

# **A G E N D A**

## **Architectural Review Board**

**May 23, 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

Warren Adams

Executive Secretary

**I. Approval of the Actions from the April 25, 2023, meeting**

**II. Administrative Actions**

**III. Full Review Items**

<b><u>Item</u></b>	<b><u>Petitioner</u></b>	<b><u>Historic District</u></b>	<b><u>Location</u></b>
1.	Leon Harris	Cloverdale Idlewild	3123 Norman Bridge Road
2.	Leif Dumm	Garden	1405, 1419 S Perry, 118 Clanton
3.	Tyler Bell	Old Cloverdale	2316 East Cloverdale Park
4.	Keith Reddick	Old Cloverdale	649 Cloverdale Road
5.	Les Cole	Garden	315 Clanton Avenue
6.	Sara Rogan	Garden	1931 Norman Bridge Court
7.	Shane Pene	Capitol Heights	105 North Capitol Parkway
8.	Patrick Doman	Old Cloverdale	1123 Westmoreland Avenue
9.	Jeremy Walker	Old Cloverdale	2423 Agnew Street

**The next meeting of the Architectural Review Board will be on  
Tuesday, June 27, 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	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 denied, rechecked 4/28, still in violation
11/3/2022	694 Cloverdale	Cloverdale	Replaced inappropriate door with another inappropriate door. Still in violation	Paperwork filed in Municipal Court, Board app'd, 30 day recheck for compliance
3/2/2023	1935 Norman Bridge Rd	Cloverdale	Painted unpainted brick	60 day letter sent to new owner, Board denied, 30 day recheck for compliance
1/12/2023	1349 S Perry St	Garden	wrought iron fence on interior lot line	90 day letter sent, Board approved
1/20/23	1131 Magnolia Cur	Cloverdale	New windows	30 day letter sent, ARB denied, recheck 30 days for compliance
2/15/23	119/121 N Pennsylvania	Capitol Heights- St. Charles	Removed 1 tree	30 day letter sent
3/3/2023	1717 S Hull St	Garden	Contemporary shutters	30 day letter sent, Board denied, 30 day recheck for compliance
3/6/23	44 S Capitol Heights	Capitol Heights	Storage building	30 day letter sent, application received. Will be on April 25 <sup>th</sup> agenda
3/20/23	3238 Lexington Rd	Cloverdale Idlewild	Painted unpainted brick white	Stop work issued, Board app'r'd subject painting bldg. dark color, 30 day recheck for compliance.
3/20/23	1123 Westmoreland	Cloverdale	Removed 1 tree	30 day letter sent, app received. On 5/23 agenda

3/27/23	1524 Gilmer Ave	Garden	Removed 1 canopy tree	30 day letter sent
3/30/23	105 N Capitol Pkwy	St Charles-Capitol Heights	Painted unpainted brick and new shutters	30 day letter sent, app received, on 5/23 agenda
4/21/23	1919 Norman Bridge Ct	Garden	Removed shutters, replaced ornate columns with square posts	30 day letter sent, it was returned, contacted realtor. Emailed app to him
5/2/23	3311 Wellington Rd	Cloverdale Idlewild	7 tree removals, brick work, proposed porch enclosure	30 day letter sent

**III. Full Review of Items**

**1. PRESENTED BY:** Leon Harris

**SUBJECT:** Request for approval for driveway alterations, porch enclosure and front stoop alterations for the property located at 3123 Norman Bridge Road (Cloverdale Idlewild).

**REMARKS:** The petitioner is requesting permission for the following:

- To extend the front stoop cover over the steps. It would extend 4' from the residence. It will be brick to match the house. There will be 2 (two) columns added on either side.
- To add a 10' wide circular driveway in front of the residence.
- To enclose a porch on the right side of the residence. The enclosure is 8' x 13'. It will be stucco. Columns, shingles and windows to match the existing structure. There will be a 36" door on the rear.

**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 Board approved restoring the front windows and steps to their original design at the April 25, 2003, meeting.
- Perhaps a better plan would be to restore the front façade to the original design without the addition of the 4' stoop addition.
- The front yard is a historic character of the house. Since there is adequate room in the rear yard, we feel the parking is better suited there.
- It is good that the request keeps the original columns and brackets of the porch but a more sensitive design needs to be found to achieve your goal.

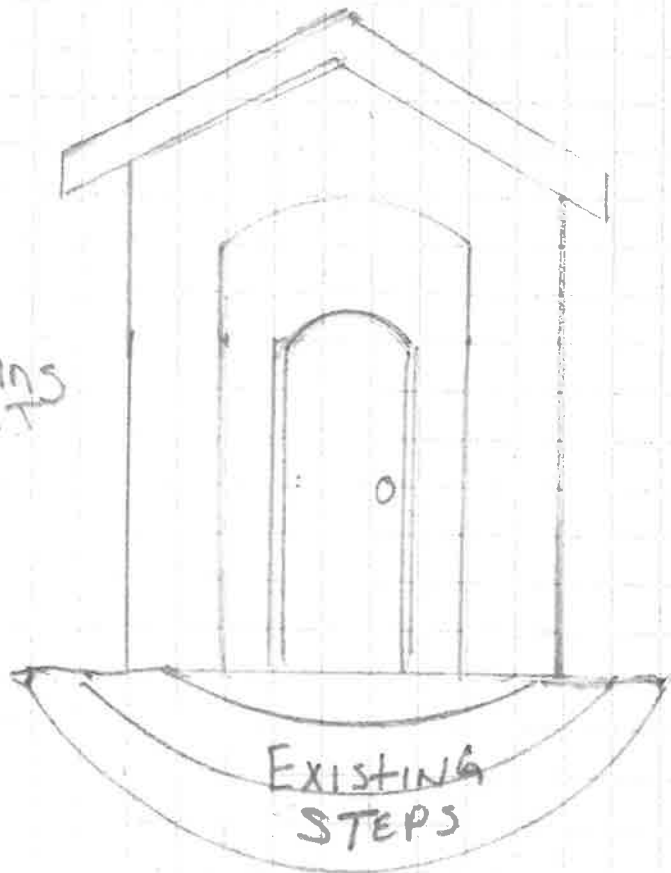
**COMMENTS** \_\_\_\_\_

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

1A



EXISTING  
FRONT



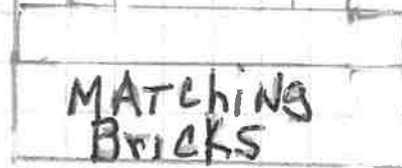
EXISTING  
STEPS

4'



