

A G E N D A

Architectural Review Board

March 28, 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

Mr. Sam Youse

LAND USE DIVISION

Tonya Ingram

Acting Executive Secretary

- I. Approval of the Actions from the February 28, 2023, meeting**
- II. Administrative Actions**
- III. Full Review Items**

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Calix Vilme	Garden District	420 South Highland Court
2.	Bethany & Will Knowlton	Cloverdale Idlewild	3360 Montezuma Road
3.	Julie Gordon	Old Cloverdale	1828 Graham Street
4.	Austin Campbell	Garden District	1458 South Perry Street
5.	Caitlin Sparks	Old Cloverdale	1809 Ridge Avenue
6.	Erika Tracy	Old Cloverdale	2011 Le Bron Avenue
7.	Cagle & Luster Const. Inc	Cottage Hill Annex	444 South Goldthwaite Street
8.	Danny Reese	Old Cloverdale	2416 West Cloverdale Park
9.	Zack Rolen	Old Cloverdale	1103 Magnolia Curve

**The next meeting of the Architectural Review Board will be on
Tuesday, April 25, 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	640 Plymouth	Cloverdale Idlewild	Vinyl windows still in place	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
10/26/2022	420 S Highland Court	South Highland Court	Front door and some porch columns replaced	Paperwork filed in Municipal Court, ARB app rec'd
11/3/2022	694 Cloverdale	Cloverdale	Replaced inappropriate door with another inappropriate door. Still in violation	Paperwork filed in Municipal Court
3/2/2023	1935 Norman Bridge Rd	Cloverdale	Gravel in front yard, painted unpainted brick	60 day letter sent to new owner
1/12/2023	1349 S Perry St	Garden	rod iron fence on interior lot line	90 day letter sent
1/20/23	1103 Magnolia Cur	Cloverdale	New windows	30 day letter sent, ARB app rec'd
2/15/23	115 N Pennsylvania	Capitol Heights- St. Charles	Removed 1 tree	30 day letter sent
3/6/23	44 S Capitol Heights	Capitol Heights	Storage building	30 day letter sent, application received. Will be on April 25 th agenda
3/14/23	3238 Lexington Rf	Cloverdale Idlewild	Painted unpainted brick white	Stop work issued, 30 day letter sent.

III. Full Review of Items

1. PRESENTED BY: Calix Vilme

SUBJECT: Request for approval after the fact of new door and replacement of columns for the property located at 420 South Highland Court (Garden District). VIOLATION

REMARKS: The petitioner is requesting permission to retain a fiberglass, Demilune door. The door is to be painted white. The petitioner also requests to retain the two wooden, square posts at both ends of the porch. The posts appear to be 6" x 6". The remaining columns are round, fluted and tapered with square capitols and bases.

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 from last month as a no show.
- If the transom exists, then it needs to be uncovered and restored. If removed, it needs to be replaced.
- Front door should be more consistent with the character of the house and surrounding properties. New door must be approved prior to installation.

COMMENTS _____

ACTION _____



02 13 2023

IA



19.

02 13 2023



10

2. PRESENTED BY: Bethany & Will Knowlton

SUBJECT: Request for approval of driveway alterations and carport alterations for the property located at 3360 Montezuma Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission for the following:

- would like to widen their current driveway by 8' x 27' to allow space for one car to park. It will be filled with crushed limestone base, topped with tan pea gravel to match the driveway color and outlined in brick to match the existing driveway.
- would like to convert the carport to a garage. The front garage door will be 8' tall x 10' wide. It is in the carriage house design, made of steel with an embossed wood-grain texture. It will be painted to match the cream on the house. The side elevation will be board and batten Hardi-board painted to match the house. The rear elevation will have a French door painted to match the trim color on the house and the rest will be board and batten like the side elevation. A small wall in the rear of the carport will be removed.

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

- This request was carried over from the February meeting.
- A street-facing garage door is a mid-century modern addition to residential language in the US. The current carport is proportionate and well designed to the historic house. Enclosing it to make a garage would not be appropriate.
- A suggestion may be to widen the driveway to the right side. This keeps from blocking any portion of the front of the house.
- Widening the driveway would have an adverse effect to the appearance of the house. Although it is an annoyance to stack and back cars into the street, your street is wide enough and substantially residential in nature that would accommodate that.

COMMENTS _____

ACTION _____



2A

02 13 2023

2023

02 13 2023

26



Driveway addition:

We are planning to add a space for one car to park adjacent to our current driveway. This space will be leveled and filled with a crushed limestone base (irregular-shaped rocks to prevent shifting), with tan pea gravel on top to match the driveway color. Our driveway is concrete with exposed tan gravel, which would match perfectly with tan pea gravel for the addition. The bricks lining the driveway and sidewalk will be moved to outline the gravel parking pad addition. The bricks and the design will all match.

The total area of our front yard is 2773 square feet.

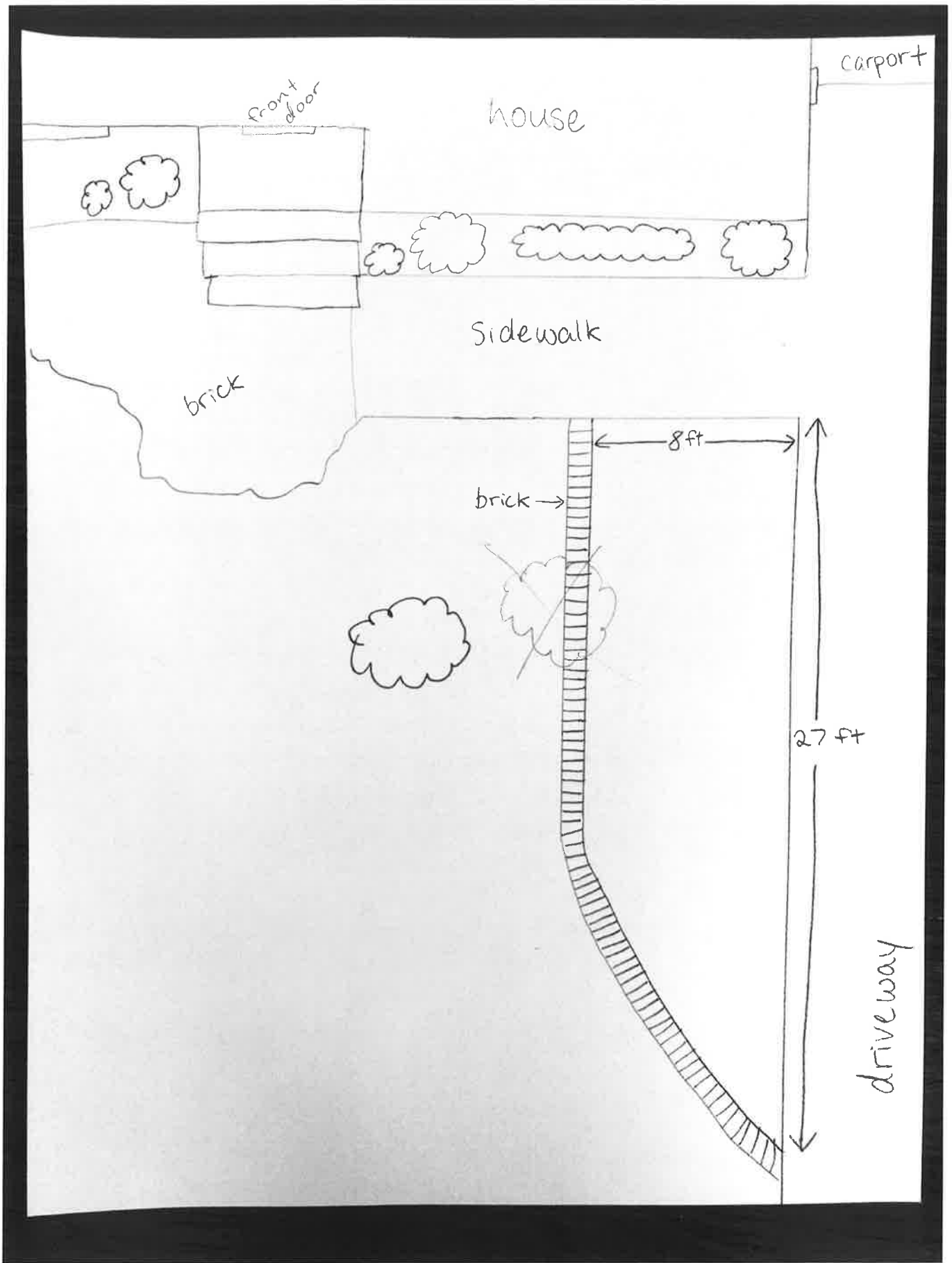
The driveway addition will be an area of approximately 174 square feet.

This means only **6.3%** of the existing yard will be converted to this parking space.

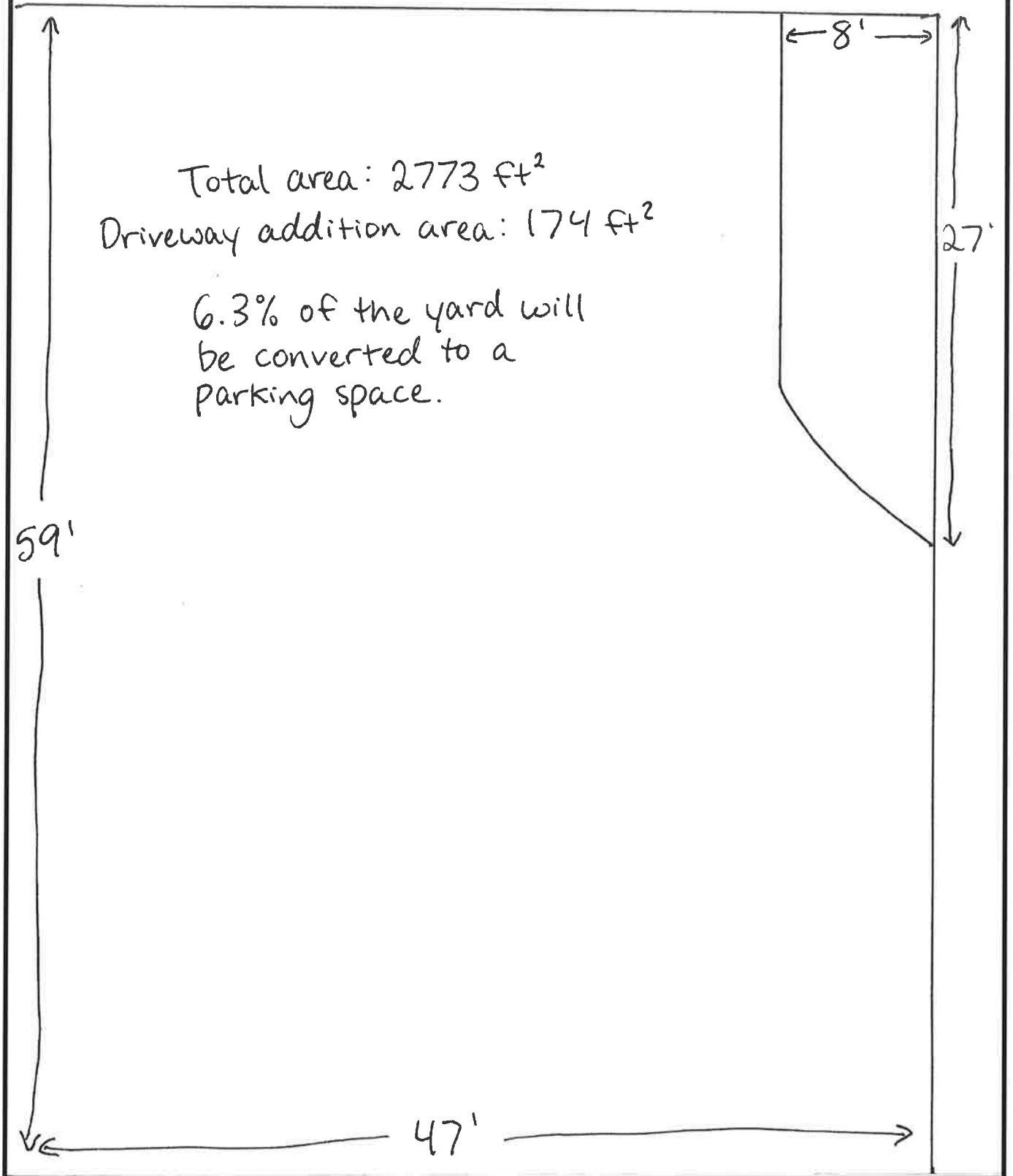
One tree less than 12 inches in diameter will be removed.

We want to have space to park 2 cars side by side and avoid parking on the street, for our privacy and the security of our and our guests' vehicles.



