

A G E N D A

Architectural Review Board

January 24, 2023 – 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. Kahlia Bell

Mr. Cedric Campbell

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 December 28, 2022, meeting

II. Administrative Actions

III. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Jane Marshall	Garden District	331 Winthrop Court
2.	Chip Carden	Cottage Hill	445 Herron Street
3.	Sandra Nickel	Garden District	1200 S. Lawrence Street
4.	April Hampton	Cloverdale	735 East Fairview Avenue
5.	Paul & Tara Hare	Cloverdale	642 Felder Avenue
6.	Chandra Arthur	Garden	1339 South Perry Street

IV. Other Business

**The next meeting of the Architectural Review Board will be on
Tuesday, February 28, 2023, at 5:30 p.m.**

II. Administrative Actions

Date	Address	District	Request/Violation	Action
10/14/2022	1121 S. McDonough	Garden	Front door replacement, no response to letter or restoration of door	Paperwork filed in Municipal Court
10/14/2022	735 E. Fairview	Cloverdale	Front yard parking area, ARB requested a plan, no response from owner with deadlines provided	Paperwork filed in Municipal Court
10/14/2022	640 Plymouth	Cloverdale Idlewild	Vinyl windows still in place	Paperwork filed in Municipal Court
10/14/2022	126 N Lewis	St Charles- Capitol Heights	Tree removals, owner refuses to make application stating no proof in spite of staff photos/UF inspection	Paperwork filed in Municipal Court
10/14/2022	2305 St Charles	St Charles- Capitol Heights	Parking area not executed as approved, area too large, no screening. No response from owner	Paperwork filed in Municipal Court
10/14/2022	2000 Winona	St Charles- Capitol Heights	Doors cut in place of windows, no permits no response from owner	Paperwork filed in Municipal Court
10/14/2022	1414 S Hull St	Garden	Church of Ascension sent letter re: 6 month deadline after demo to submit landscape plan	January 1 deadline; church requested extension, granted until 2-6-23
10/26/2022	420 S Highland Court	South Highland Court	Front door and some porch columns replaced	Paperwork filed in Municipal Court
11/1/2022	101 S. Capitol Pkwy	Capitol Parkway	Rear yard fence and driveway replacement	Admin approval
11/3/2022	694 Cloverdale	Cloverdale	After speaking with owner and contractor, no further contact.	30 day letter, no response. 15 day letter sent.
12/20/2022	2030 St Charles	St Charles- Capitol Heights	6' wood privacy fence in rear and front yard	30 day letter
1/3/2023	1935 Norman Bridge Rd	Cloverdale	Gravel in front yard, painted unpainted brick	30 day letter
1/10/2023	2030 St. Charles	St. Charles- Capitol Heights	6' wood privacy fence in rear and front yard	30 day letter

1/12/2023	1349 S. Perry St	Garden	Rod iron fence on interior lot line	30 day letter
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III. Full Review of Items

1. PRESENTED BY: Jane Marshall

SUBJECT: Request for approval of a front door accent color for the property located at 331 Winthrop Court (Garden District).

REMARKS: Request for approval of the use of Benjamin Moore HC-156 “Van Deusen Blue” on the front door and porch floor (not visible). The color has been selected to accent #25 (light blue) as the main body color and #24 (white) on the trim. Sample to be provided at meeting.

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: R75-s

- This item was delayed at the last ARB meeting due to no one being present.
- No objection used with proposed paint scheme.

COMMENTS _____

ACTION _____



2. PRESENTED BY: Chip Carden

SUBJECT: Request for approval of a new ID sign for the property located at 445 Herron Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to install a monument sign, approximately 4' tall and 7.5' wide at the corner of the property at Herron and Whitman Streets. The monument itself is 29.2 SF, while the sign face is approximately 20 SF (meets guidelines). The lettering will be flush mounted, with external LED solar lights proposed.

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

- This item was delayed at the last ARB meeting due to no one being present.
- One street view image shows the previous ID sign; a second shows a sign on a 4'x8' board in approximately the same location and orientation as the proposed sign. The monument is similarly sized, but will be set on the ground.
- The actual sign face is about 20SF, meets lighting guidelines, and with landscaping will only further screen the view of the parking lot. No objection.