4'

COLUMNS



MATCHING  
BRICKS

STEPS

PROPOSED  
ORIGINAL FRONT  
w/ 4' COVERED WALK OUT  
STEPS

3123

EXISTING DRIVEWAY

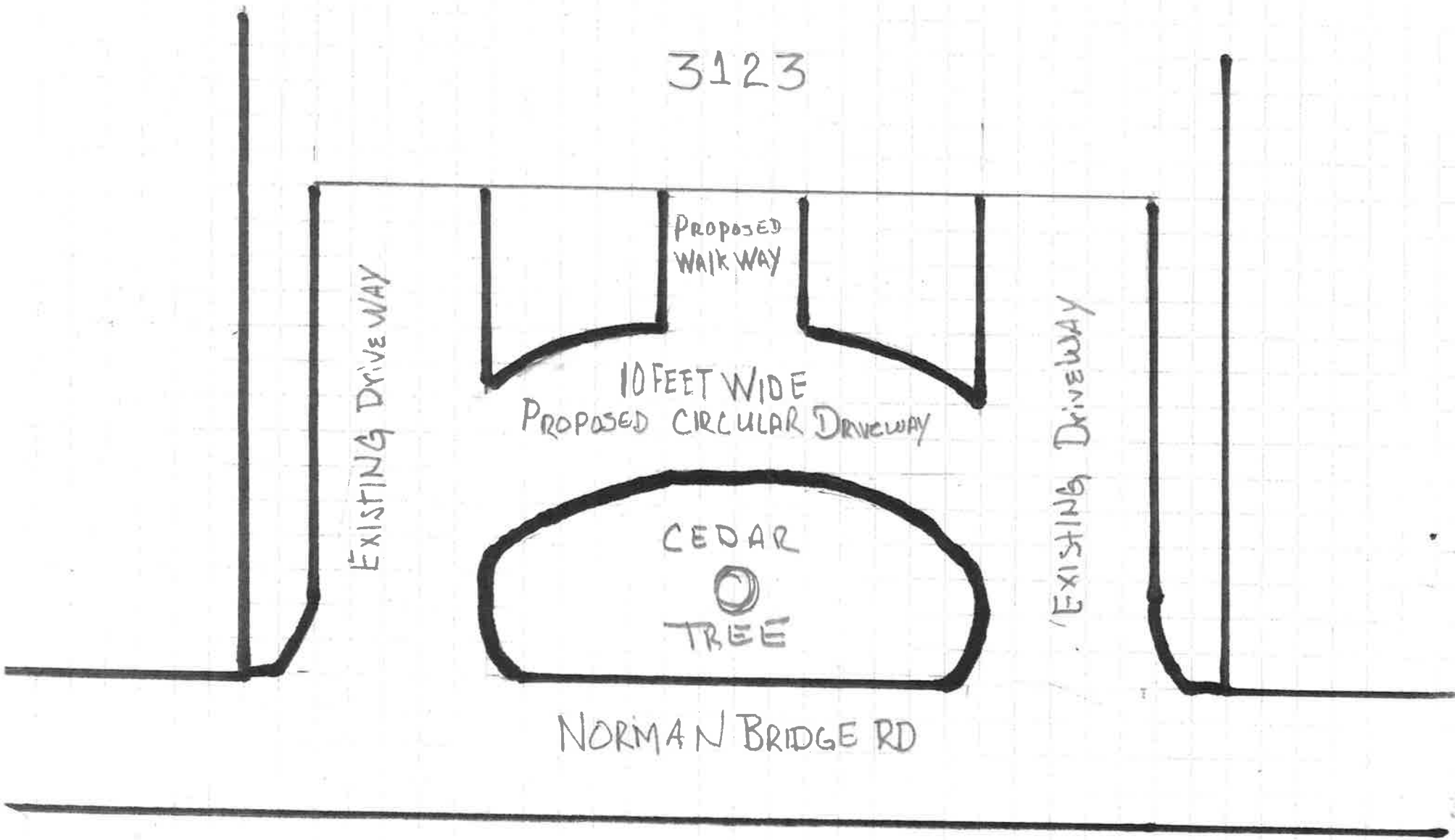
PROPOSED  
WALKWAY

10 FEET WIDE  
PROPOSED CIRCULAR DRIVEWAY

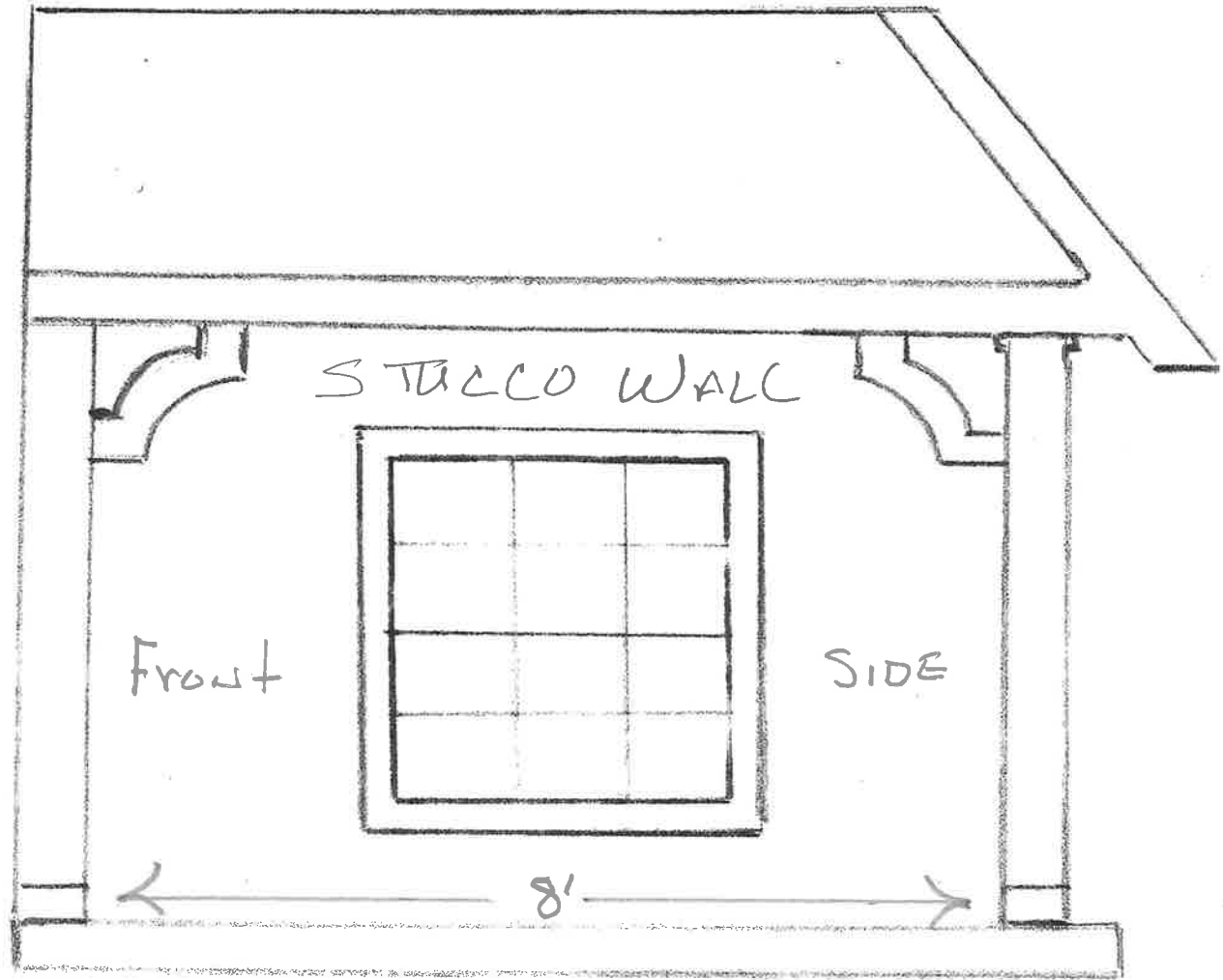
CEDAR  
TREE

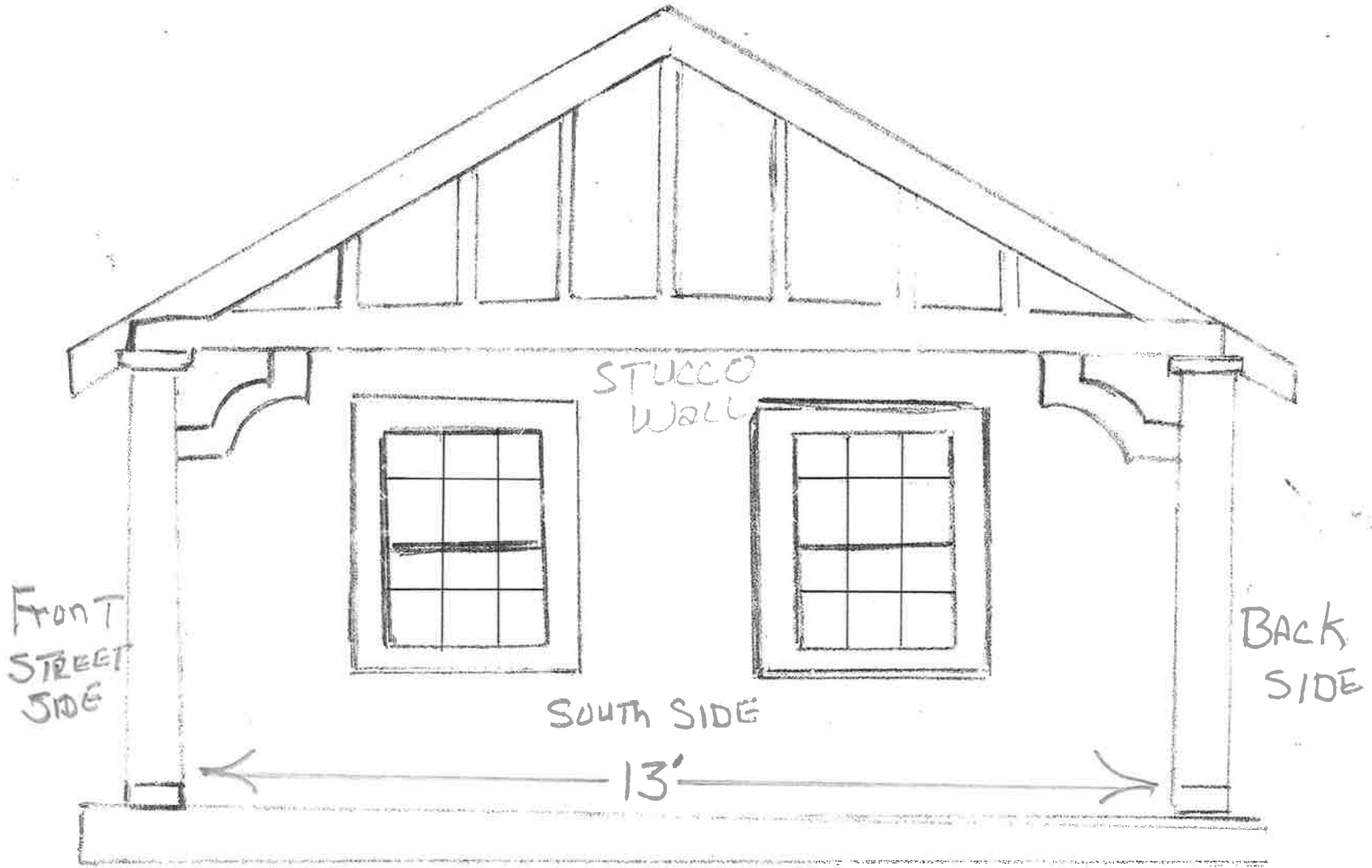