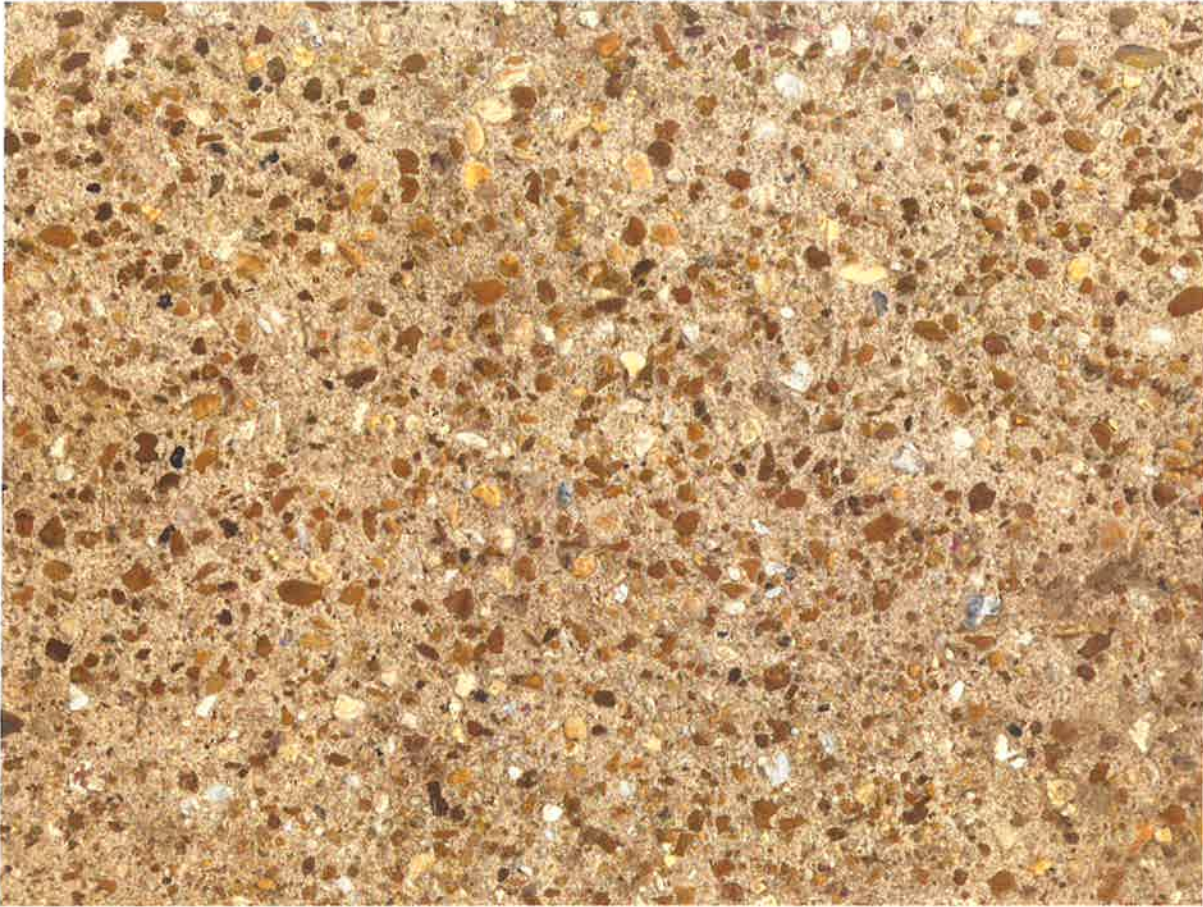


Front yard (to scale)





Our driveway:



Gravel:



Converting our carport to a garage:

We are planning to enclose our carport and make it into a garage.

Materials and color: The front exterior surrounding the garage door will be stucco (painted cream) to match the rest of the front of the house. The side and back exteriors will be board and batten design (material: hardie board- fiber cement siding) to match the existing exterior on the side and back of the house. The paint colors will be the same as the current colors on the house (cream and brown).

The original brown columns on the current carport will still be visible after closing in the sides.

Doors: The front garage door will be 10 ft wide and 8 ft tall. It is in the carriage house design, made of steel with an embossed wood-grain texture. We chose this design because the angled center pieces of the door reflect the angle of the roof line on the front of the house, and the arched windows mimic the arched frame above our front windows as well, so the design elements of the door match the design elements of our historic house. The door will be painted cream. The back side of the garage will have a french door, which will be painted the trim color (brown).

There is a small wall/gate behind the current carport that will be removed.

No trees will be removed.

We want to build this garage for the security and protection of our vehicles, tools, and other outdoor equipment. We are frequently engaging in projects on cars and other outdoor equipment and would like a place to work protected from the elements and to conceal the often messy, in-progress work, rather than working exposed in the driveway.

Carport front:



Carport side:



Carport back:

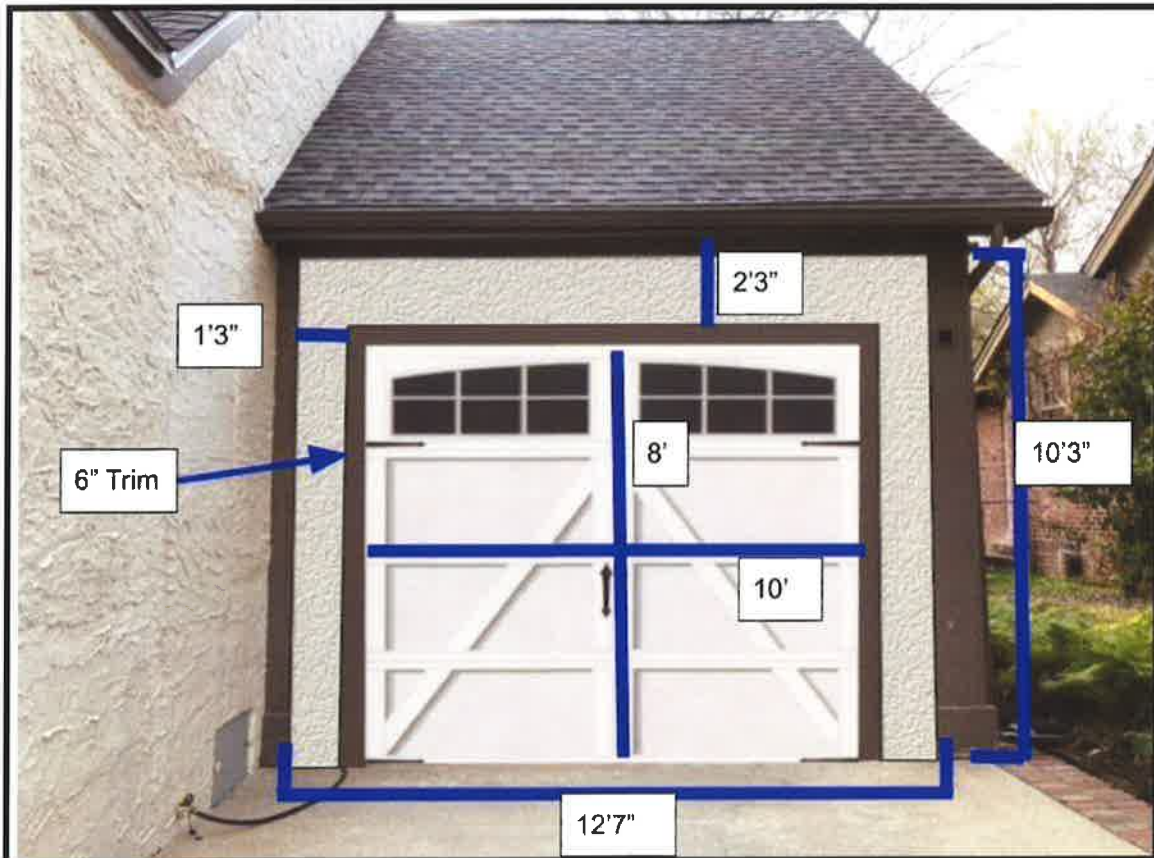


2M

Paint colors:

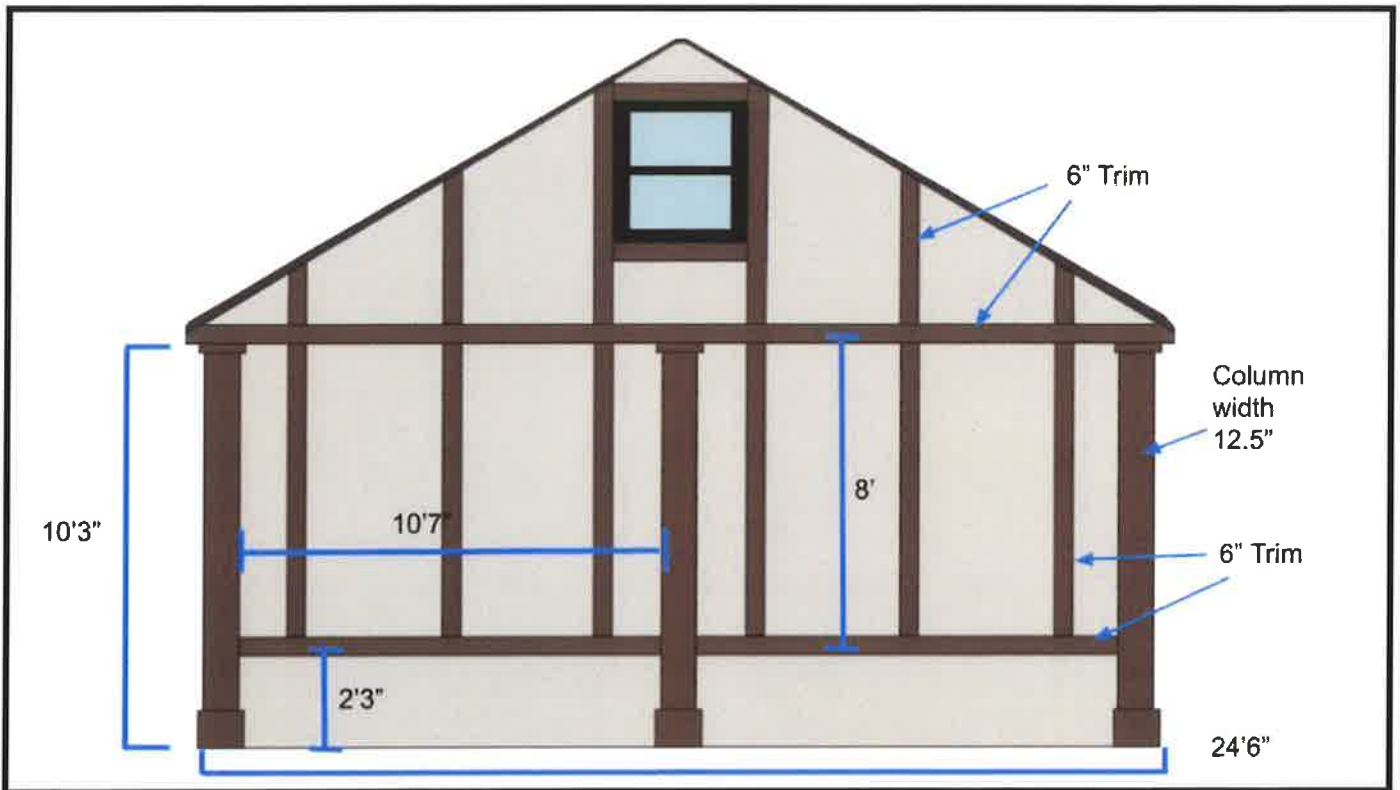
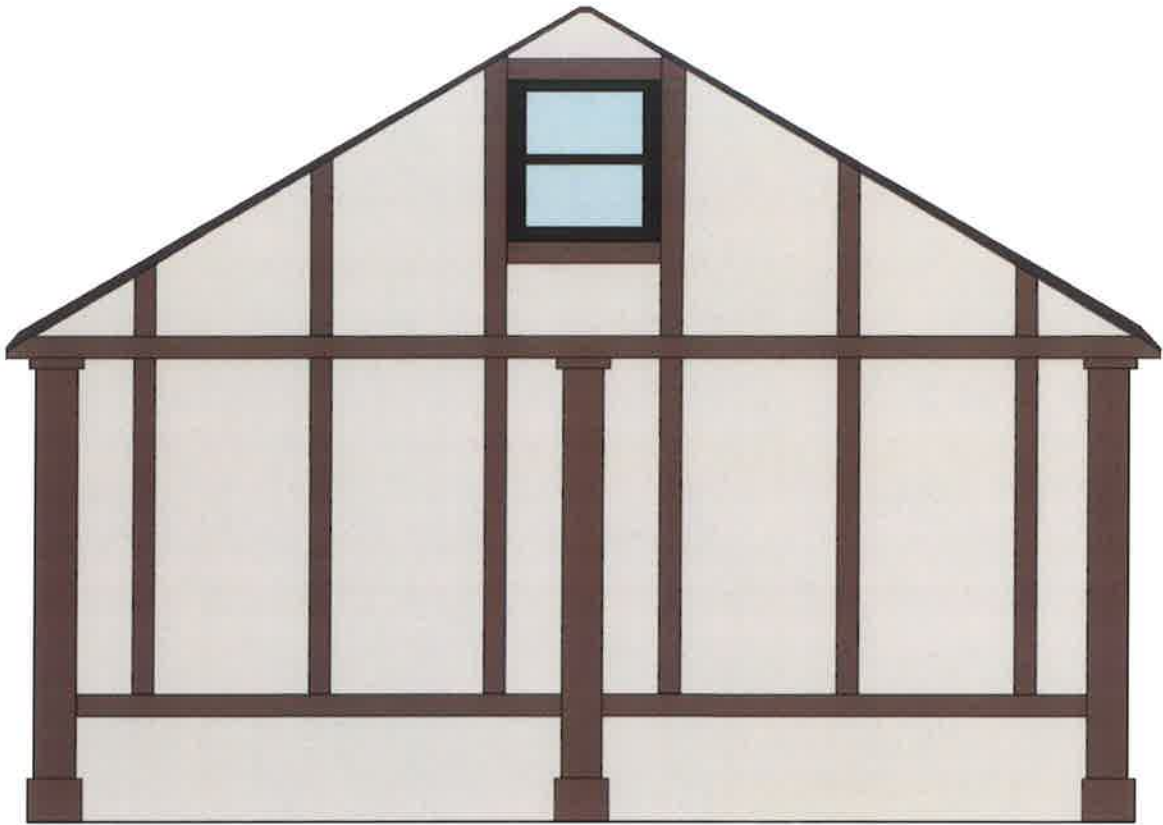


