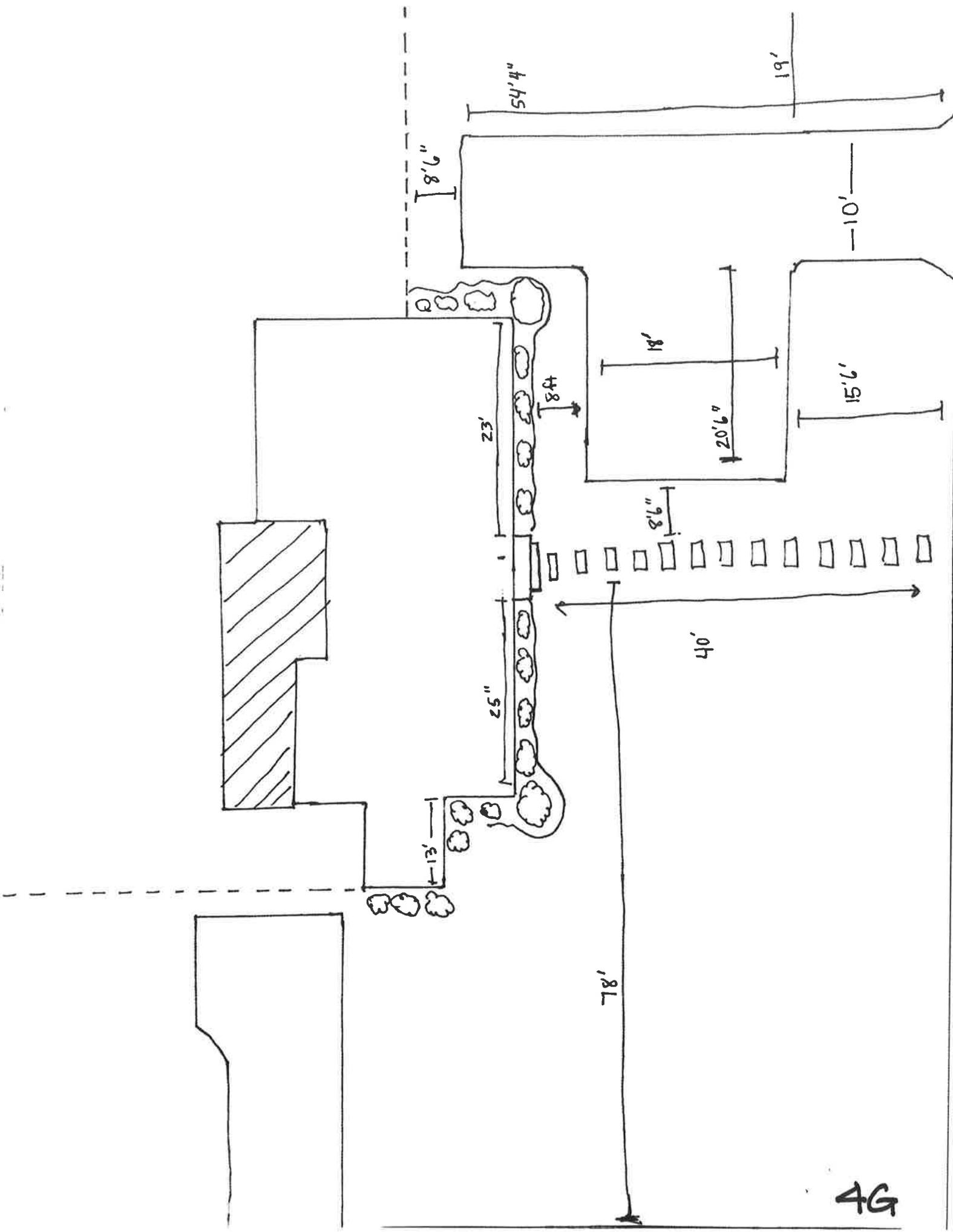


4D





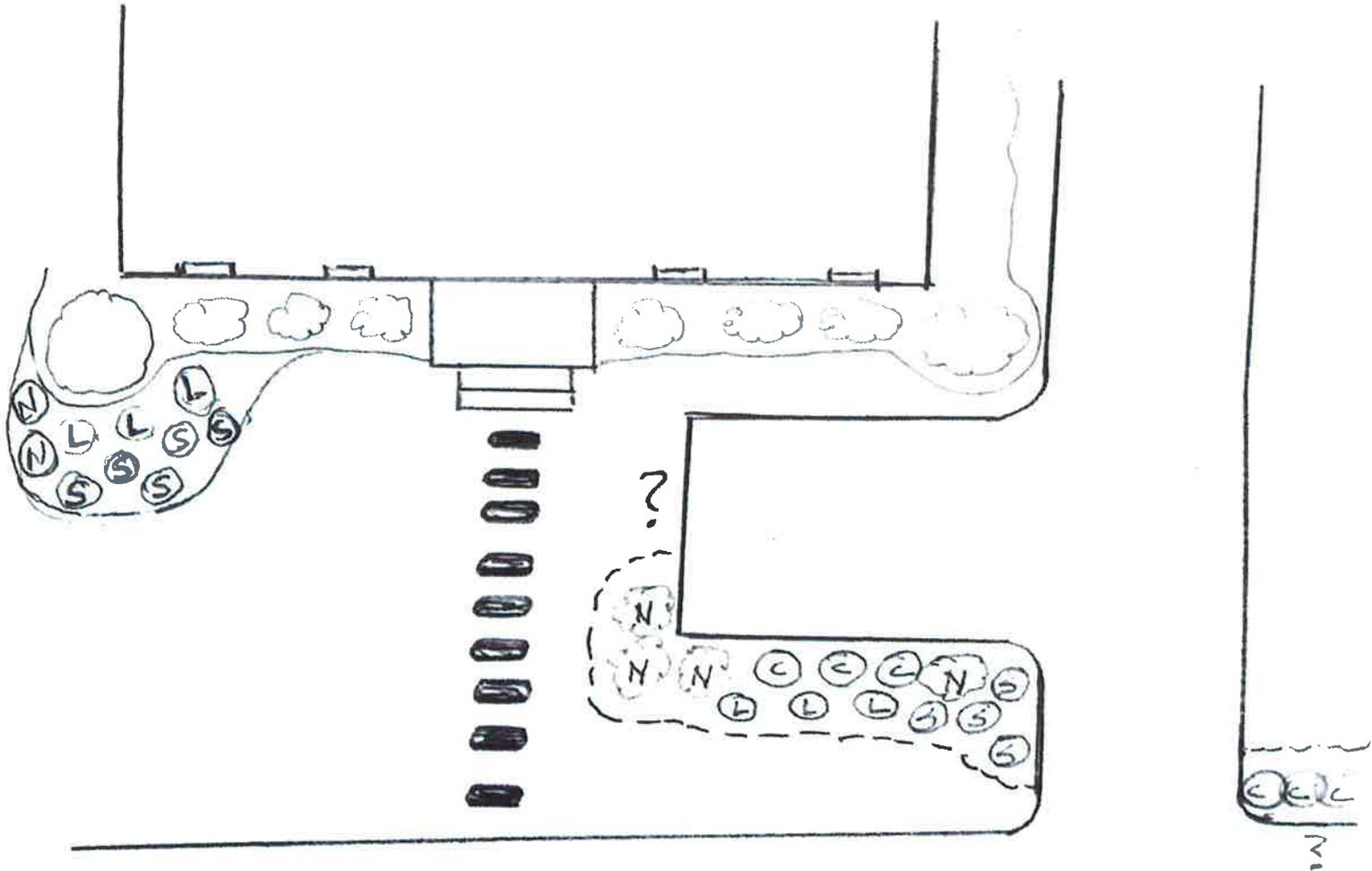
4F



4G

Mark Kingry
1007 Woodward Ave.

272-41300



- | | <u>Size</u> |
|--------------------------------|-------------|
| N - Needlepoint Holly | 7 gal. |
| C - Jap. Cleyera | 5 gal. |
| L - Purple Diamond Loropetalum | 5 gal. |
| S - Sunshine Ligustrum | 3 gal. |
| Pine Straw Mulch | |

Note
Planting can be continued across end of parking pad if needed.

5. PRESENTED BY: Alison Chisolm & Jarrunis Yates

SUBJECT: Request for approval after the fact of a retaining wall and approval for a concrete patio for the property located at 327 Felder Avenue (Garden District). PARTIAL VIOLATION

REMARKS: The petitioner is requesting approval after the fact for a front yard retaining wall constructed with a textured concrete block. The wall was installed to help address erosion and increase curb appeal. The petitioner notes it is similar to other walls in the Garden District.

The petitioner is also requesting permission to pour a small concrete patio edge with brick in the rear 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-m

- As with any request for approval after the fact, the question the Board needs to ask itself is would we have approved this request had it been made prior to work being done.
- The look is somewhat similar to the split face concrete block that is more common in Capitol Heights. It is a true block, versus the wedge shaped landscape block.
- No objection to the patio.