EXISTING DRIVEWAY

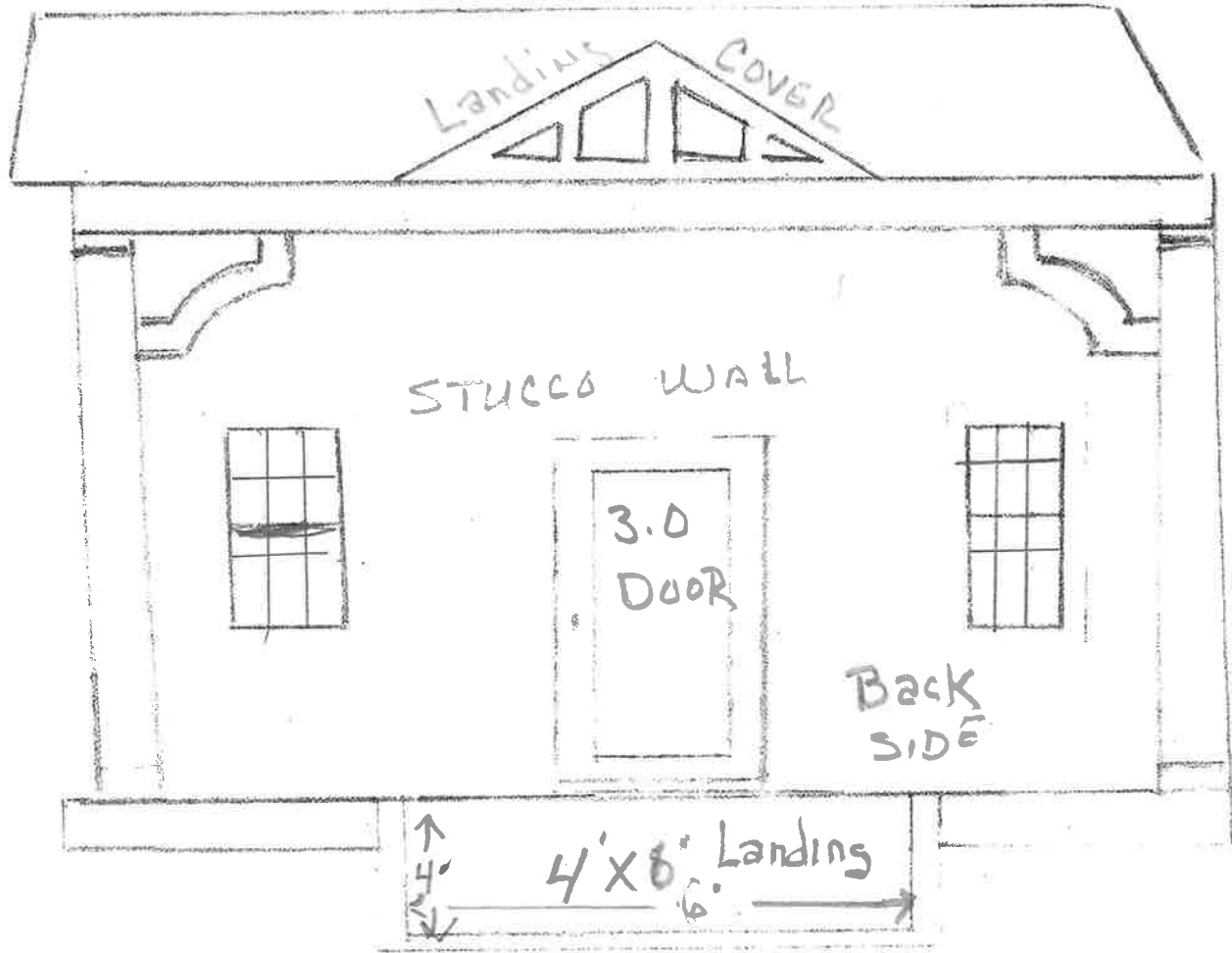
NORMAN BRIDGE RD











COVER EXTENDED  
OVER 4'x6' LANDING  
WITH COLUMNS

**2. PRESENTED BY:** Leif Dumm

**SUBJECT:** Request for approval of window replacements for the property located at 1405 and 1419 South Perry Street and 118 Clanton Avenue (Garden District).

**REMARKS:** The petitioner is requesting permission to replace wood windows with aluminum windows. The new windows will have grid pattern that match the existing windows and will have muttins on the glass.

**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

- No objection.