Front elevation (to scale):

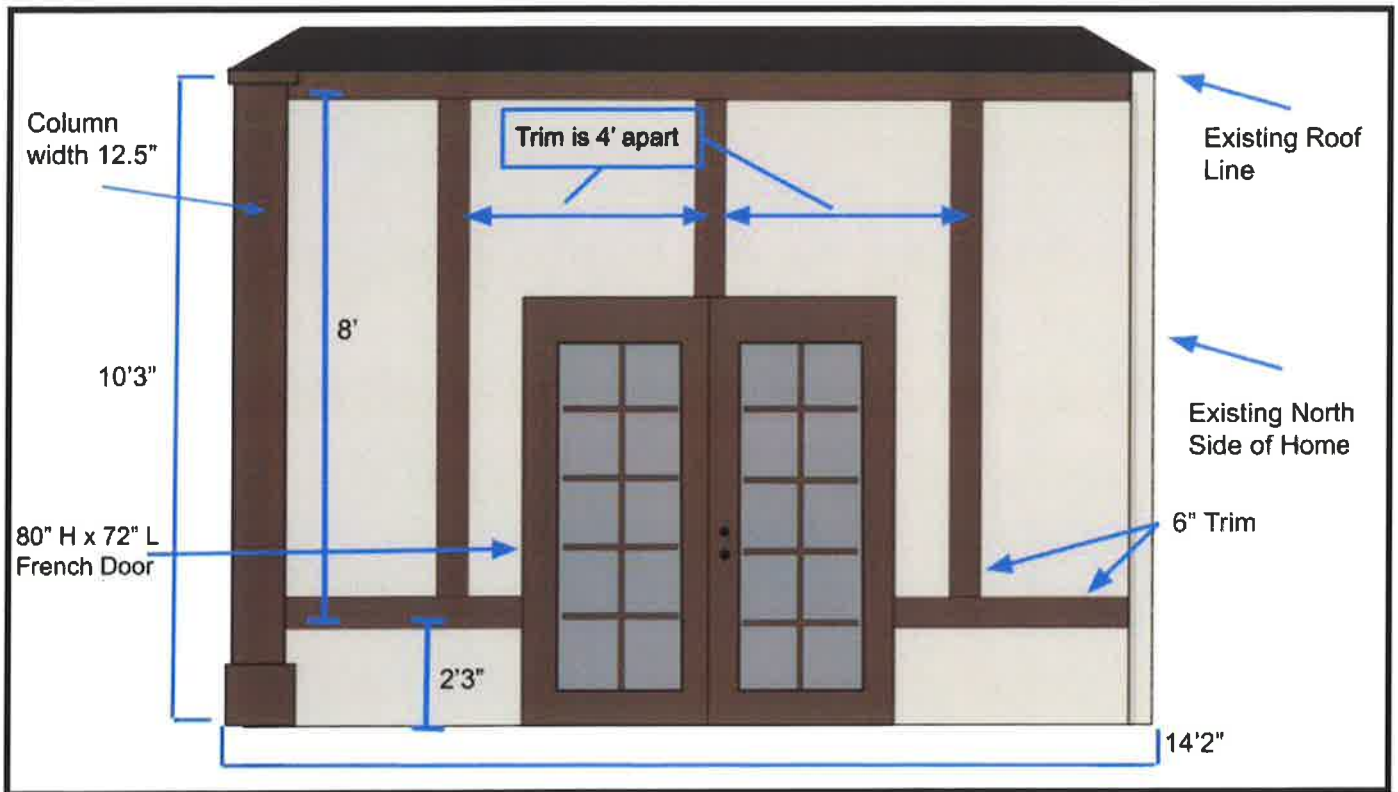




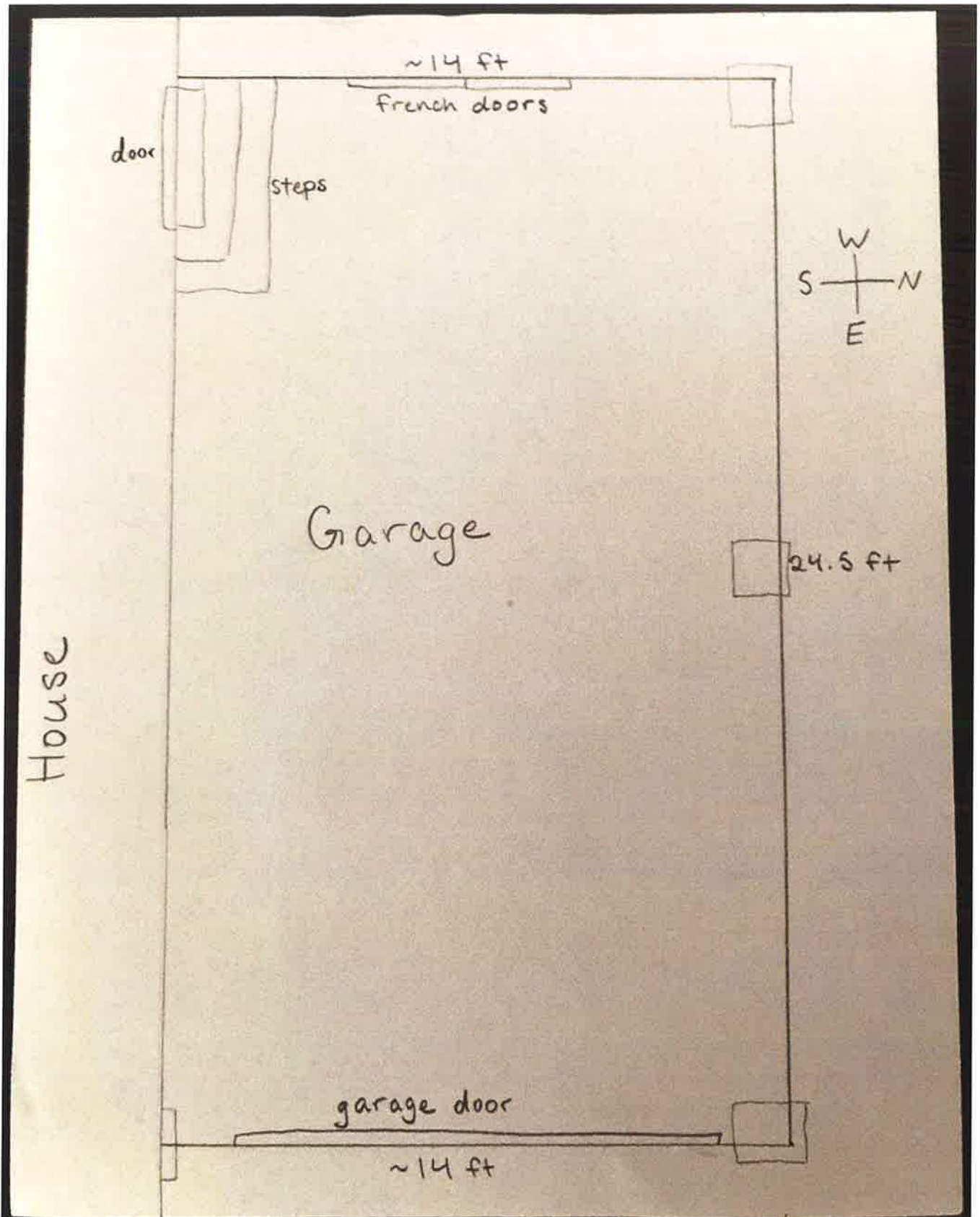
Side elevation (to scale):



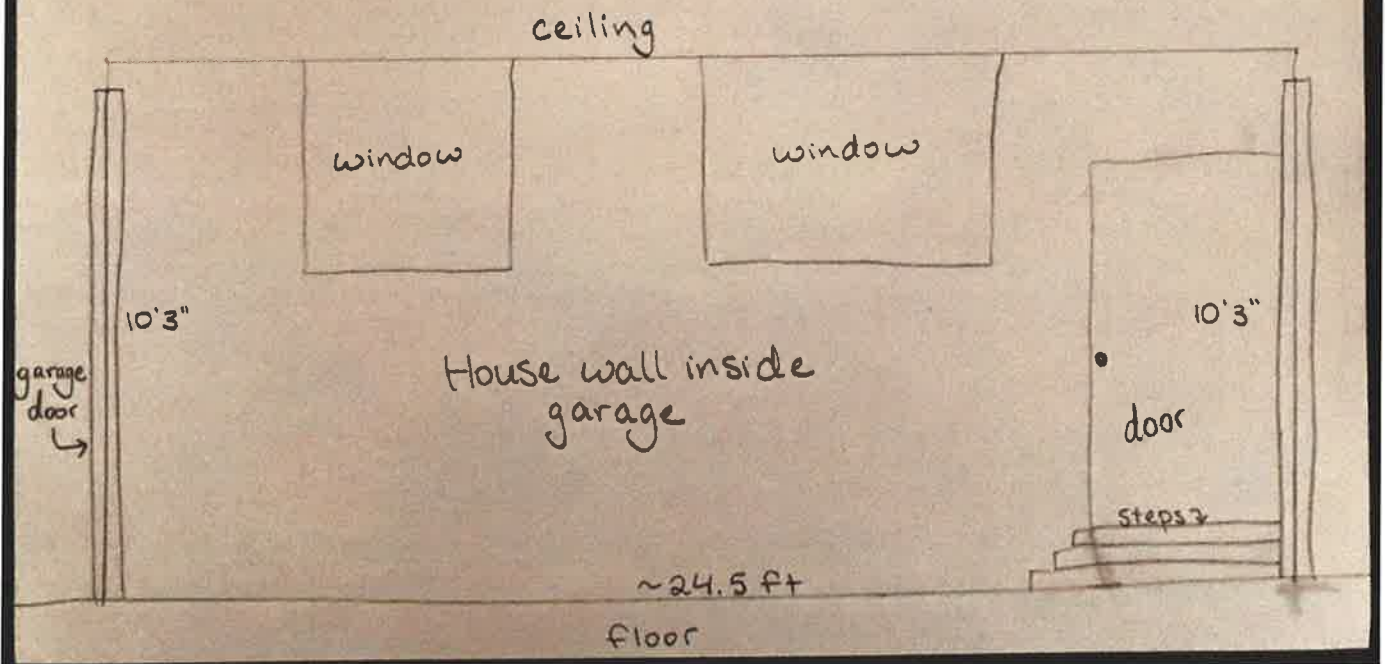
Back elevation (to scale):



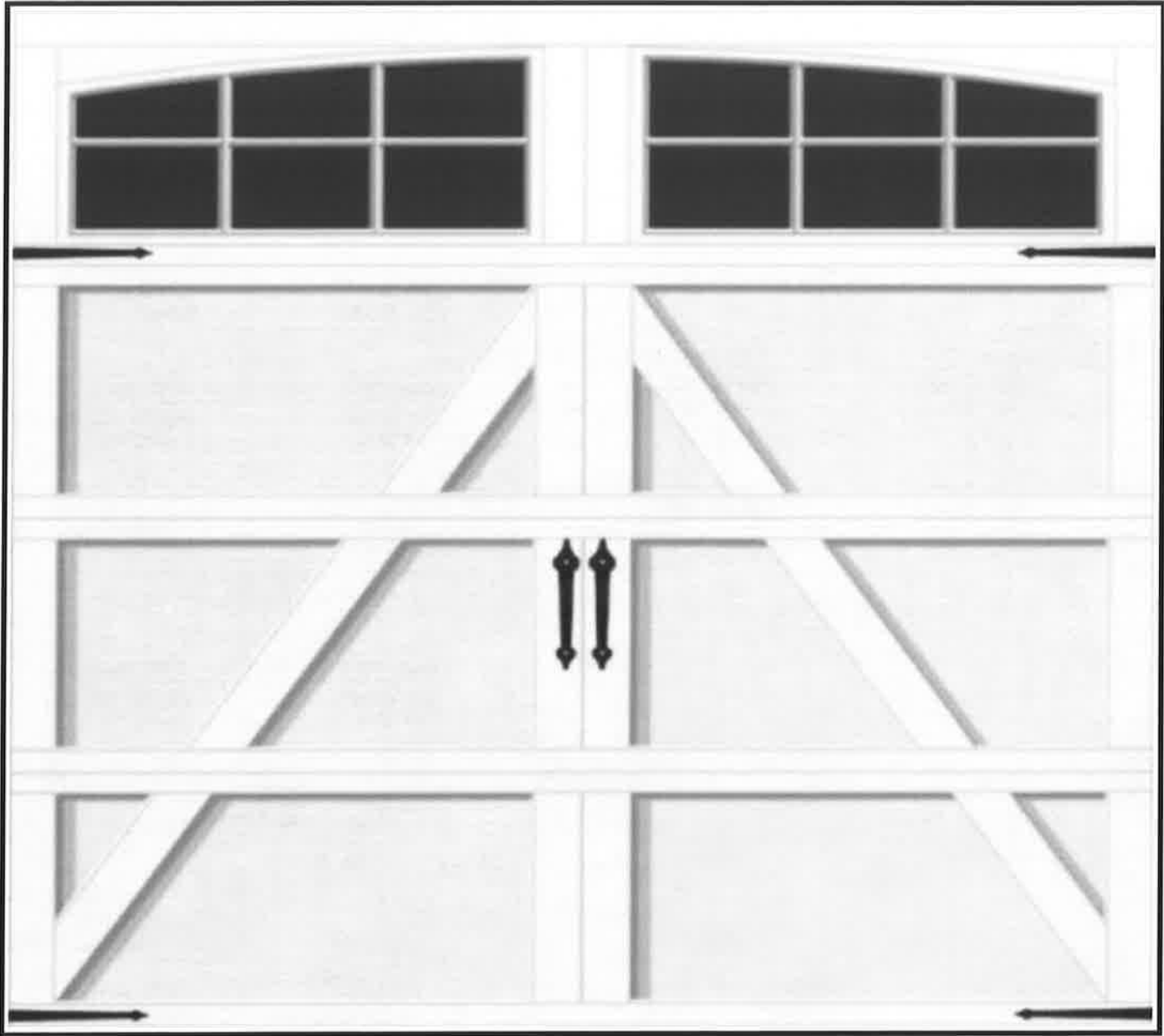
Floor plan:



Affected exterior elevation



Garage door (painted cream):



French door (painted brown):

72 in. x 80 in. Primed White Steel Prehung Right-Hand Inswing 15-Lite Clear Glass Patio Door with Brickmold

★★★★☆ (61) [Questions & Answers \(42\)](#)



3. PRESENTED BY: Julie Gordon

SUBJECT: Request for approval of chimney removal for the property located at 1828 Graham Street (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove a crumbling chimney from the side of the house and the roof. The chimney has pulled away from the house 4” to 6”. No replacement has been 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: R-60-m

- An advisory was given by the Board at the February meeting and agreed to allow Ms. Gordon to proceed with removal of the chimney at that time. This request is to ask permission to not rebuild the chimney.

COMMENTS _____

ACTION _____

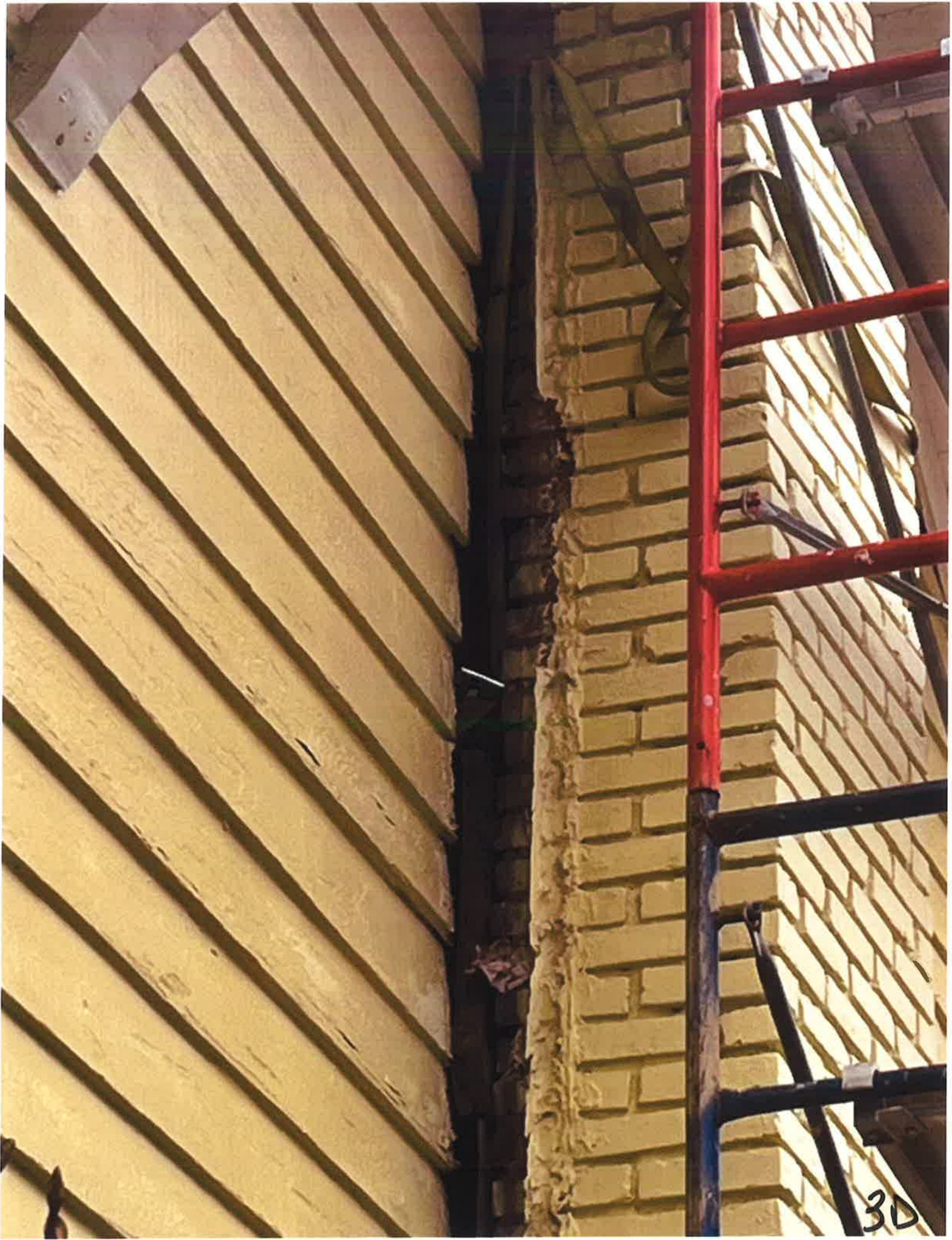


3A



30





3D

4. PRESENTED BY: Austin Campbell

SUBJECT: Request for approval of chimney removal for the property located at 1458 South Perry Street (Garden District).

REMARKS: The petitioner is requesting permission to remove four (4) chimneys from the roof. The chimneys are deteriorated and two have previously collapsed. No replacement is 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: R-65-m

- An advisory was given by the Board at the February meeting and agreed to allow Mr. Campbell to proceed with removal of four (4) chimneys at that time. This request is to ask permission to not rebuild the chimneys. Two were visible from the street.

COMMENTS _____

ACTION _____



4A

Account not logged in

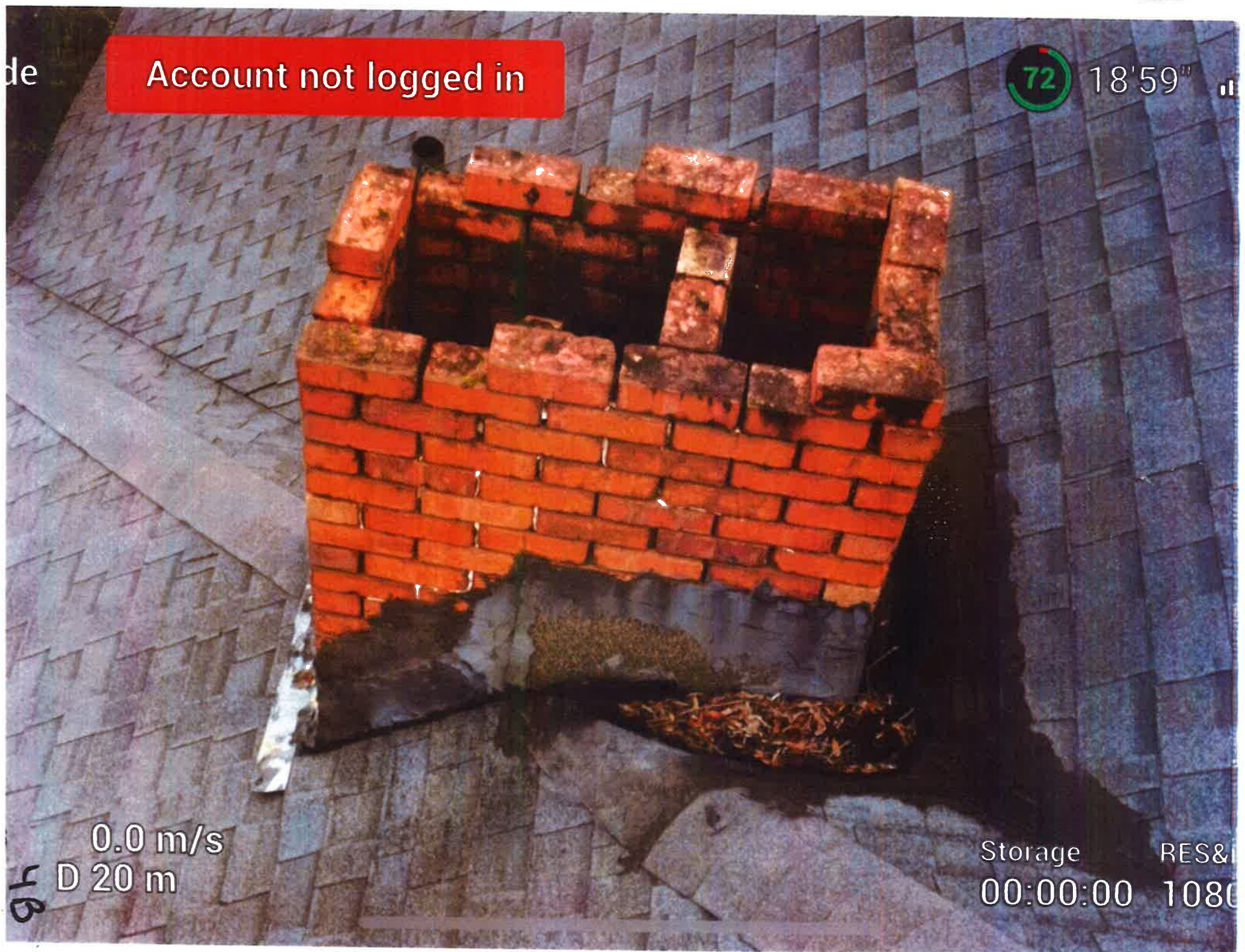
72

18'59"

4B

0.0 m/s
D 20 m

Storage RES&
00:00:00 1080



Account not logged in

72 19'23"

0.0 m/s
D 24 m

Storage RES&P
00:00:00 1080

5. PRESENTED BY: Caitlin Sparks

SUBJECT: Request for approval of replacing wood siding with hardi-plank for the property located at 1809 Ridge Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to replace rotten wood panel siding with a cementitious hardi-plank boards.

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 ARB has approved hardi-plank on new building and in areas not visible from the street but has not approved hardi-plank on the front of the house or areas visible from the street. The sample provided is not the same profile as the drop siding on the historic house, and it should match exactly.