COMMENTS _____

ACTION _____



Image capture: Feb 2022 © 2022 Google



5B



5c

6. PRESENTED BY: Chris Thaggard

SUBJECT: Request for approval after the fact of tree removals for the property located at 113 South Capitol Parkway (Capitol Parkway). VIOLATION

REMARKS: The petitioner is requesting approval to remove trees after the fact (popcorn, hackberry, water oak). Two of the trees were cut to the ground, the third had all of the limbs removed leaving an approximately 20' stump (popcorn tree). Mr. Thaggard notes that the two removals were carried out by the adjacent property owner.

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

- As with any request for approval after the fact, the question the Board needs to ask itself is would we have approved this request had it been made prior to work being done.
- Two of the three trees, because of their location and species, could have easily been handled in consultation with our office and may have not required an appearance before the Board. Since it is now a violation, it does require ARB review.
- ARB issues are **property** issues and not **actor** issues. If there is an issue with an adjacent property owner that has put this property in violation, that is a private, civil matter between the two owners.
- Urban Forestry recommends replacement if removals are approved.

COMMENTS _____

ACTION _____













109

113

117



1 inch = 21 feet

7. PRESENTED BY: Vladimir Averett

SUBJECT: Request for approval after the fact for window alterations for the property located at 1000 South Perry Street (Garden District). VIOLATION

REMARKS: The petitioner is requesting permission after the fact to retain the current fenestration of two full sized windows and one smaller window on the north elevation fronting E. Hannon. This section of the house appears to have been a porch that was closed in some time ago which had 3 windows grouped together (now two), and two addition full sized windows. The smaller window and removal of the others is to accommodate a kitchen.

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: O-1

- As with any request for approval after the fact, the question the Board needs to ask itself is would we have approved this request had it been made prior to work being done.
- Mr. Averett is aware that the two wood windows currently installed do not match, and is in the process of having two matching windows fabricated.

COMMENTS _____

ACTION _____





8. PRESENTED BY: Lana Cavassa

SUBJECT: Request for approval after the fact of the removal of a rear gable roof to construct a rooftop deck for the property located at 422 Herron Street (Cottage Hill). VIOLATION

REMARKS: The petitioner is requesting approval after the fact for the removal of a gable roof on a rear addition to replace it with a roof top deck. The juxtaposition of the gable roof to the original structure created a drainage issue at the rear wall of the original structure. The 25 ¾” parapet wall is in place and is to be sided with Hardie plank 8.25” lap siding, and topped with a 12” rail with square 1.5” balusters and a top and bottom rail. Decking to be 5/4” pressure treated deck boards. The one window opening on the rear elevation (north facing) will be converted to a door in the style illustrated. The door will fit the existing opening width. All other work to be repair/replace 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

Zoning: T4-R

- As with any request for approval after the fact, the question the Board needs to ask itself is would we have approved this request had it been made prior to work being done.
- The Board needs to determine if the gable was a character defining feature of the structure. If it is, is this the solution you would have approved to address the water issue?
- The house is clad in cementitious shingle, the use of a cementitious product would be consistent with the historic cladding.