COMMENTS _____

ACTION _____





Montgomery, Alabama
Google
Street View - Aug 2013



10/31/22, 10:24 AM

198 Whitman St - Google Maps

Google Maps 198 Whitman St

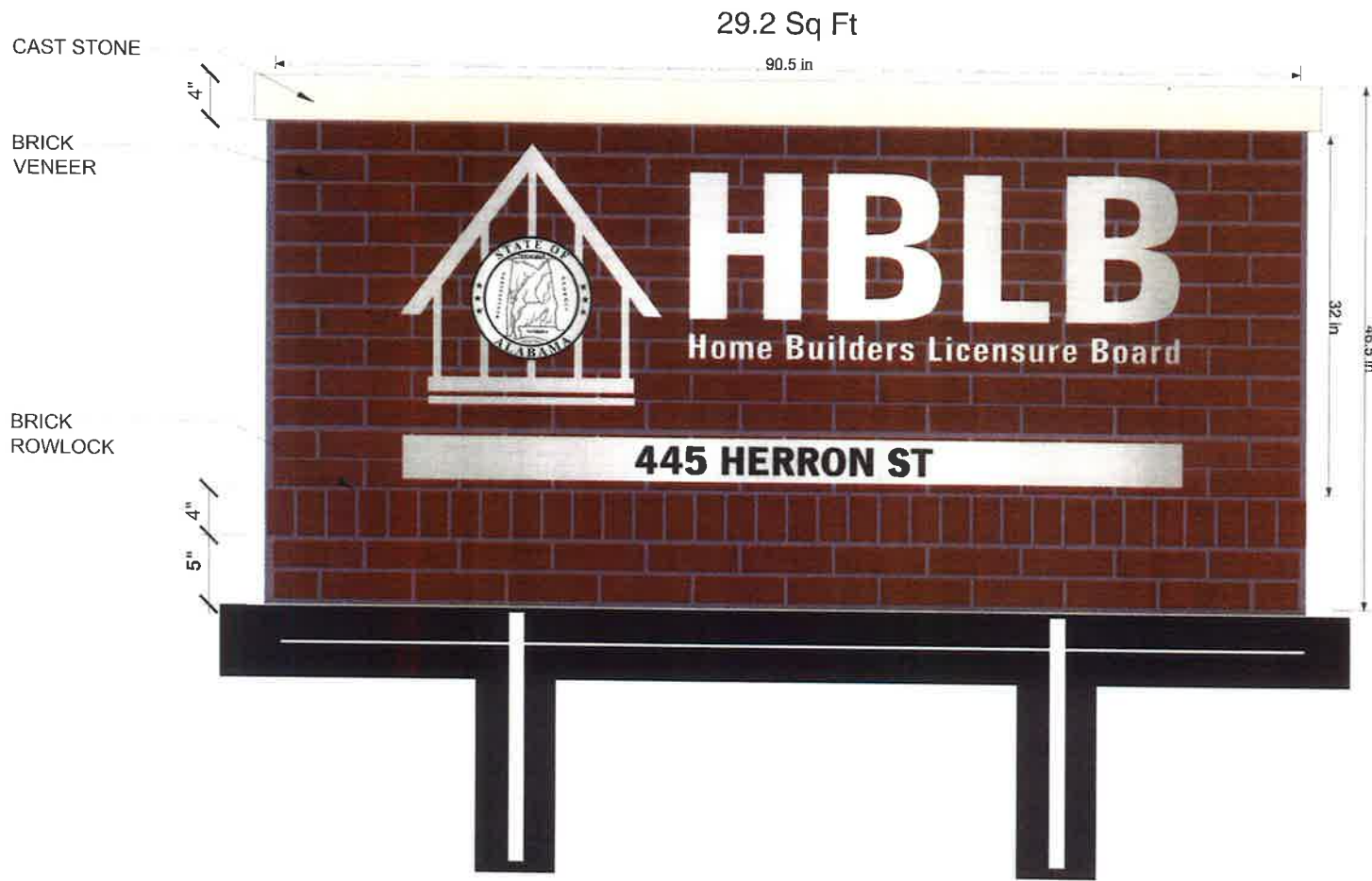
Montgomery, Alabama
Google
Street View - May 2019



445 Herron St 10/28/22

20

Specs for Monument and Lettering



Brick is 1050 - Modular Wakefield
 Mortar is Buff Color
 3/8" Joints Smooth
 Cast Stone Cap Color
 96" Long x 5" Tall x 20" Deep
 Poured in Place Concrete
 Pad Footing/w #4 Rebar
 @ 12" OC & 10" Diameter
 by 20" Deep Footings
 1/4" Thick Solid Aluminum Lettering
 Letters to be Brushed Vertical
 Bottom Blank/w Premium Vinyl
 Blind Stud Mounted
 Flush Mount - No Spacer



HBLB
Home Builders Licensure Board

445 HERRON ST

21

3. PRESENTED BY: Sandra Nickel

SUBJECT: Request for approval of porch flooring for the property located at 1200 South Lawrence Street (Garden District).