COMMENTS _____

ACTION _____



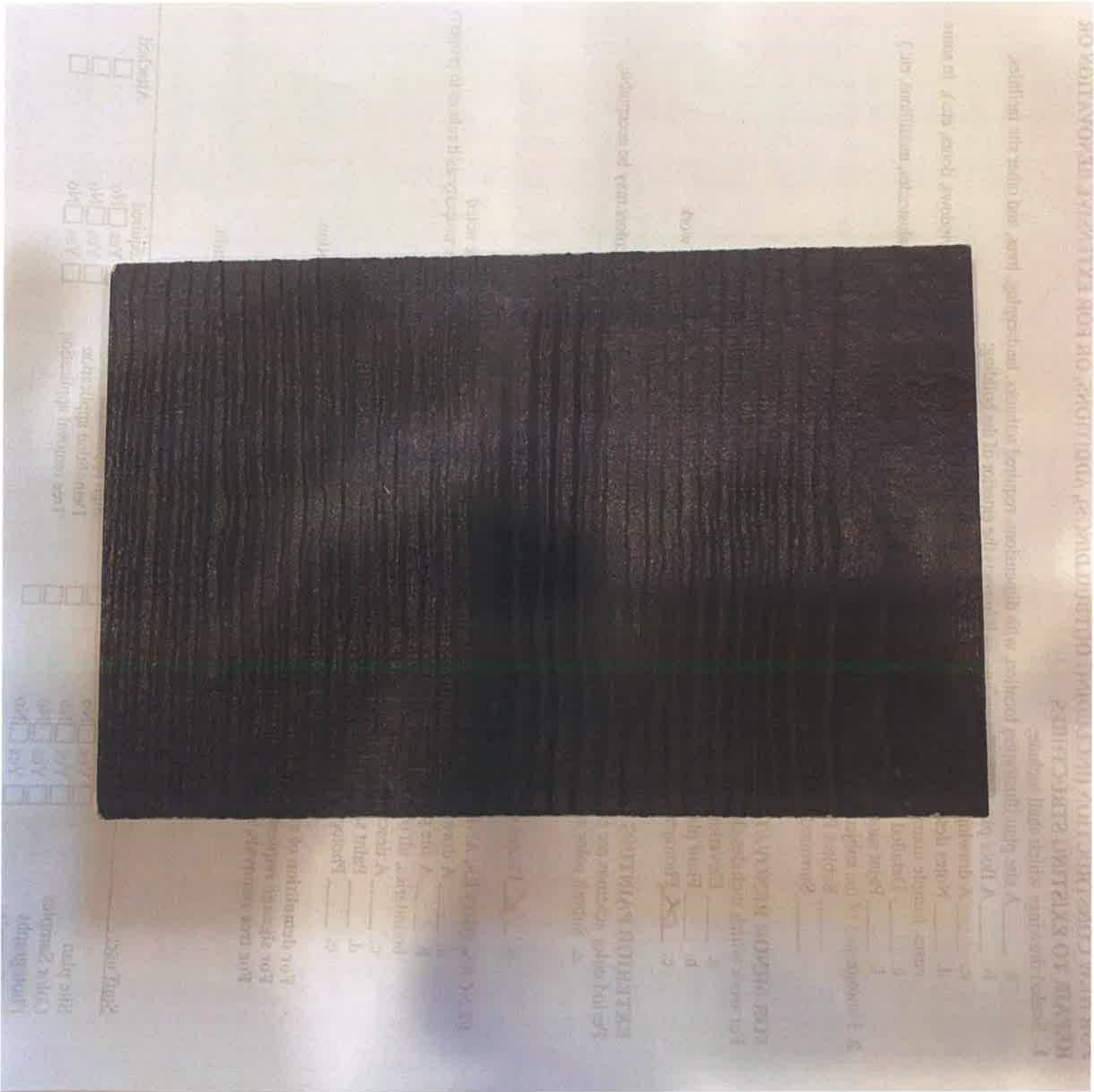
5A



58



5C



6. PRESENTED BY: Erika Tracy

SUBJECT: Request for approval of a new driveway, rear parking pad, driveway gate and landscaping for the property located at 2011 Le Bron Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install a new 15' x 150' gravel driveway on the south side of the property. The driveway would extend to the rear of the yard to a new gravel 30' x 30' parking area. The parking area would be bordered by brick to adjoin the existing brick patio. The new driveway and parking area would address drainage issues that exist on the property. The privacy fence gate would be replaced with an electronic arm, metal or wood, and it would be moved towards the front of the house. There is minor landscaping proposed but no tree removals at this time. Due to the existing driveway being a shared driveway, it is the intention to leave it as is at this time. Gate details will be provided 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-75-d

- Approval from Traffic Engineering would be required for the new curb cut.
- Grading between the trees in front will kill the trees.

COMMENTS _____

ACTION _____



6A

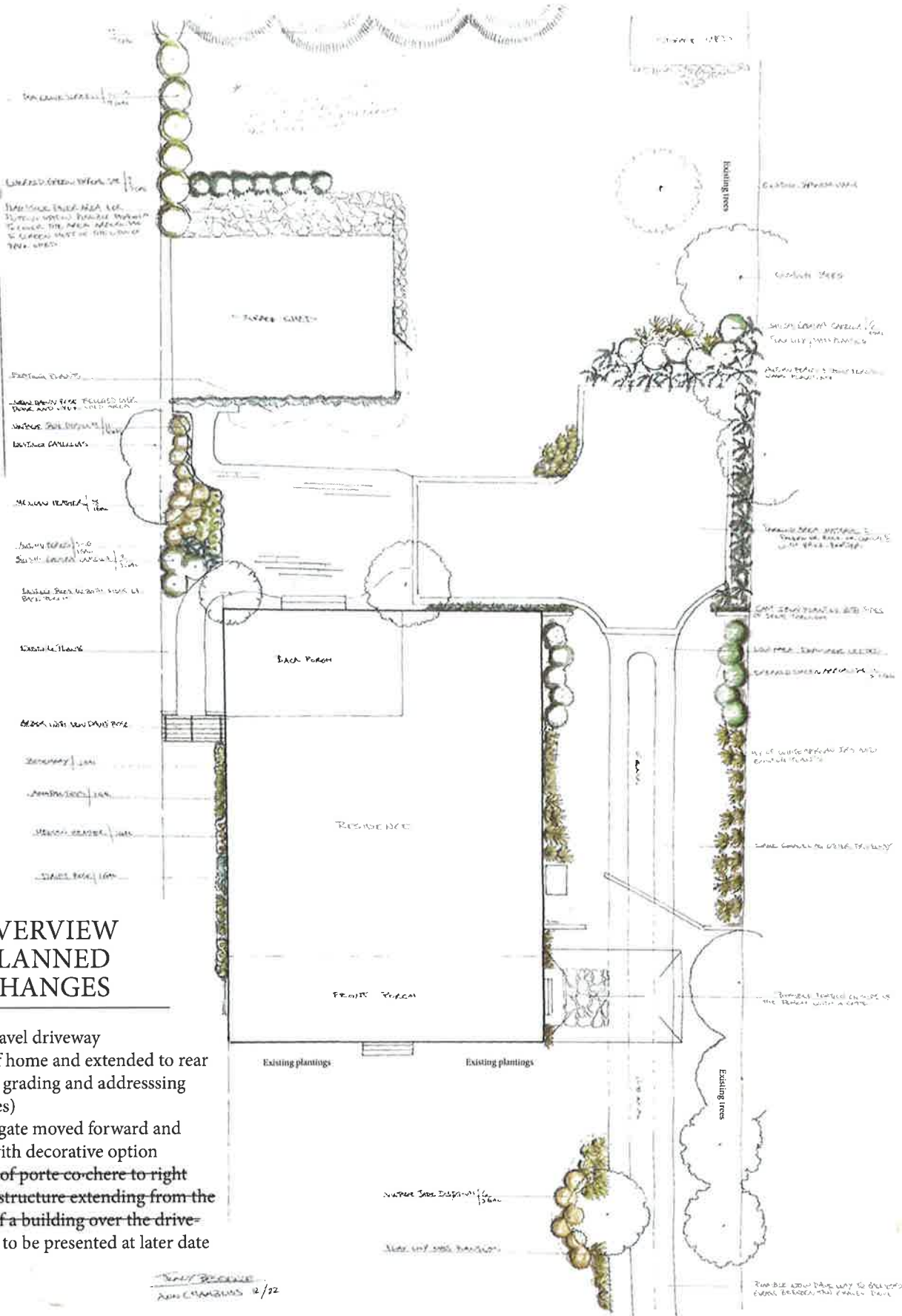


6B



6C

PROPOSED PLANNING



OVERVIEW PLANNED CHANGES

- Added gravel driveway to south of home and extended to rear (including grading and addressing water issues)
- Security gate moved forward and replaced with decorative option
- Addition of porte-cochere to right = a roofed structure extending from the entrance of a building over the driveway - Plans to be presented at later date

PROPOSED
LANDSCAPING 12/22

EXISTING SOUTH SIDE OF HOME



PLANNED CHANGES

- Added gravel driveway to south of home and extended to rear (including grading and addressing water issues)
- Security gate moved forward and replaced with decorative option
- Addition of porte cochere to right entrance of a building over the driveway Plans to be presented at later date
- Existing trees and camellias remain.
- Existing plantings at porch remain

EXISTING AREA PLANNED FOR PARKING



PLANNED CHANGES

- Added gravel parking area bordered by brick to adjoin existing brick patio
- Modified plantings, existing trees remain

LF

CURRENT NEIGHBORHOOD GATE EXAMPLES

Option 1



Decorative gate, Agnew

Option 2



Decorative gate, Thorn

PROPOSED GATE EXAMPLES

Option 3



Option 4



7. PRESENTED BY: Cagle & Luster Construction

SUBJECT: Request for approval of a two-story double-garage with second floor apartment located at 444 South Goldthwaite Street (Cottage Hill Annex).

REMARKS: The petitioner is requesting permission to construct a 24' x 24' two-story garage. There will be a 599 sq. ft. apartment on the second floor. The garage will have cementitious siding, architectural shingle roof with 5 v-crimp metal roof above two (2) garage doors, 4:1 wood windows, and exposed rafter tails. Paint colors, windows, roof and siding will match the existing 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: T4-R

- No objection

COMMENTS _____

ACTION _____



7A



7B

444 S. Goldthwaite Street
Montgomery, AL

Information on Materials for home

Exterior: Door: Indigo Batik (SW)

Exterior: Garage Door: White (SW)

Siding: Alabaster (SW)

Roof: Architectural Shingles – Weatherwood

Windows: Same as Home Clad Windows

Siding: Hardi Board

Open Tail Rafters

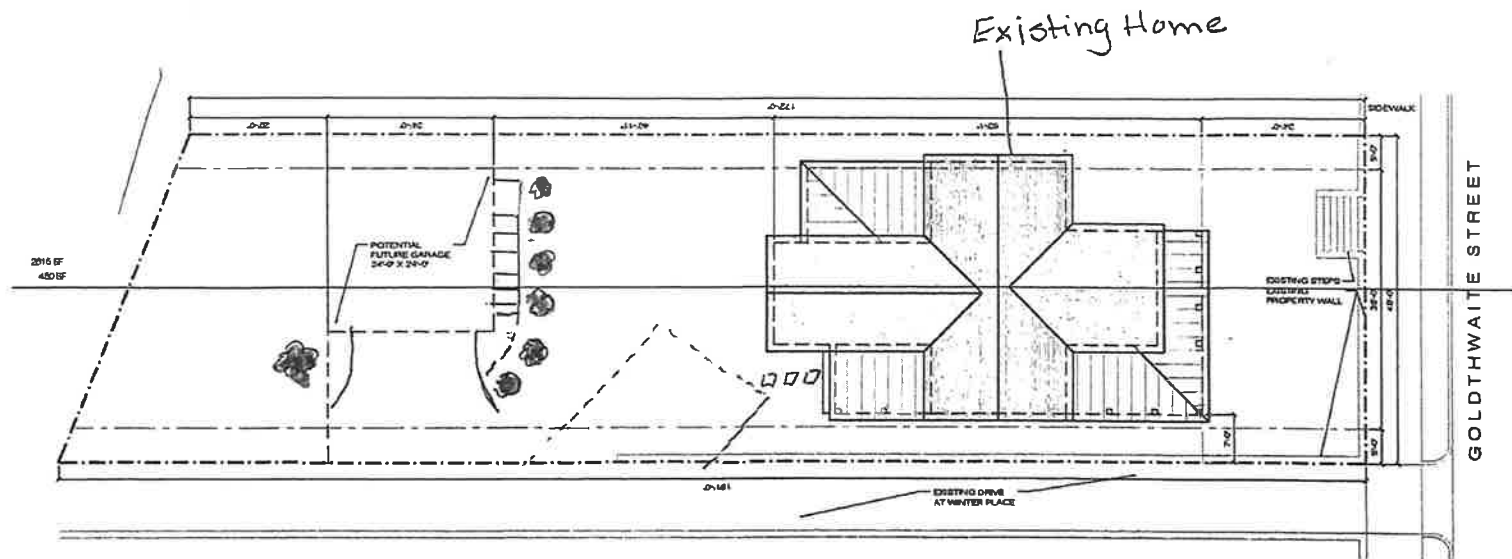
Metal Roof above garage doors

Cagle and Luster Construction Inc. Builder

Contact Information: Leigh Luster 334-657-3639

444 S. Goldthwaite Street

Montgomery, AL 36104

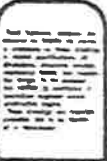


① SITE PLAN
SCALE 1/8" = 1'-0"

PROJECT:
444 S. GOLDTHWAITE STREET
MONTGOMERY, AL 36104

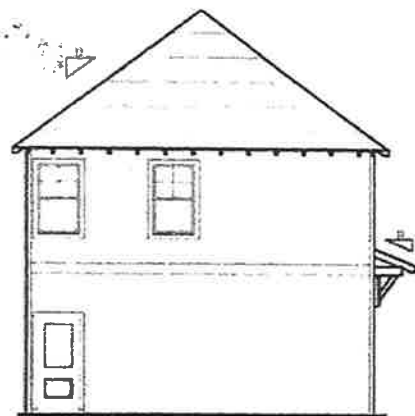
715

2L



1701 Platt Place
Montgomery, Alabama 36117
phone (334) 277-4333 or 1-888-849-0168

David
Robinson
Designer, inc



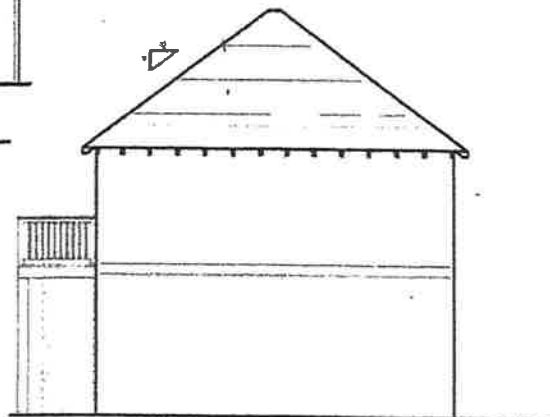
LEFT SCALE 1/4" = 1'-0"