COMMENTS _____

ACTION _____





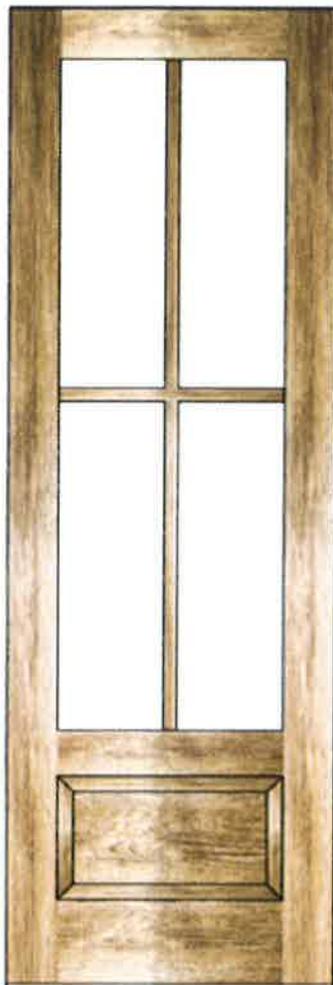


Image taken May 2019 4/22/22 Google

8:54



Request Pricing



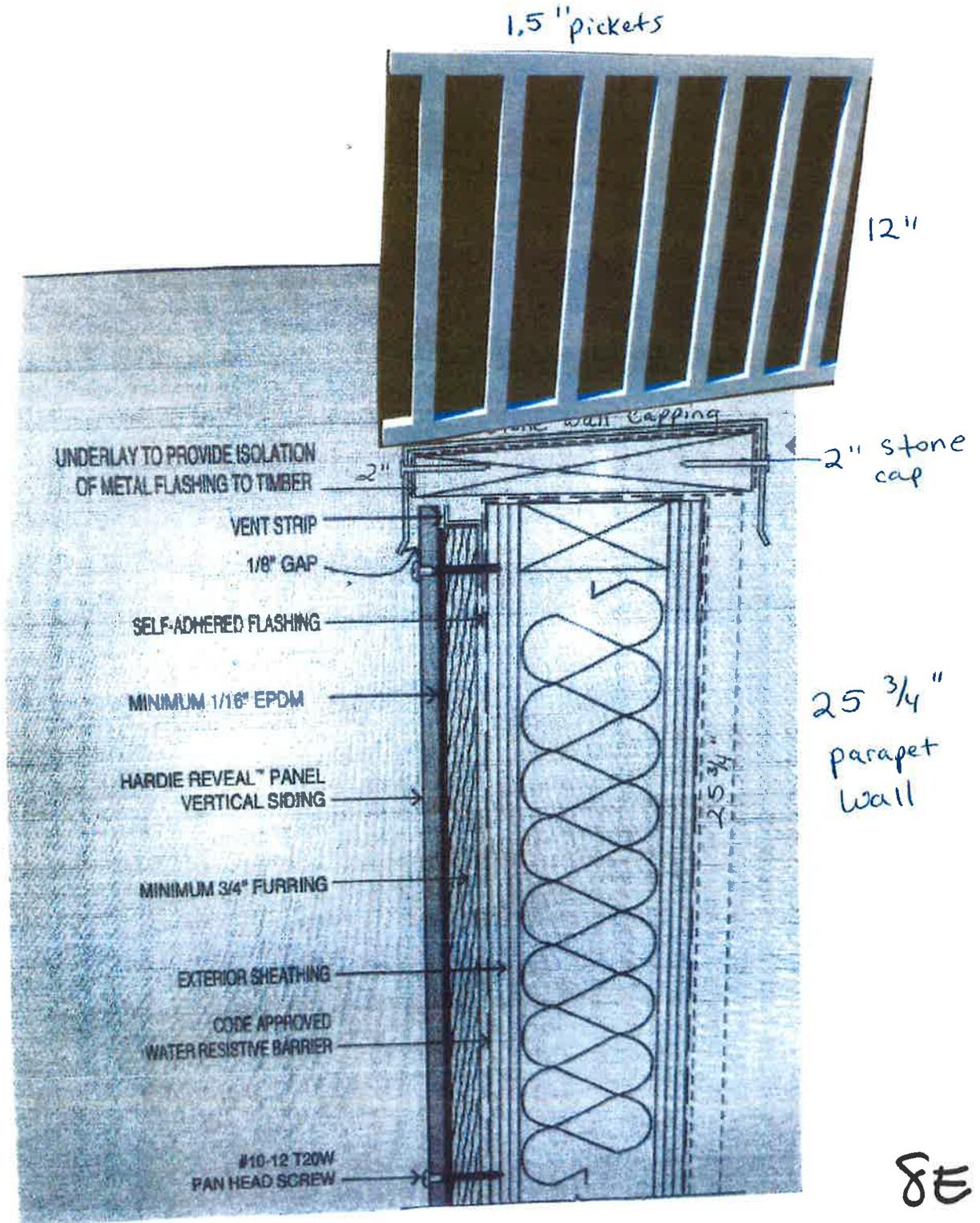
422 Her

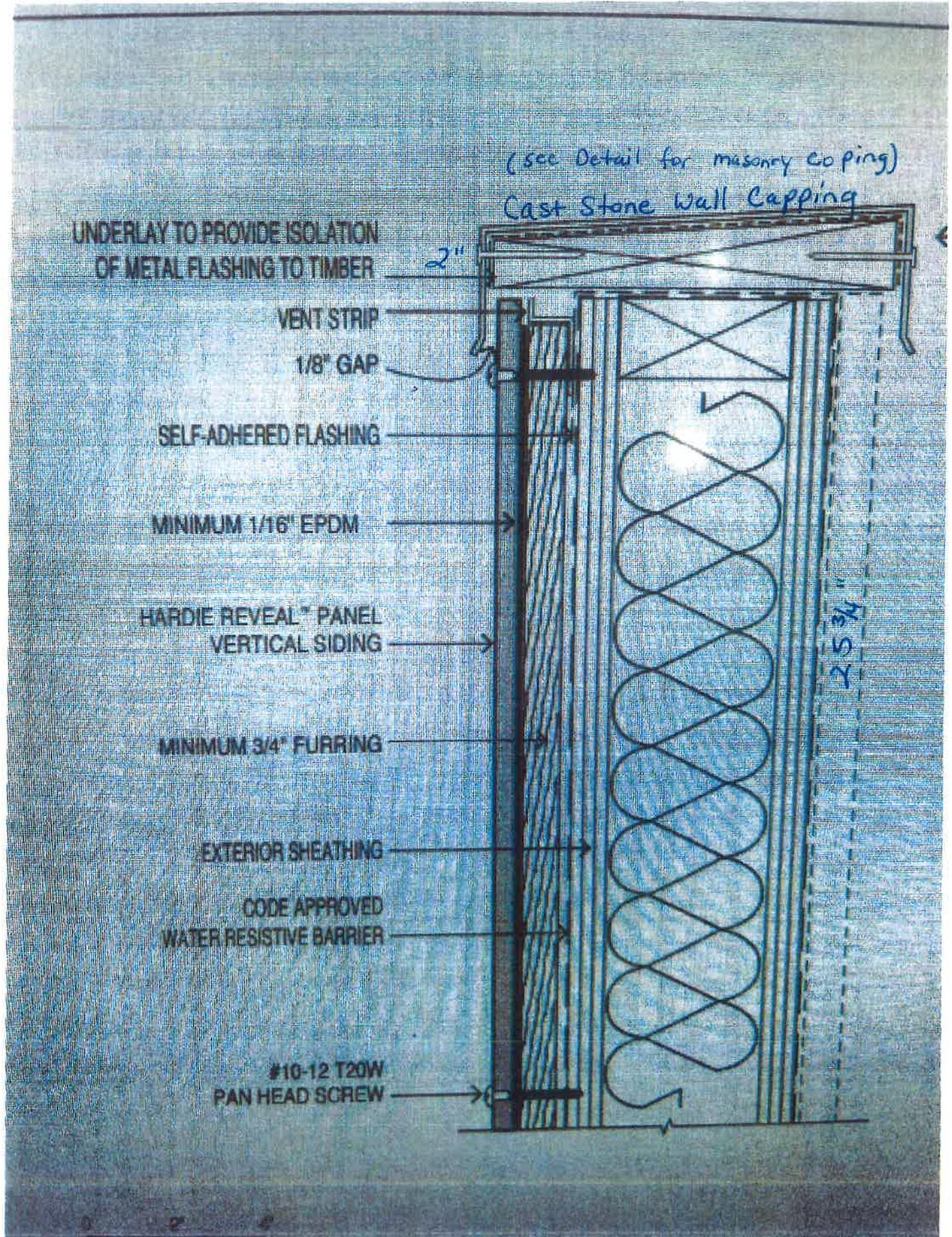


© 2018 REALWOOD CRAFTERS. All rights reserved. This document is the property of REALWOOD CRAFTERS and is intended for your use only. It is not to be distributed, copied, or reproduced in any form without the written permission of REALWOOD CRAFTERS.