REMARKS: The petitioner is requesting permission to replace the deteriorated tongue and groove hardwood porch flooring with tongue and groove cementitious hardboard. The flooring will be Deckorators, kettle color. A sample will be provided by the petitioner at the meeting.

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-d

- This item was carried over due to no one being present.
- No objection.

COMMENTS _____

ACTION _____



1200 South Lawrence Street 12/2/22

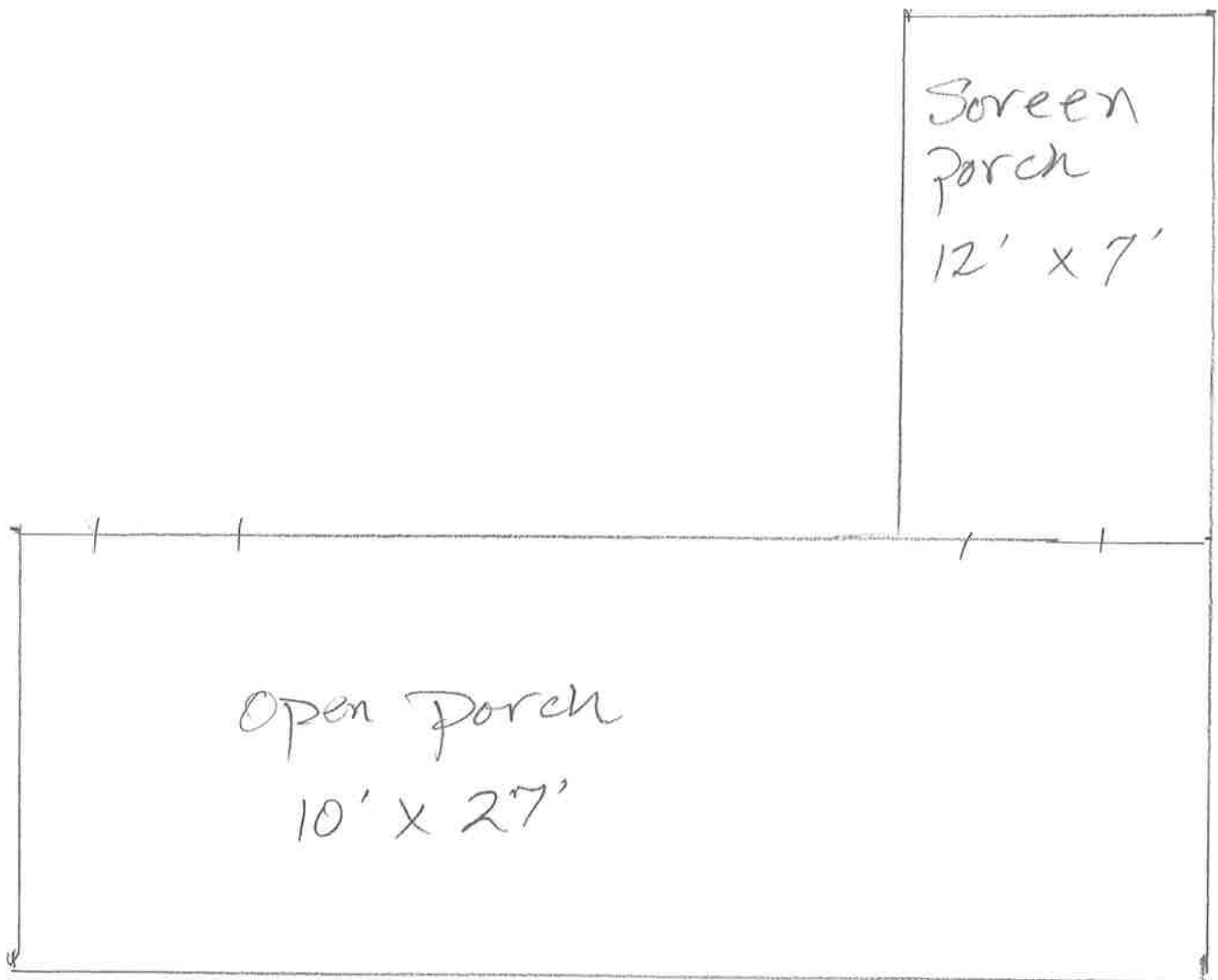








1200 S Lawrence
Front porch floor area



$\frac{1}{4}'' = 1 \text{ foot.}$

4. 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 parking pad would be reduced in size to 20' x 20'. There is brown rubber/metal edging to contain the gravel between this yard and the neighbor. There is a gravel area widening the driveway that is 4' wide by 65' long. Petitioner states it is needed to improve drainage near the garage area. The petitioner requests to retain the existing concrete pads and would like to stain them a dark brown color for a variation of color and appearance between the concrete and gravel that already exists. There is no on street parking available on Fairview. *Revised drawings were not received in time for the agenda.*

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-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 has been pulled over to be out of the line of sight of the front door.
- 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.