FRONT SCALE 1/4" = 1'-0"



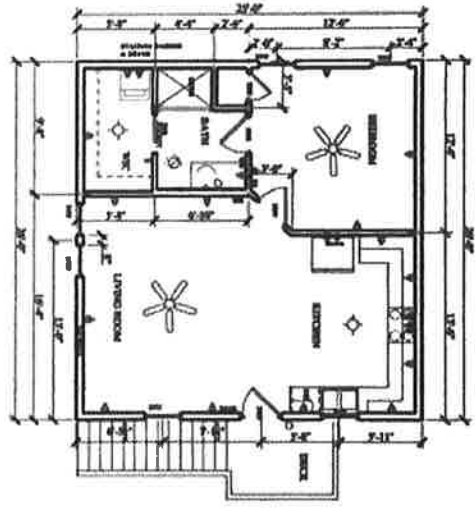
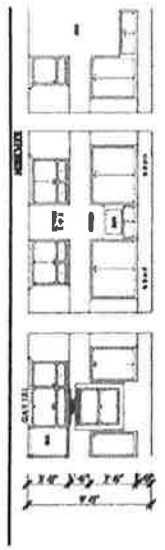
RIGHT SCALE 1/4" = 1'-0"



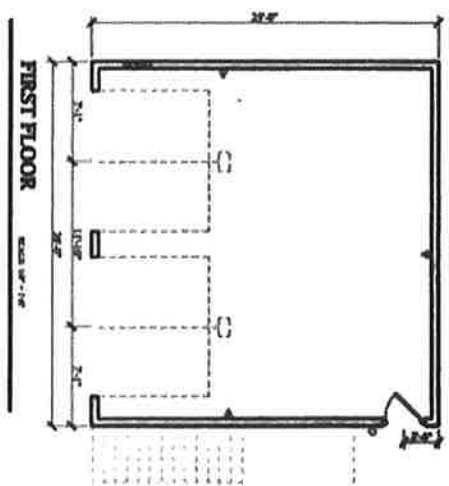
REAR SCALE 1/4" = 1'-0"

1-1-11

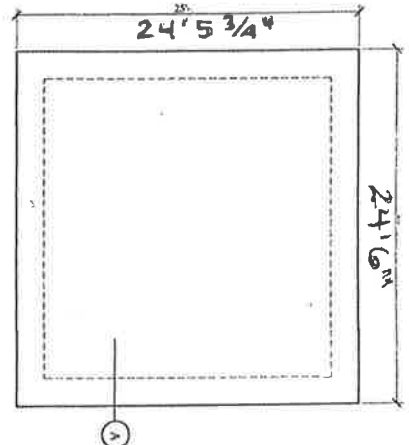
TABLE 1
OWNER TO PROVIDE MATERIALS



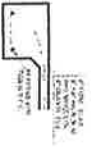
SECOND FLOOR SCALE 1/8" = 1'-0"



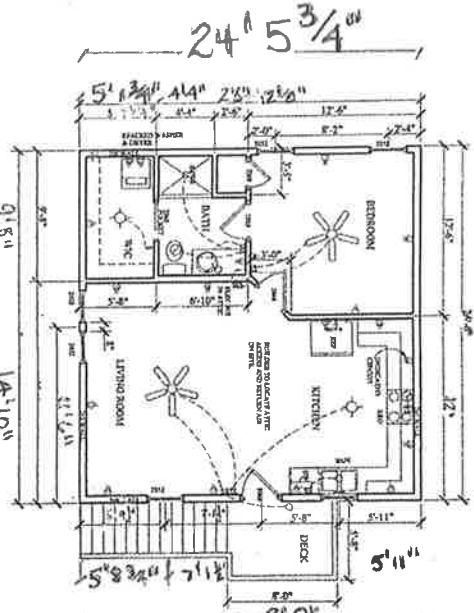
FIRST FLOOR SCALE 1/8" = 1'-0"



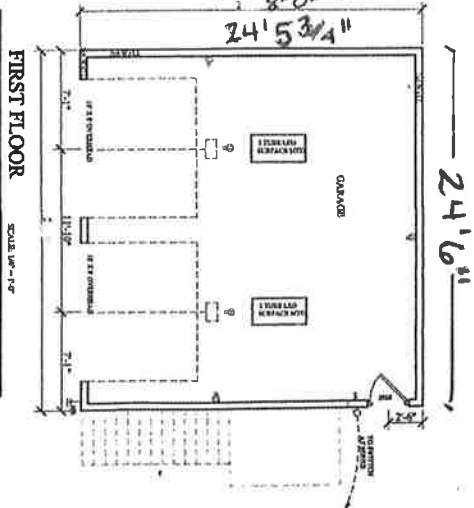
FOUNDATION PLAN SCALE 1/8" = 1'-0"



FOUNDATION DETAIL SCALE 1/8" = 1'-0"

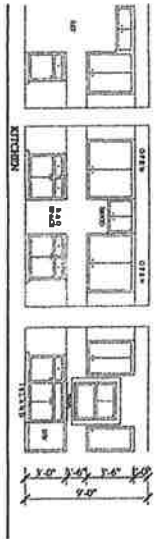


SECOND FLOOR SCALE 1/8" = 1'-0"



FIRST FLOOR SCALE 1/8" = 1'-0"

living: 599,774



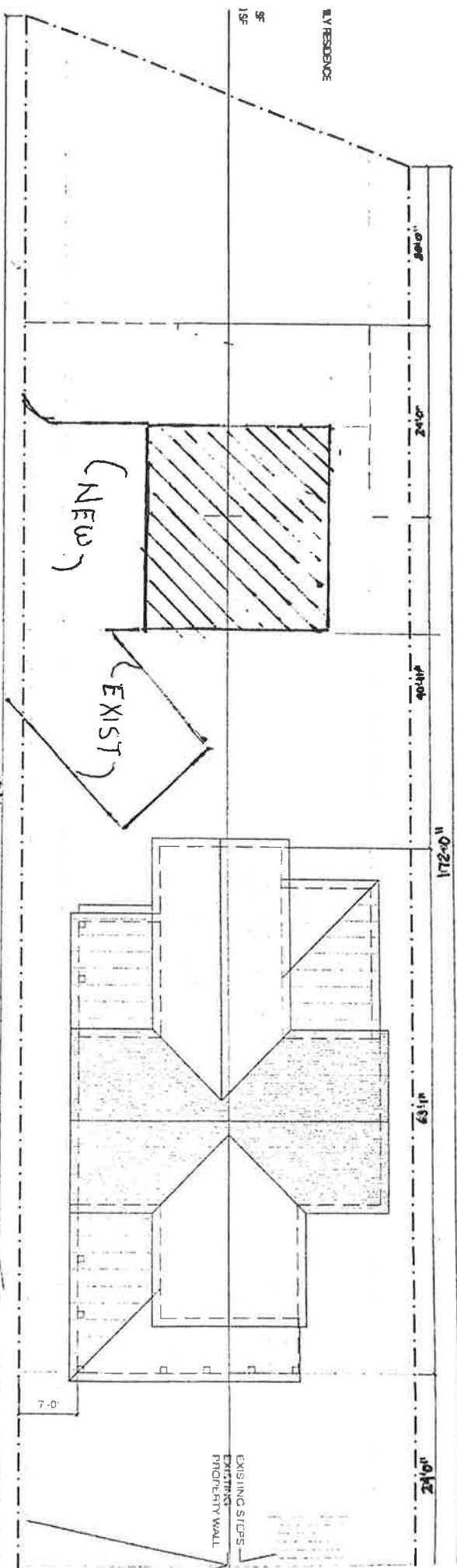
Author:	
Drawn by:	
Checked by:	
Sheet:	

David
Robinson
Designer, inc

1701 Platt Place
Montgomery, Alabama 36117
phone (334) 277-4333 or 1-888-849-0168

NOT TO SCALE
NOT TO BE USED FOR CONSTRUCTION
NOT TO BE USED FOR PERMITS
NOT TO BE USED FOR CONTRACTS
NOT TO BE USED FOR FINANCING
NOT TO BE USED FOR INSURANCE
NOT TO BE USED FOR EVIDENCE
NOT TO BE USED FOR ANY OTHER PURPOSE

110'2 1/2"



1 SITE PLAN
 SCALE 1/8" = 1'-0"

110'1 1/2"

EXISTING DRIVE AT WINTER PLACE

EXISTING STOPS EXISTING PROPERTY WALL

8. PRESENTED BY: Danny Reese

SUBJECT: Request for approval for an additional parking area and tree removals for the property located at 2416 West Cloverdale Park (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install additional parking. This will create 30 additional parking spaces. The ingress and egress will be off Cottage Place using an existing driveway. The drive on West Cloverdale Park will be removed. The project will remove two (2) trees larger than 12” (oak and maple) and add four (4) trees (live oak and trident maple) in addition to screening on the West Cloverdale Park frontage. All other landscaping and the wall will remain.

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

- Parking as proposed will be nearly invisible from the street.