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

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



2b



NO  
PARKING  
EXCEPT IN  
LOADING UNLOADING  
ZONES  
→



1



2

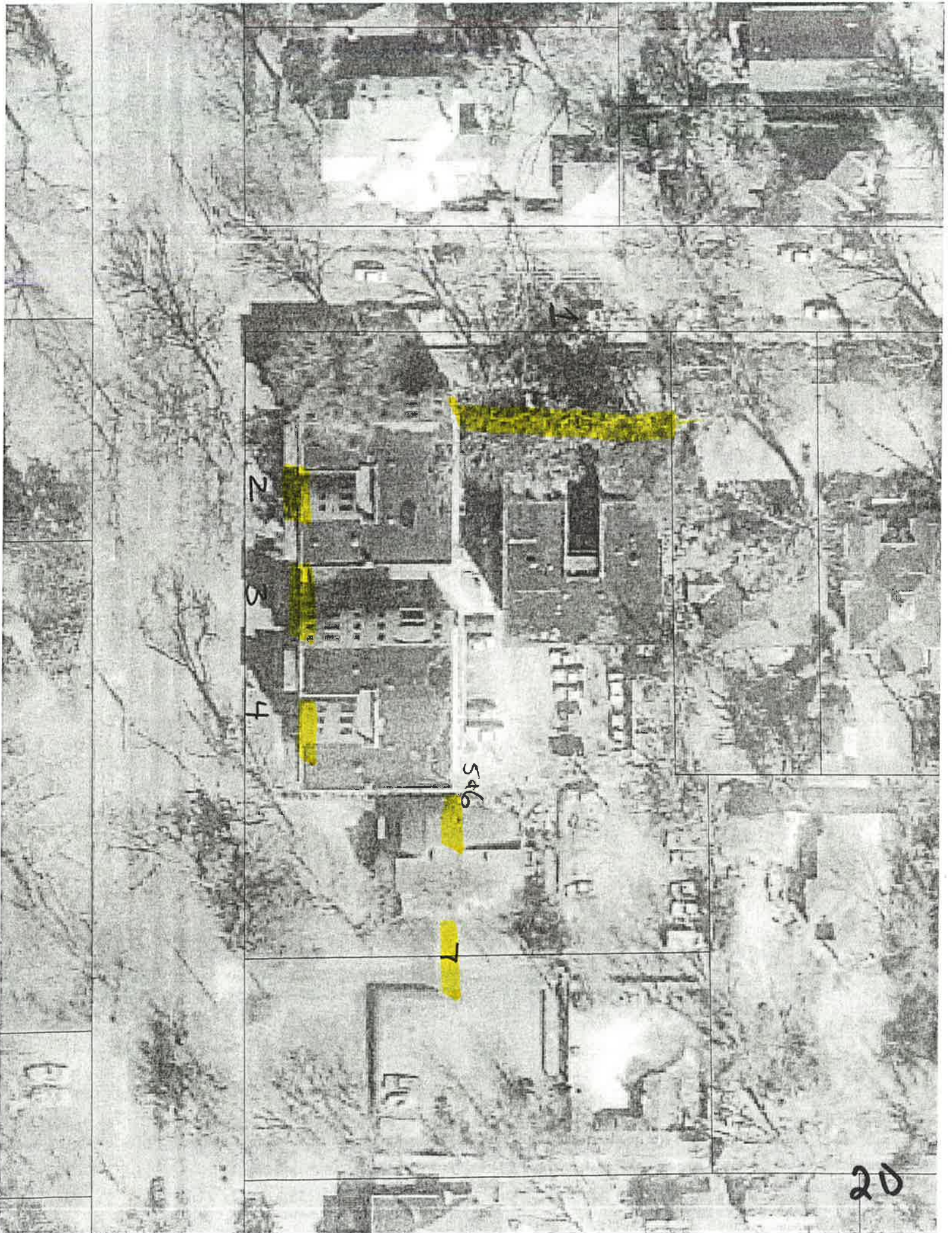


3



4

2c



2

3

4

S 46





5



6



7



8

2e



9



10

**3. PRESENTED BY:** Tyler Bell

**SUBJECT:** Request for approval of window replacements for the property located at 2316 East Cloverdale Park (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to replace aluminum windows with Marvin Essentials windows fiberglass exteriors. The current windows are a mix of louver, plate glass, double hung and casement styles. The replacement windows will all be casement windows.

**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

- Staff would like to see muttins applied to match current grid patters
- Staff would like to have the three (3) part windows to match in width to the existing windows.

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

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



SUBMITTED TO:

ARCHITECTURE REVIEW BOARD — MONTGOMERY, ALABAMA — APRIL, 2023

REQUEST FOR WINDOW REPLACEMENT

2316 E CLOVERDALE PARK

OLD CLOVERDALE DISTRICT

Owner wishes to replace original aluminum windows.

The house was built in 1958 in the ranch-style.

The current windows are a mix of louver, plate glass, double hung, and casement style windows.

The mechanisms for opening and closing current windows are broken and cannot be fixed.

The resident does not have egress from any of the windows.

The replacement windows chosen are Marvin Essential windows from Southern Sash.

Marvin Essential Windows are made of Fiberglass, with clean sightlines, and are energy efficient.