COMMENTS _____

ACTION _____



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

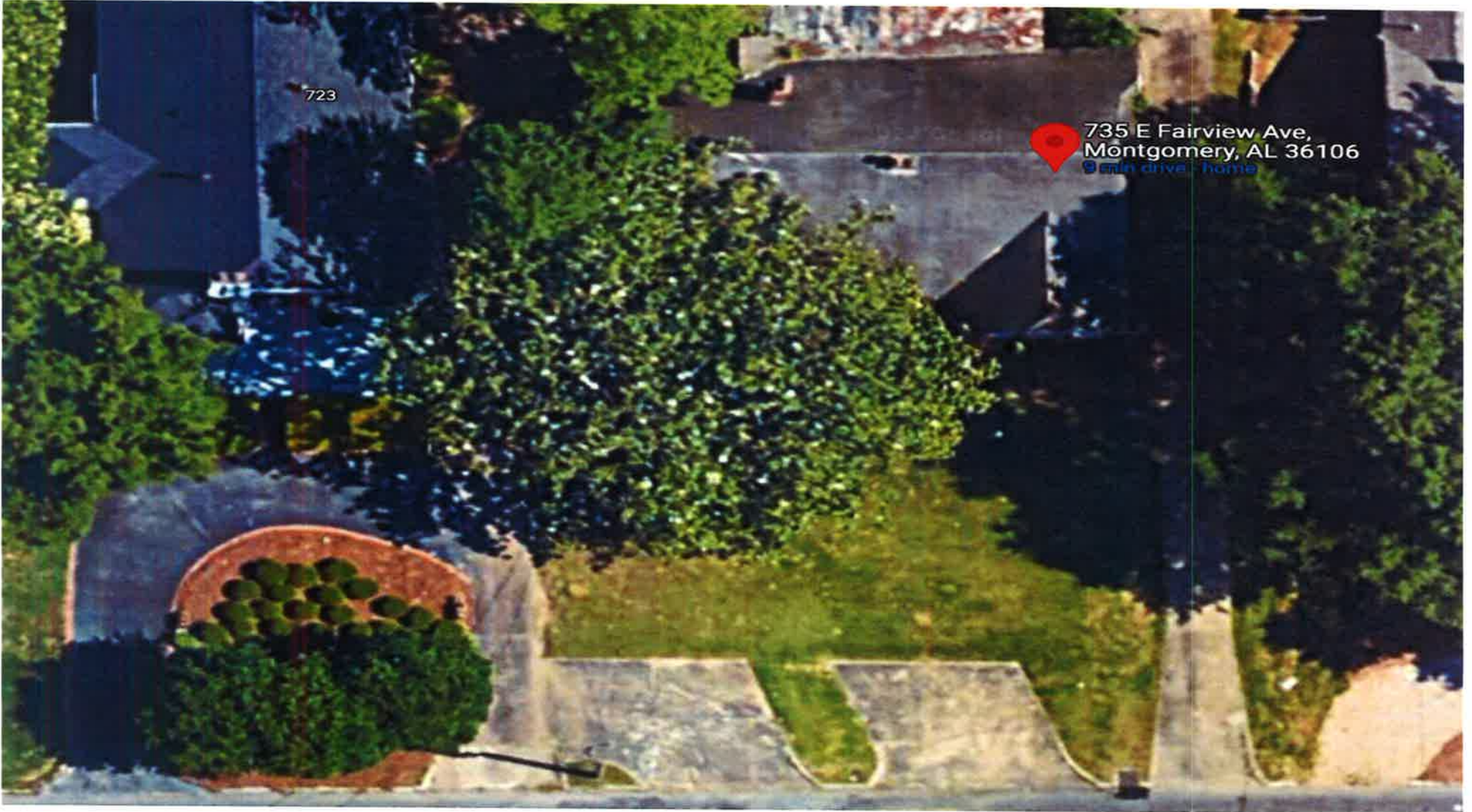


735 East Fairview Avenue 12/2/22

4B

Fairview Ave

4C



4D

View Ave
ery, Alabama
gle
eet View - Jul 2016



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LRDALE
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Google

view Ave



5. PRESENTED BY: Paul & Tara Hare

SUBJECT: Request for approval of gutters and downspouts for the property located at 642 Felder Avenue (Old Cloverdale).