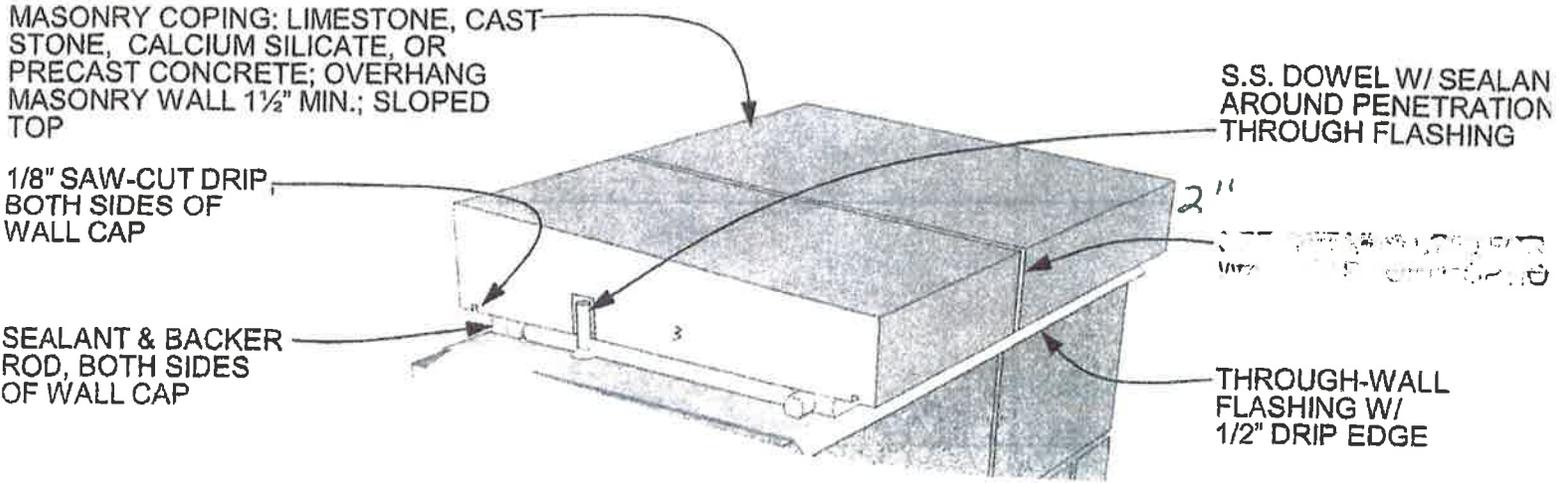
SD

422 Herson Street.

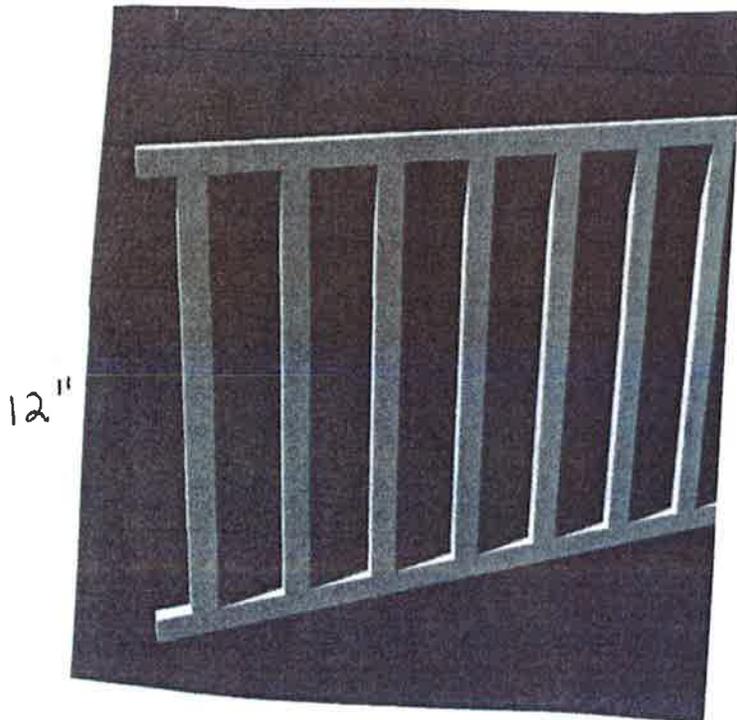




Cap detail for parapet wall



Deck is 1"x6" pressure Treated Deck Board with peel & stick Roofing material under the Deck Boards attached to the substrate. 3/1 slope.



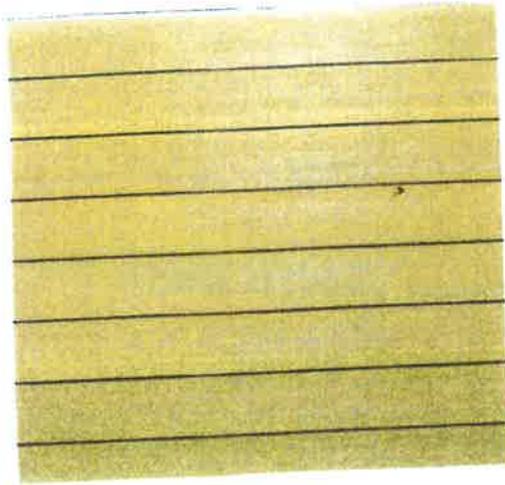
Pressure treated Pickets (wooden) painted White on top of Stone capping of Parapet wall.

8G

422 Herron Street

parapet wall material.

25 3/4"



8.25" Hardi plank
painted to match
Existing house color

This material will be
used to cover parapet wall
over a rubber membrane
material.