COMMENTS _____

ACTION _____



8A



88



8c



80



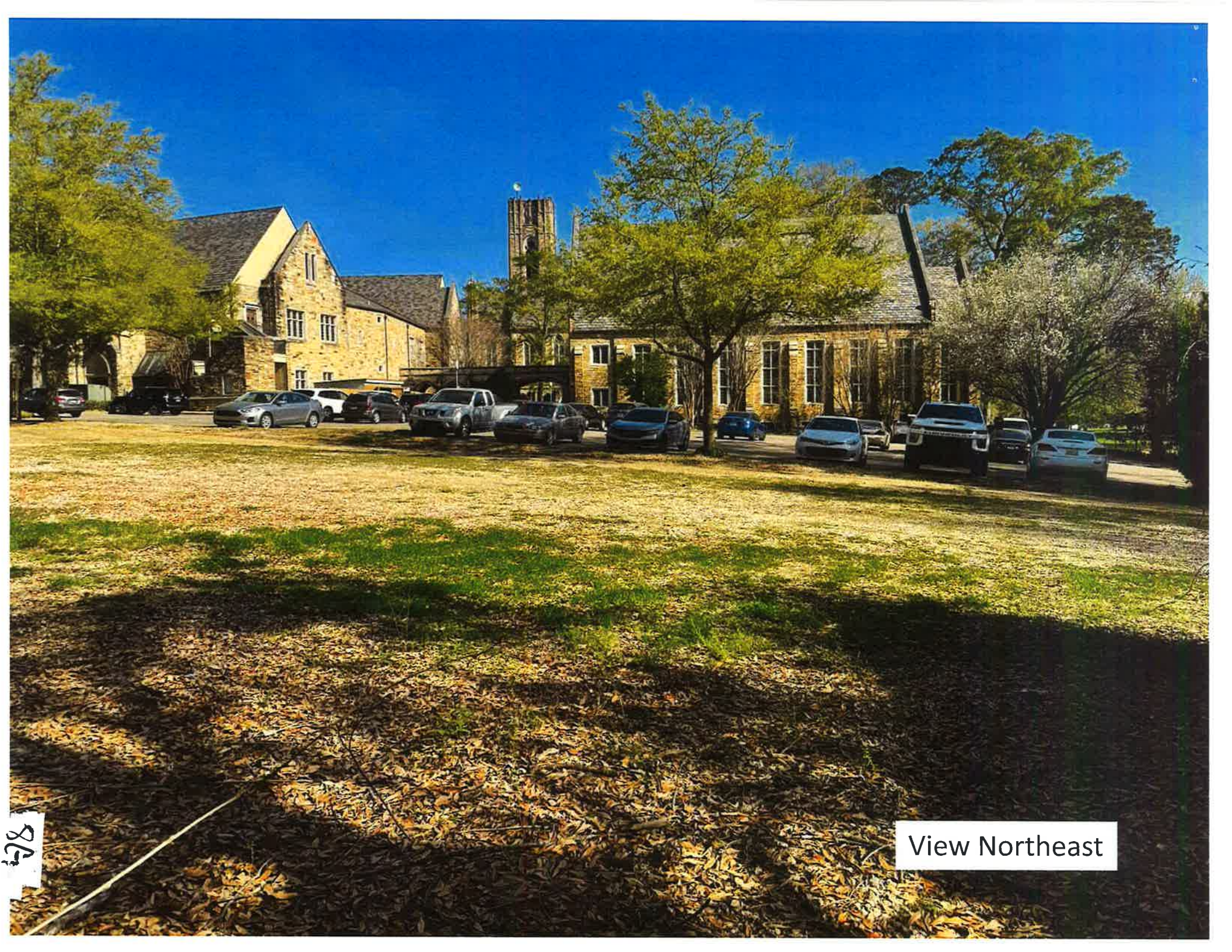
View Southwest

28



87

View Southeast



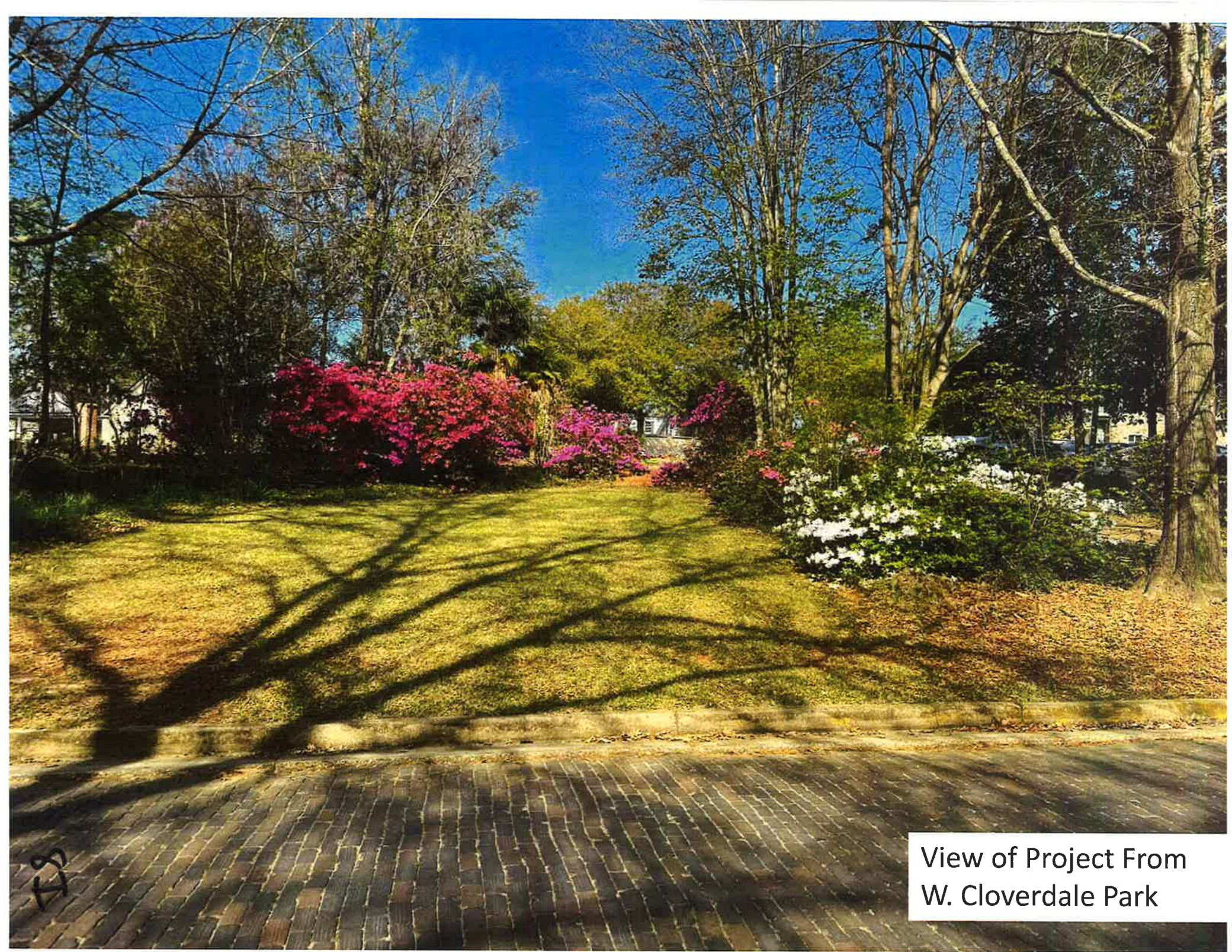
View Northeast

28



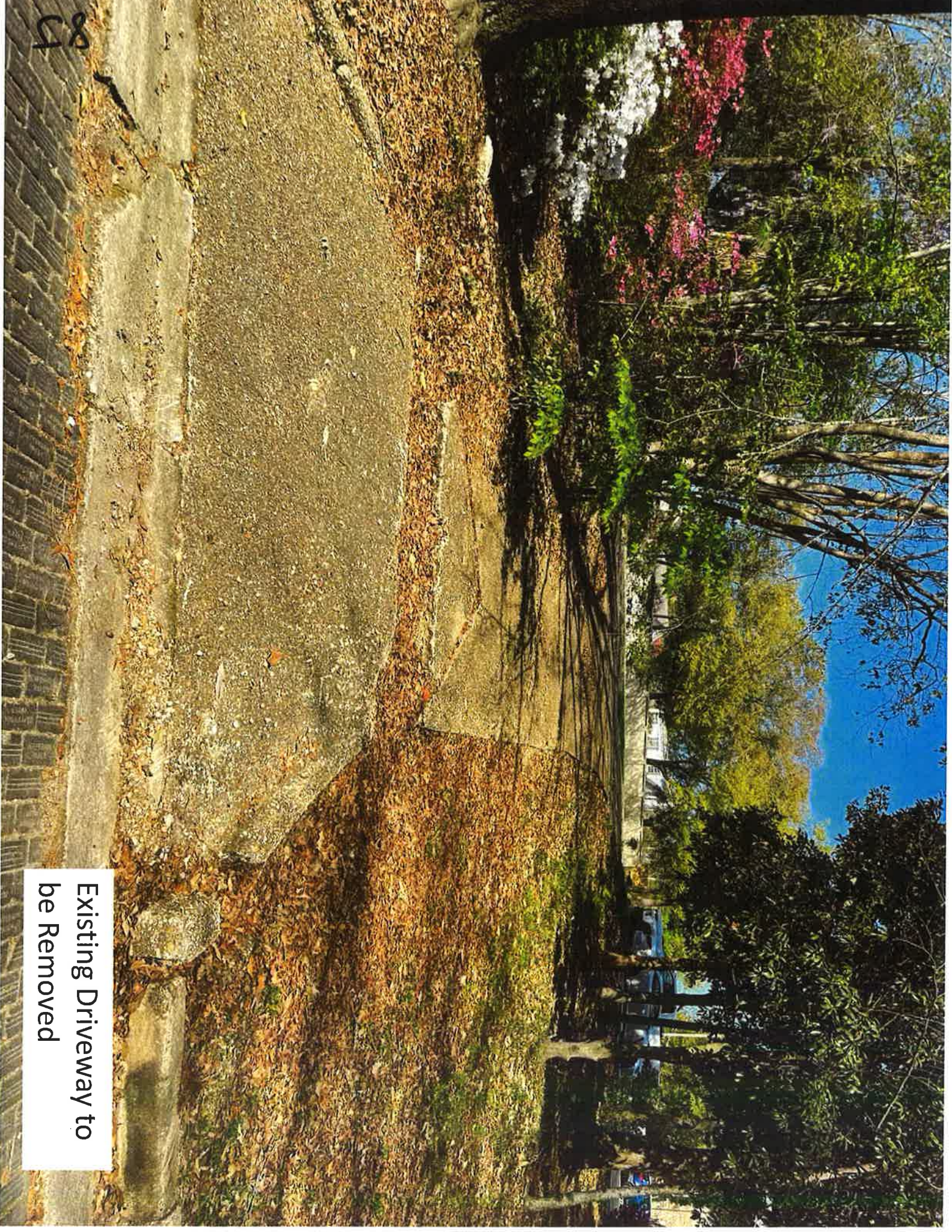
814

View of Screen Wall
From Cottage Place



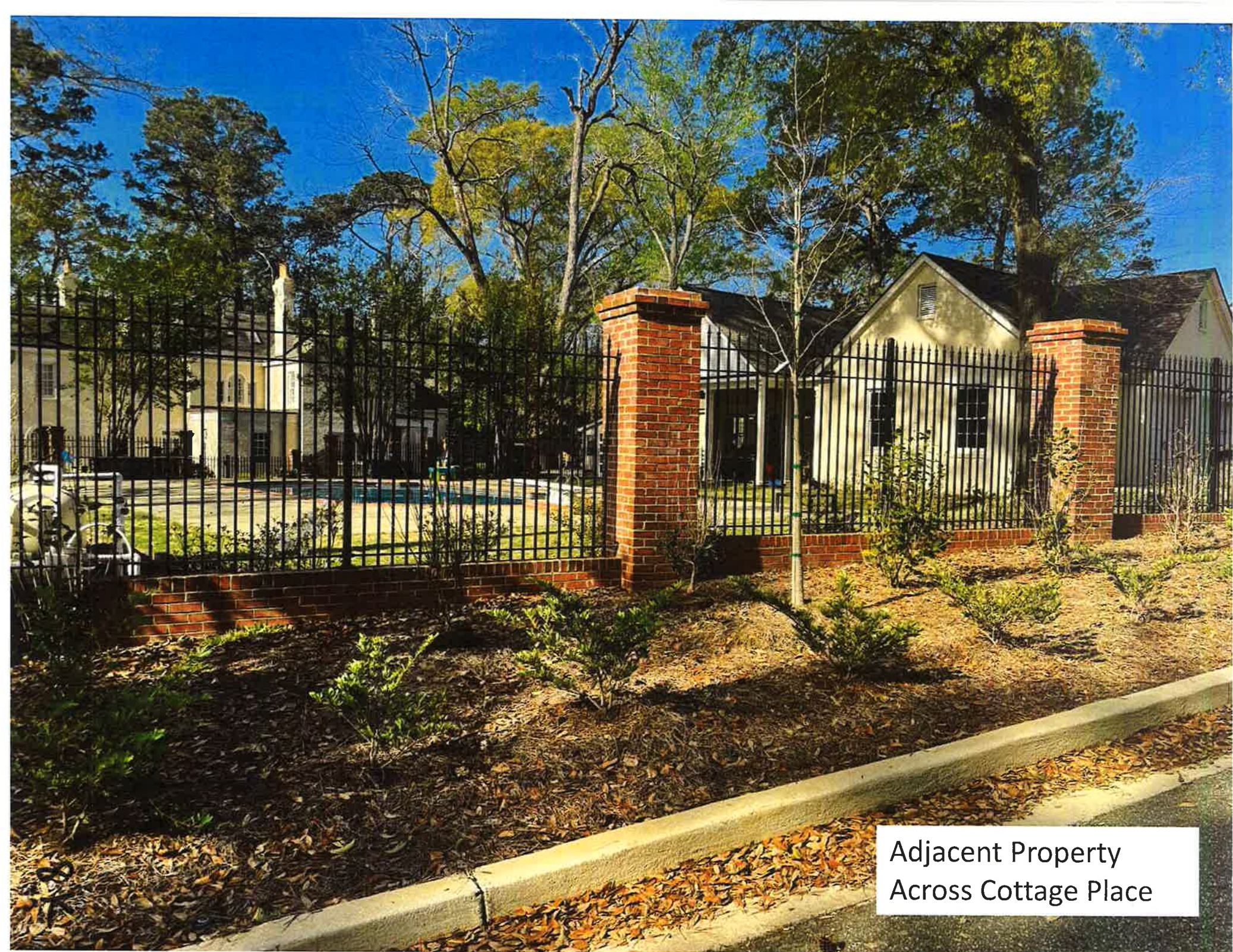
View of Project From
W. Cloverdale Park

ST



Existing Driveway to
be Removed

85

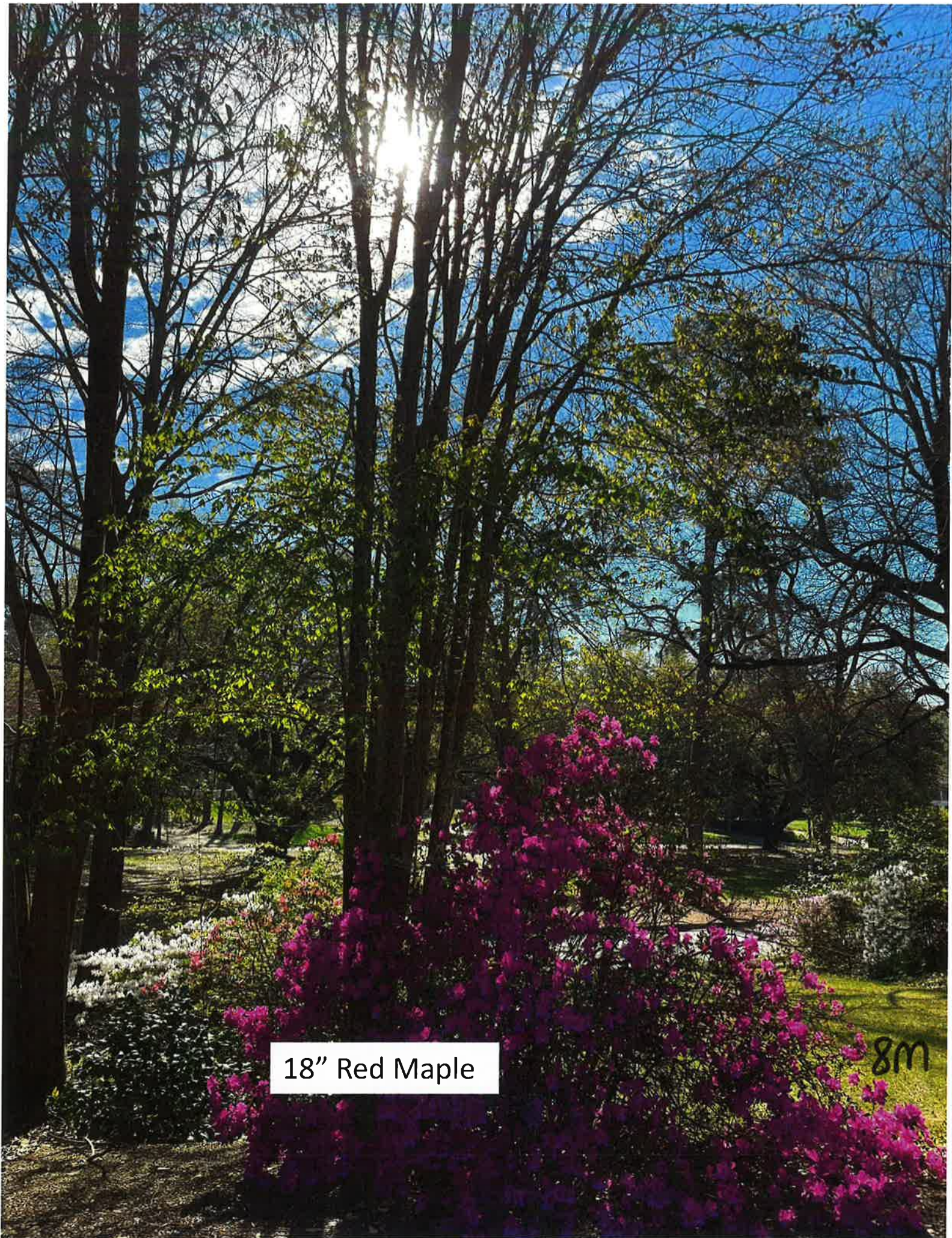


Adjacent Property
Across Cottage Place



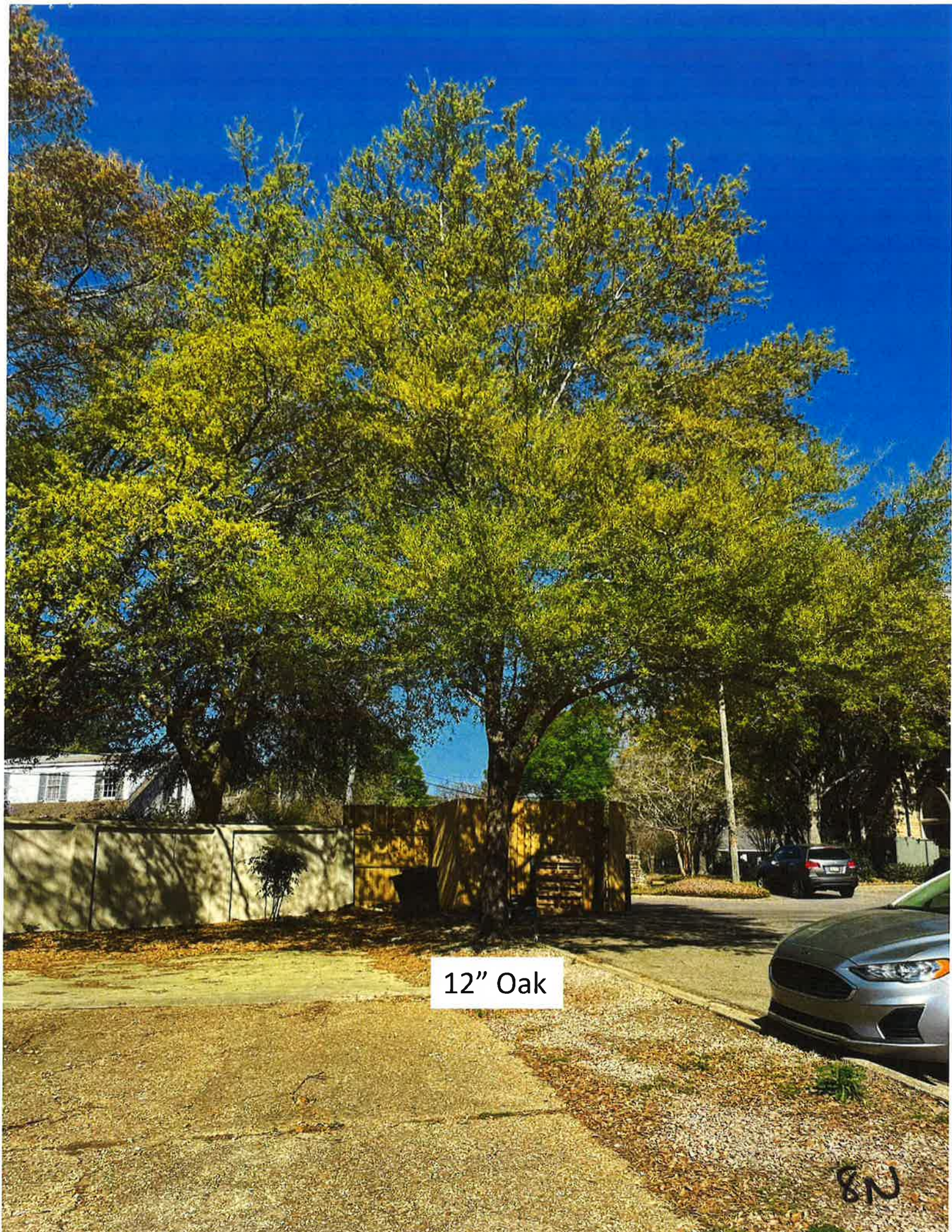
Adjacent Property
Across Cottage Place

87



18" Red Maple

8m



12" Oak

8N

9. PRESENTED BY: Zack Rolen

SUBJECT: Request for approval of a front door, privacy fence and deck for the property located at 1103 Magnolia Curve (Old Cloverdale).

REMARKS: The petitioner is requesting permission to replace the front door with a Craftsman style 3-lite fiberglass door. The door will be painted an approved palette color. A wood, dog-eared 7' privacy fence is proposed. The fence will run along the east property line in the rear