REMARKS: Request for approval of the use gutters and downspouts. Downspouts will be placed on the east and west ends of the home and gutters will only be installed on downward sloping portions of the roof. The gutters and downspouts will be colored to match 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-m

- No objection.

COMMENTS _____

ACTION _____







SC

Description of work:

A rainspout and water drainage is being proposed at 642 Felder Ave. The purpose of this work is to provide foundation erosion protection by draining water away from the foundation, preventing water from entering the basement, and help with aesthetical staining from shingle discoloration on the front of the house. The work will be completed with minimal aesthetical changes to the existing architecture and use a color matching system to mirror other homes in the neighborhood. It was recommended by S&R Building Inspection that this work be completed. Down spout will be placed on the East and West ends of the home and gutters only be installed on downward sloping portions of the roof.

1. Recommendation to install gutters.

Ridges:

intersecting roof lines.
Satisfactory, ridge venting is present.



Roof Gutter System:

There are no gutters installed. It is recommended that gutters be installed to direct rain run off away from the foundation. The downspouts should drain 6' from the foundation.

Attic & Ventilation:

Attic Access Location:

Hallway ceiling.

Attic Accessibility:

Ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected by entering the area. 100 percent of the attic was

2. Damaged caused by lack of proper roof drainage system





3. Proposed Work







4. Comparable homes within ½ mile with similar non-intrusive drainage systems.





6. PRESENTED BY: Chandra Arthur

SUBJECT: Request for approval of a side property line fence for the property located at 1339 South Perry Street (Garden District).

REMARKS: The petitioner is requesting permission to install approximately 70 ft. of 8 ft. wood privacy fence topped with 2 ft. high lattice on the south property line shared with 1349 South Perry Street. The fence will be painted "Petersham Green". The petitioner does not have a paint sample but has stated that it will be a dark green. She is also open to suggestions of other colors or stain that the Board would prefer.

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 and R-60-d

- The guidelines call for privacy fences not to exceed 6 ft. in height. The Board has approved fences that have been up to 10 ft. tall when warranted. The "situation" has generally been caused by a change in grade between two properties where a 6 ft. fence would be ineffective.
- The fence is proposed only along a portion of one property line, and will not enclose the entire rear yard.
- A variance from the Board of Adjustment will also be required.