**BATHROOM WINDOWS - 3 TOTAL**

**ORIGINAL CASEMENT**



**MARVIN ESSENTIAL CASEMENT  
BRONZE COLOR**

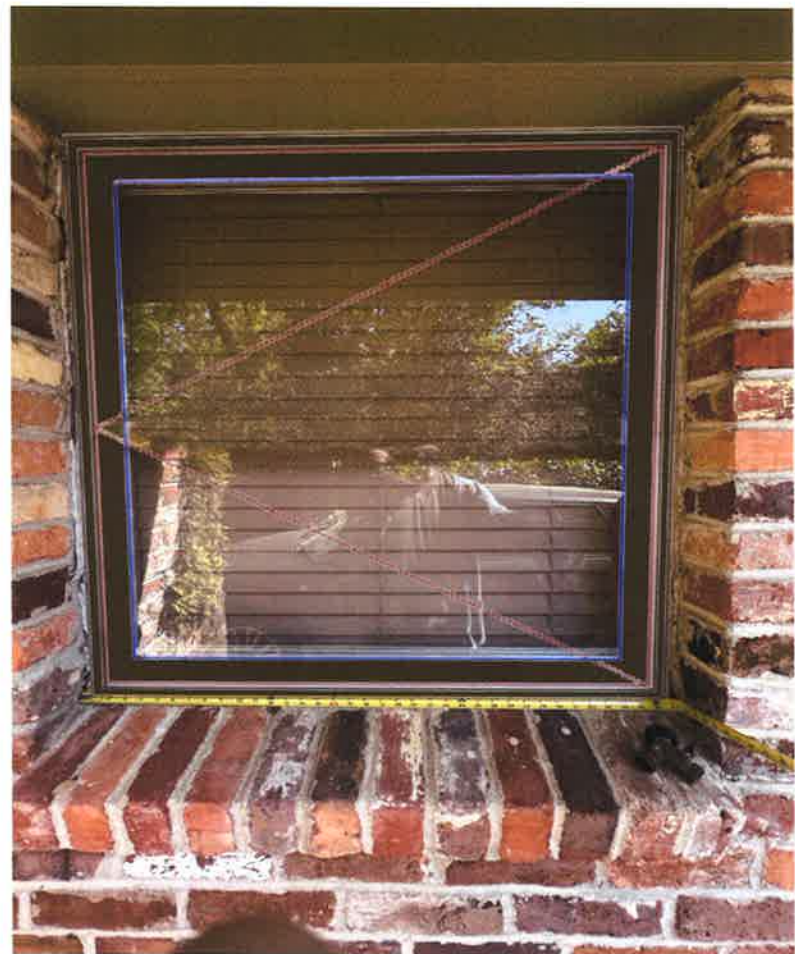


**BEDROOM WINDOWS - 2 TOTAL**

**ORIGINAL DOUBLE HUNG**



**MARVIN ESSENTIAL CASEMENT  
BRONZE COLOR**



**BEDROOM WINDOWS - 1 TOTAL**  
**ORIGINAL DOUBLE HUNG**



**MARVIN ESSENTIAL CASEMENT IN BRONZE**





**DEN WINDOW - 1 TOTAL**

**ORIGINAL LOUVERED**



**MARVIN ESSENTIAL CASEMENT  
BRONZE COLOR**



**DEN and LARGE BEDROOM WINDOWS - NORTHSIDE OF HOUSE - SE VIEW**

**ORIGINAL LOUVERED & DOUBLE HUNG**



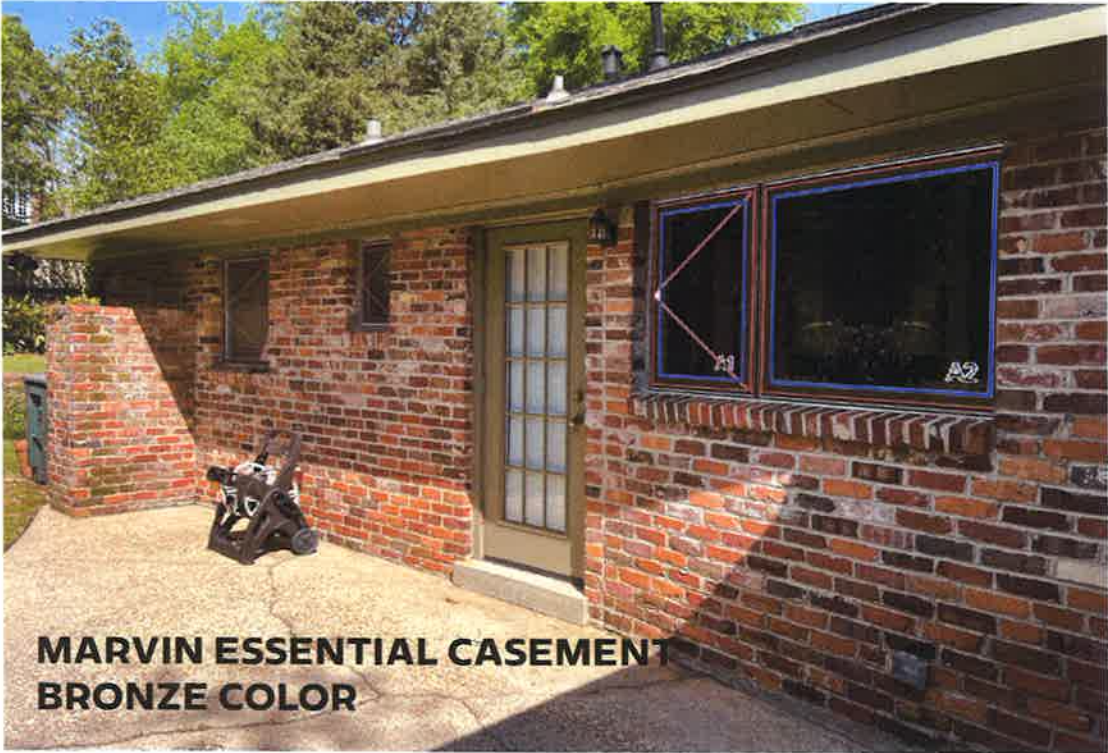
**MARVIN ESSENTIAL CASEMENT  
BRONZE COLOR**



**BEDROOM, BATHROOM, KITCHEN WINDOWS - SOUTHSIDE OF HOUSE - NW VIEW**



**ORIGINAL ALUMINUM**



**MARVIN ESSENTIAL CASEMENT  
BRONZE COLOR**

**SMALL BEDROOM and BATHROOM WINDOWS - WESTSIDE OF HOUSE - NE VIEW**

31

**ORIGINAL ALUMINUM**



**MARVIN ESSENTIAL CASEMENT  
BRONZE COLOR**



**4. PRESENTED BY:** Keith Reddick with Philips Studio

**SUBJECT:** Request for approval of window replacements for the property located at 649 Cloverdale Road (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to replace and change the configuration of one casement window. Also, removing two (2) attic vents and replacing them with fixed windows. All windows will be wood with true divided light.