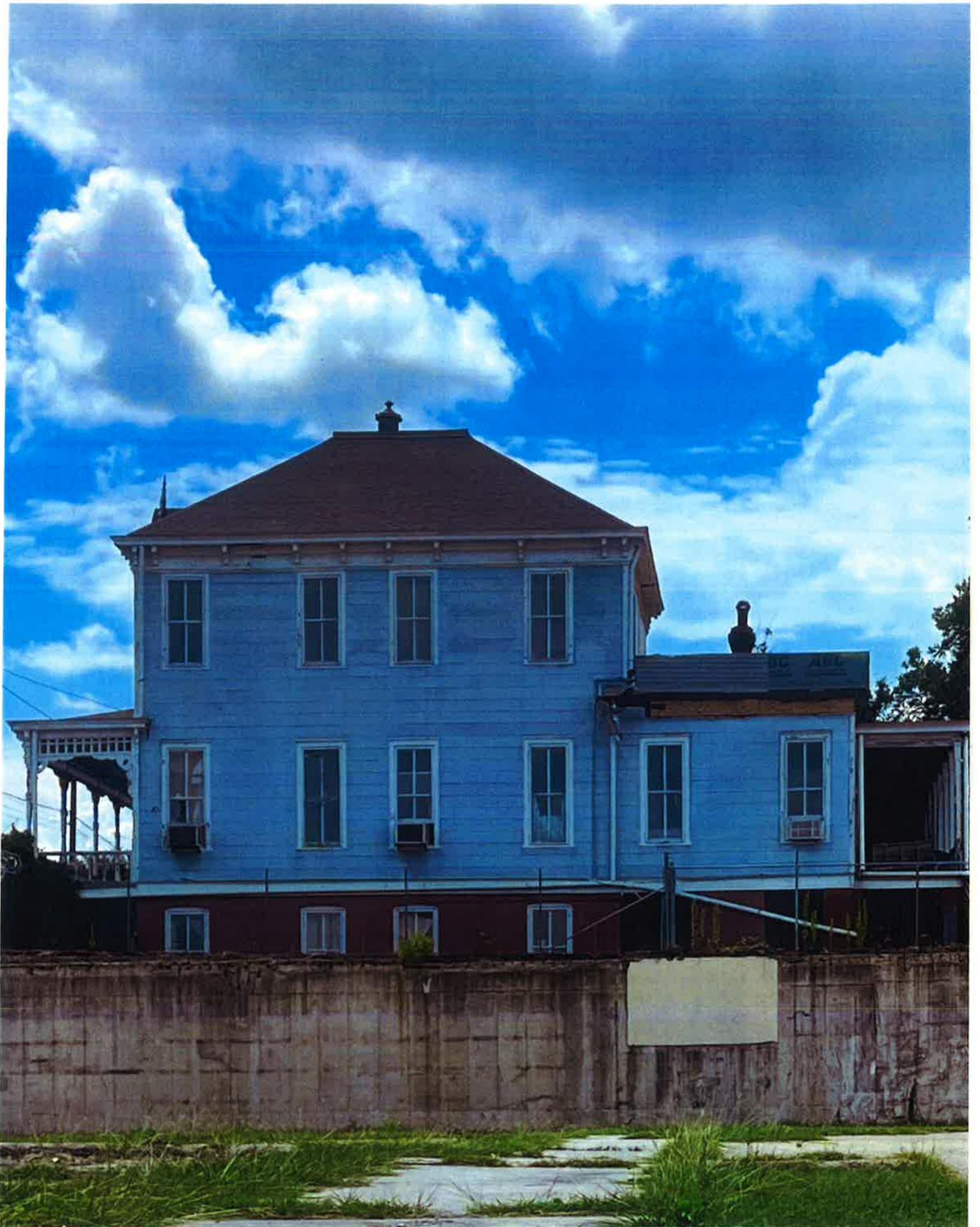
Any Existing cornice board will continue
on the side where gable removed to match
Existing cornice where gable is not removed.



8I



81



SK



8L

422 Herron Street; Montgomery Alabama

Proposed Scope of Work: This house has been vacant for 14 years and has extensive water damage.

1. Remove Portion of Gable over the back 12' of the house.

Issue:

- a. Water running off the gabled roof right into the wall of the house. Extensive water damage in this part of the interior of the house.
- b. Existing Window opens to only view roof shingles.

Analysis: It appears that the back 12' of the house could possible be an addition. The wall with the front of the house is very distinct and runs the entire width of the house indicating the original back of the house. It seems unusual that one would have a window when opened looks only at roof shingles.

Taking off the half of the gabled roof but leaving the rest that evens up with the West side of the house accomplishes 3 things:

1. Using a 3/1 slope on the new deck over TPO roofing material with a parapet wall allows water to drain into the existing gutter system at the end of the deck. Therefore, proper drainage is obtained.
2. The view is a beautiful one of the city and the river.
3. From the West Elevation there is no change in the gable.

The parapet wall almost gives the illusion of a gable . It is 3' in height and I am proposing to put a 12" railing on top of that. Either to match the railing on the porch below or straight pickets like that on the front porch.

2. Front Porch.

Issue: Rotten wood and peeling paint.

Analysis: It appears that many of the boards in the porch floor, ceiling and railings have sustained water or termite damage.