COMMENTS _____

ACTION _____



RECEIVED

NOV 14 2022

LAND USE DIVISION

69

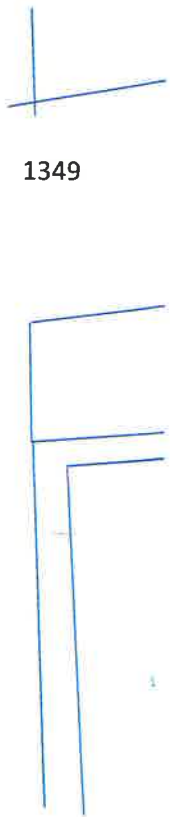


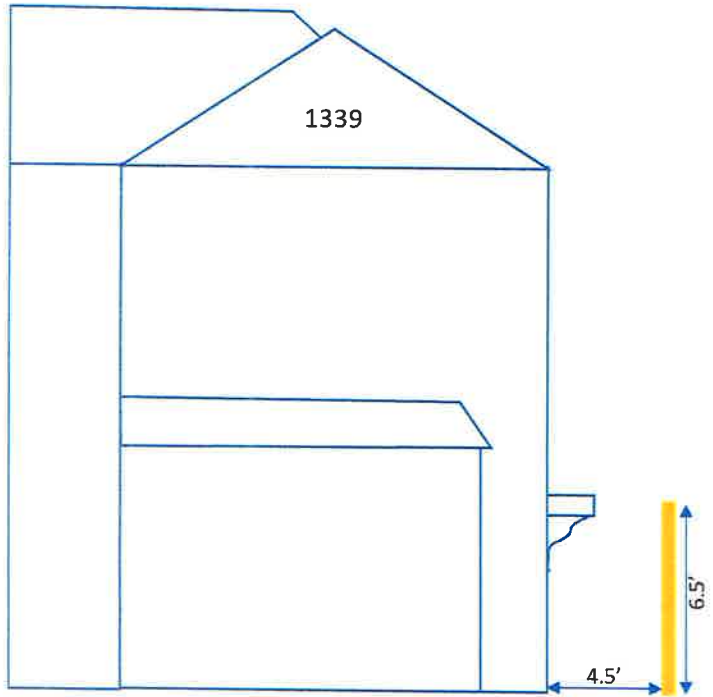
Existing Fence

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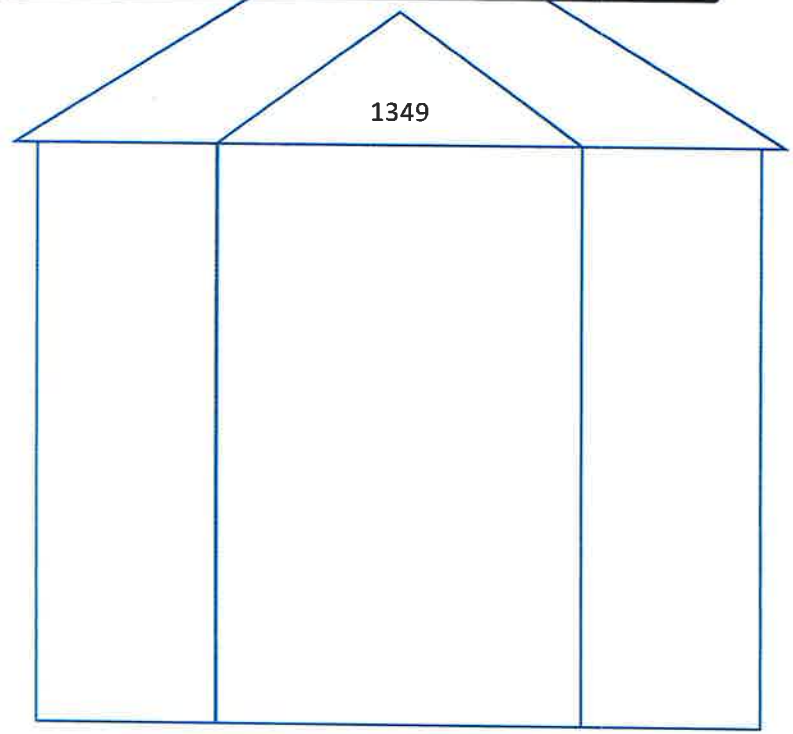