yard and return to the rear corner of the house. The fence will be left natural. The petitioner would also like to construct a 6' x 12' wood landing at the two (2) rear doors of the property. It will have 4" posts, 1" x 6" trex deck boards, 36" porch rail with 1" pickets spaced 4" apart. There is proposed lattice for the bottom of the landing. The lattice, posts, and porch rail will be painted either white or 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-75-m

- No objection

COMMENTS _____

ACTION _____



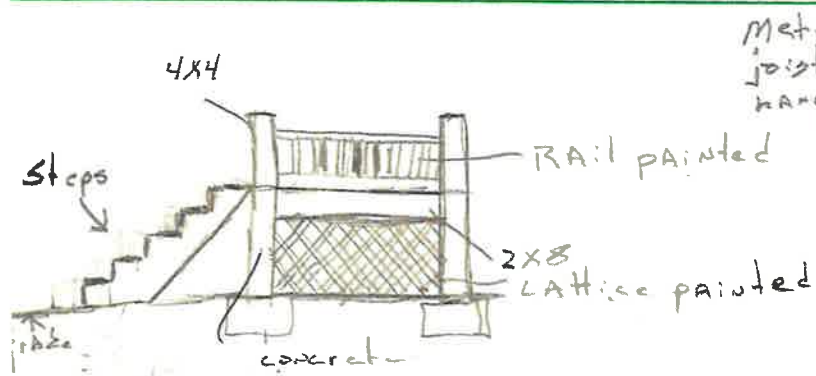
9A



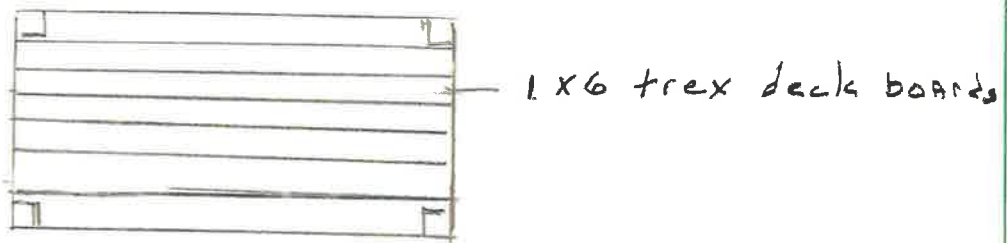
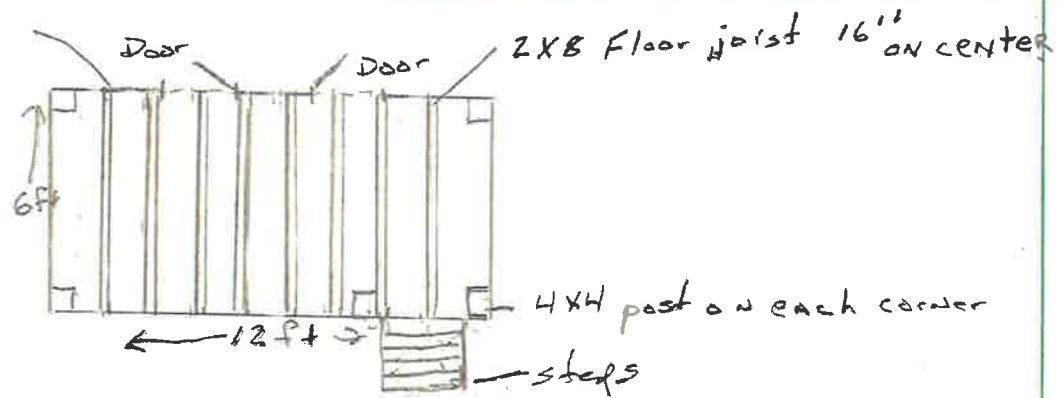
9B



ac



Metal
joist
hangers



Steps & Deck

West
↑

Boultice

Side walk

WAZZ LLC
4 PLEX

Parking

Fence
↓

Private Drive

Brick 4 Plex
owned by others.

Parking

Fence

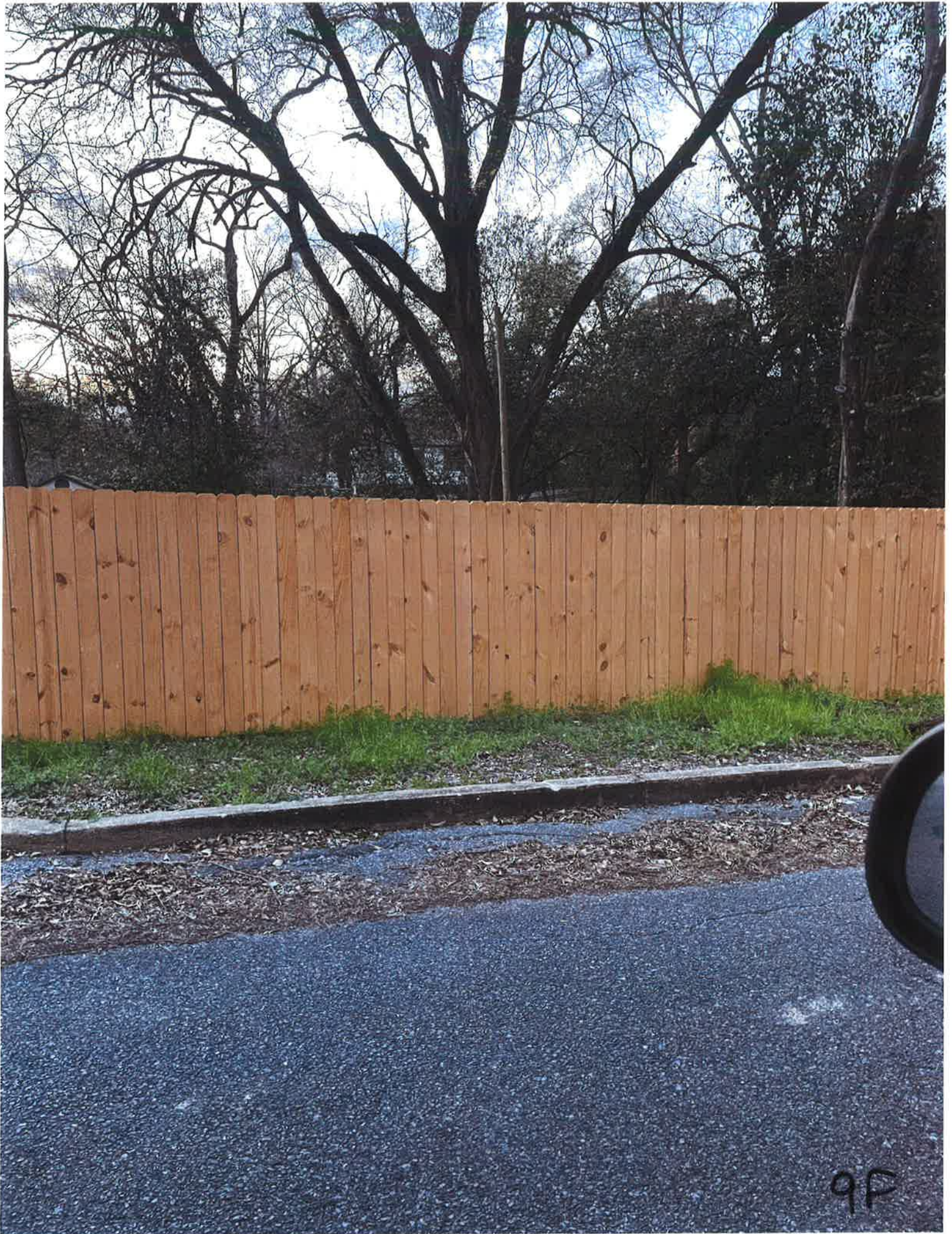
North
↓

South
↓

Magnolia CURVE

East
↓

9E



9F





H 9



Handwritten text on a paper tag hanging from the door handle. The text is partially obscured but appears to include a date and a name.

91