**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

- No objection

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

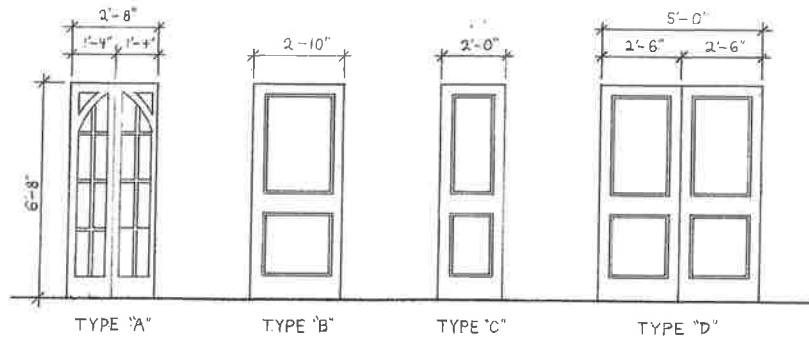
**ACTION** \_\_\_\_\_



REVISIONS	BY
4/26/23	KR

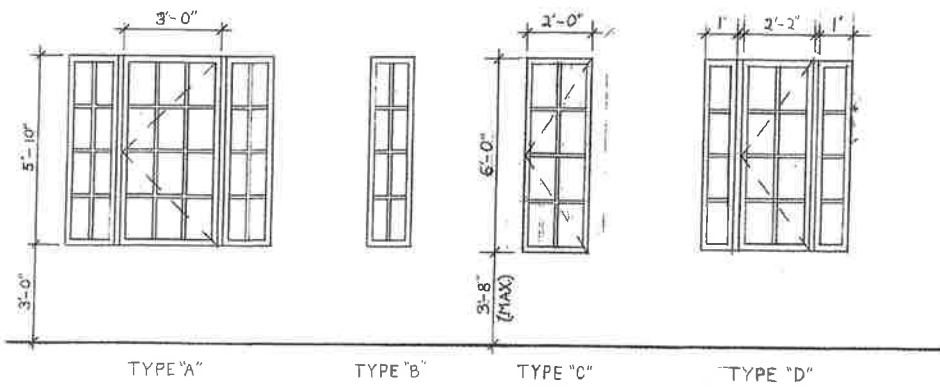
### DOOR & OPENING SCHEDULE

SYMBOL	SIZE	TYPE	MATERIAL	THICKNESS	FRAME	REMARKS
1	FRENCH 1'-4" x 6'-8"	A	WOOD/GLASS	1 3/4"	WOOD	MATCH EXISTING
2	2'-10" x 6'-8"	B	WOOD	1 3/4"	WOOD	MATCH EXISTING
3	2'-0" x 6'-8"	C	WOOD	1 3/4"	WOOD	MATCH EXISTING
4	2'-10" x 6'-8"	B	WOOD	1 3/4"	WOOD	MATCH EXISTING
5	2'-10" x 6'-8"	B	WOOD	1 3/4"	WOOD	MATCH EXISTING
6	2'-0" x 6'-8"	C	WOOD	1 3/4"	WOOD	MATCH EXISTING
7	2'-10" x 6'-8"	B	WOOD	1 3/4"	WOOD	MATCH EXISTING
8	2'-0" x 6'-8"	C	WOOD	1 3/4"	WOOD	MATCH EXISTING
9	2'-10" x 6'-8"	B	WOOD	1 3/4"	WOOD	MATCH EXISTING
10	FRENCH 2'-6" x 6'-8"	D	WOOD	1 3/4"	WOOD	MATCH EXISTING



### WINDOW SCHEDULE

SYMBOL	SIZE	TYPE	FRAME	REMARKS
A	TO FIT EXISTING OPENING	CASEMENT WITH FIXED TDL	WOOD	
B	TO FIT EXISTING OPENING	FIXED TDL	WOOD	
C	2'-0" x 6'-0"	CASEMENT	WOOD	
D	2'-2" x 5'-10" W/ 1'-0" x 5'-10"	CASEMENT WITH FIXED TDL	WOOD	