Existing Fence

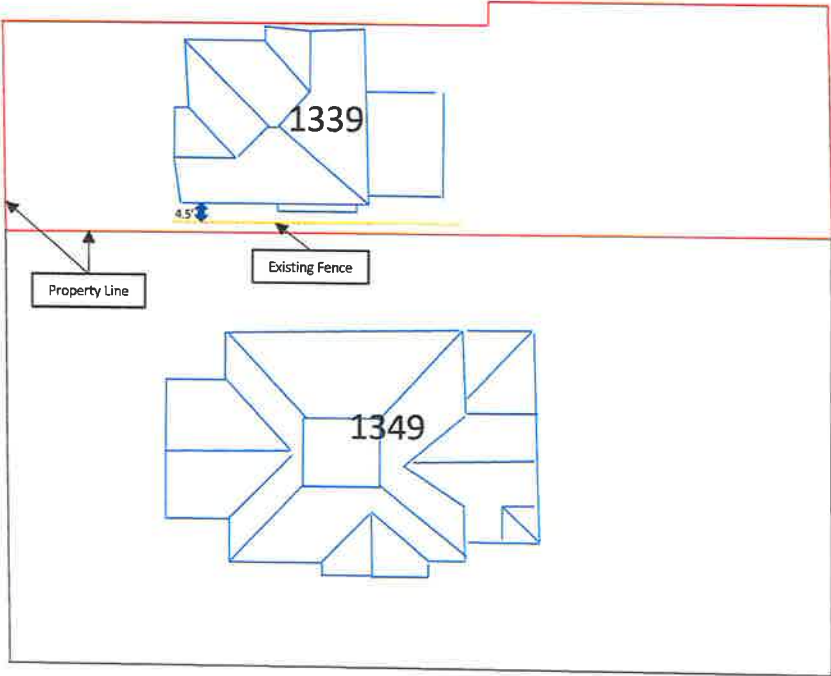


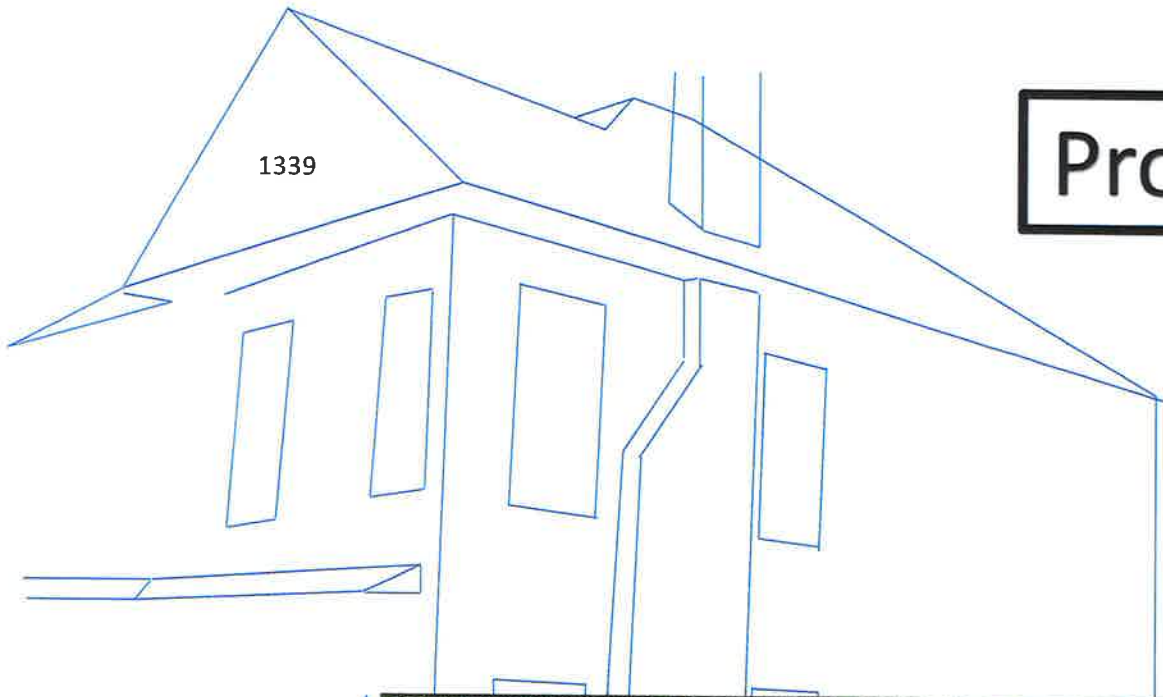


Existing Fence

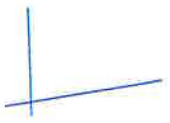


Existing Fence

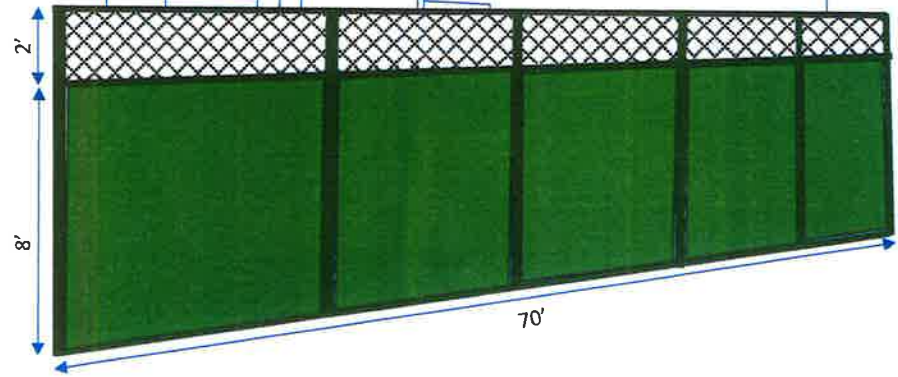
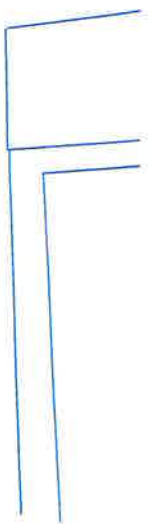