I am proposing to put beadboard in the ceiling and use any usable wood from the ceiling in the porch floor as needed. Railing will be replaced in kind as needed.

3. Windows:

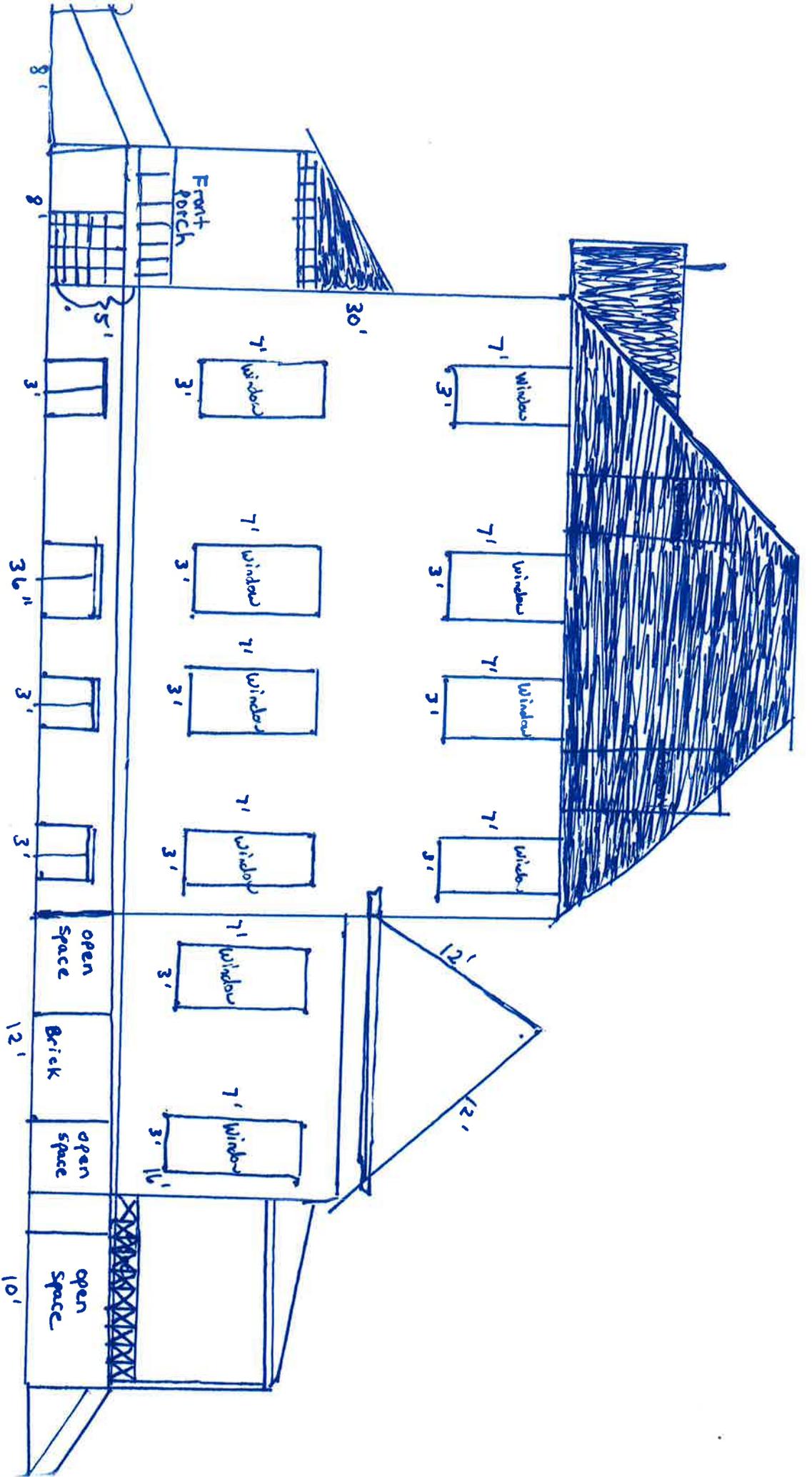
I propose to replace broken glass and remove window units. Also on the West elevation of the house in the basement, the windows have been painted and have plywood in them. I would propose to remove the paint and plywood so that it will match the basement windows on the East elevation. Any missing shutters I would replace.

4. Doors:

For the upstairs bedroom that has a window that would be opened up to the new deck if granted. The height of the window is 7' so a door would fit there but it needs to be widened by 6-7" since the existing window width is 36".

5. Landscape:

I am proposing to have overgrown bushes and trees trimmed and cut back



East Elevation
422 Herron