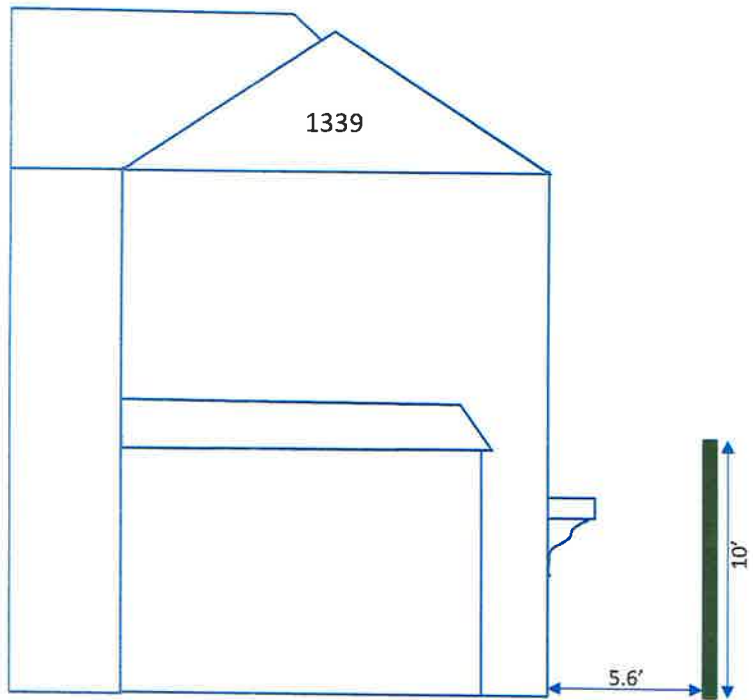


Proposed Fence

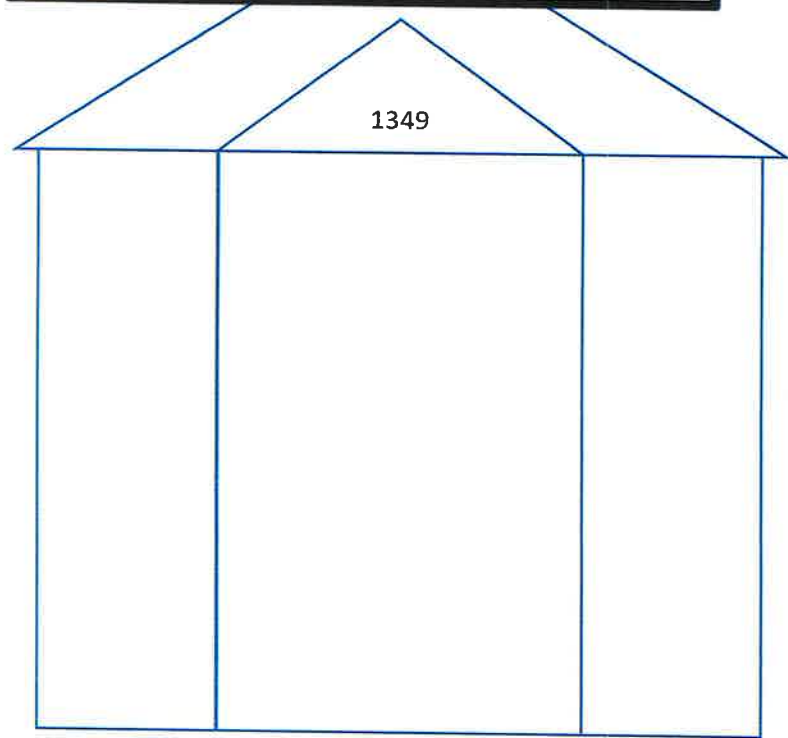


1349

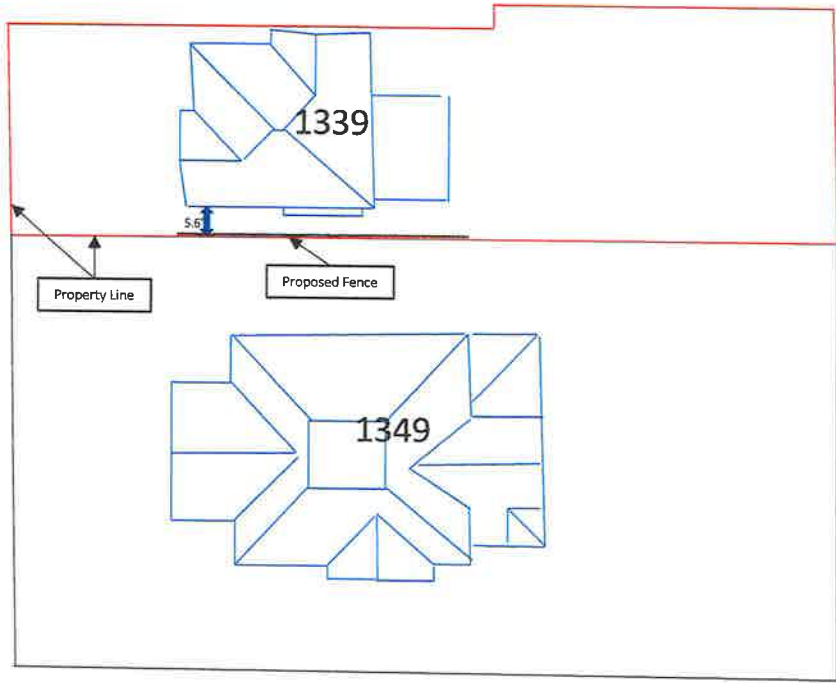




Proposed Fence



Proposed Fence



Proposed Fence



Fence Design



Fence Color