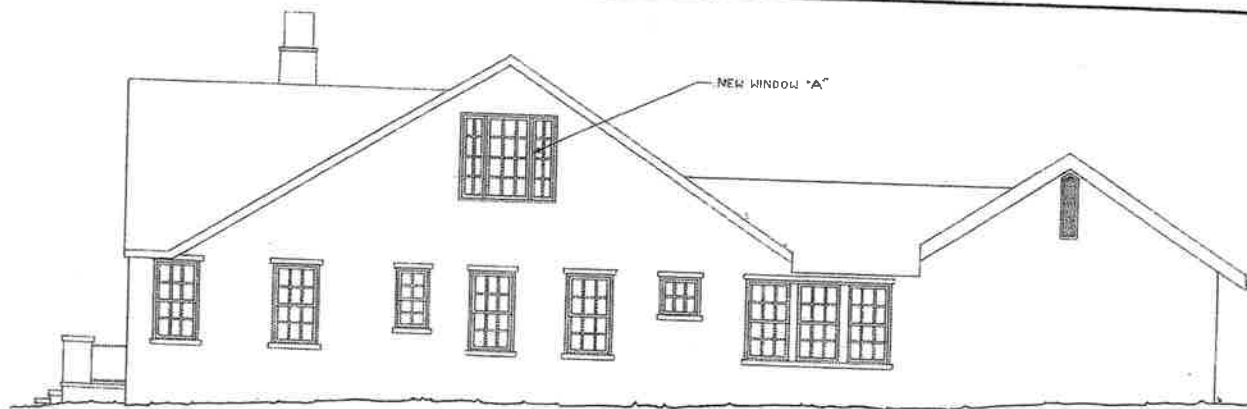


DURHAM  
 RESIDENCE

Date	2/6/23
Scale	3/8" = 1'-0"
Drawn	KR
Job	
Sheet	A.3
Of	3 sheets

4B

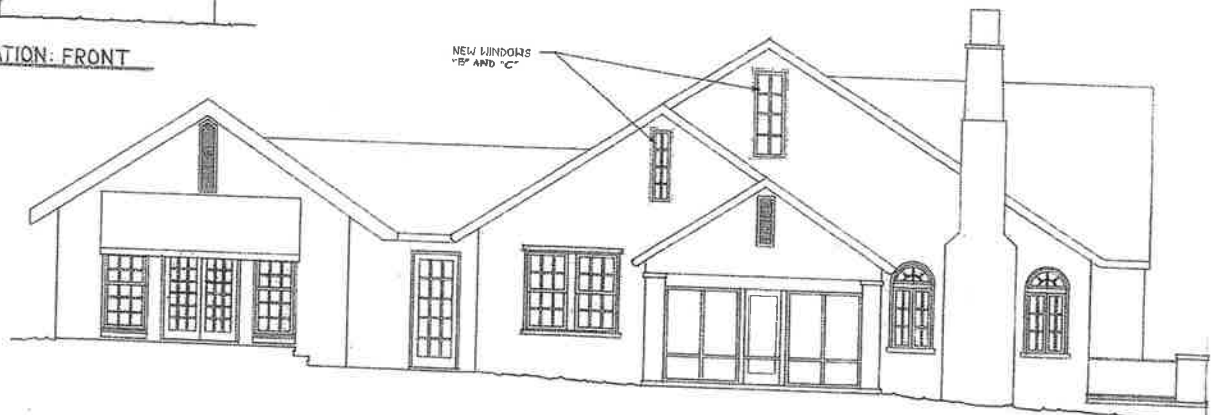
40



EXTERIOR ELEVATION: RIGHT  
1/4"=1'-0"



EXTERIOR ELEVATION: FRONT  
1/4"=1'-0"

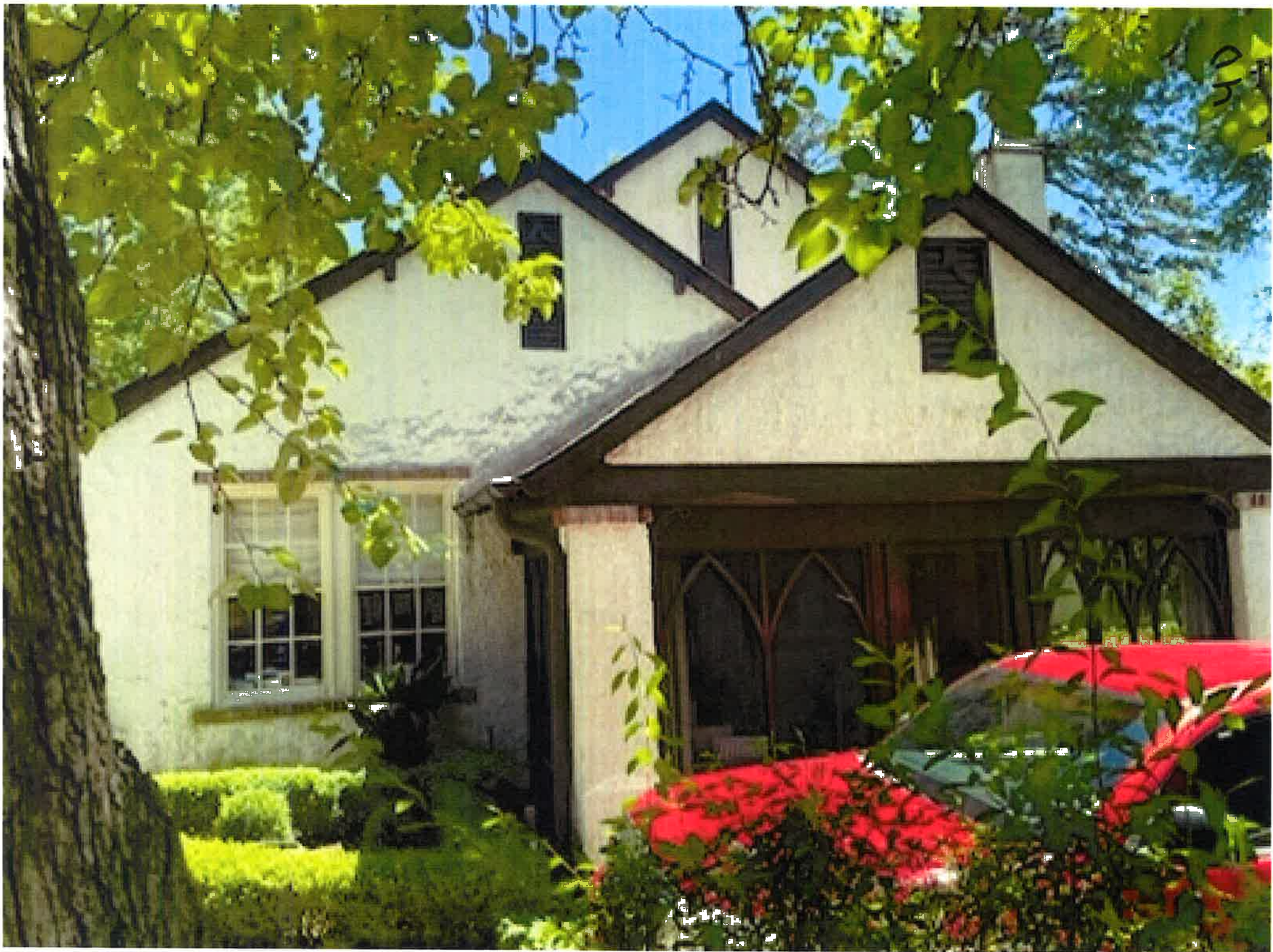


EXTERIOR ELEVATION: LEFT  
1/4"=1'-0"

DURHAM  
RESIDENCE

Date	4/20/23
Scale	1/4"=1'-0"
Drawn	KR
By	
Sheet	A.5
Of	Sheets







4h







44

**5. PRESENTED BY:** Les Cole – Cole & Cole Architects

**SUBJECT:** Request for approval to remove one (1) magnolia tree for the property located at 315 Clanton Avenue (Garden District).

**REMARKS:** The petitioner is requesting permission to remove one (1) 18” caliper magnolia tree from the property. The tree is located on the east side of the church. Petitioner stated the tree is now blocking the view of the church buildings, as well as the newly acquired property to the north. No replacement is proposed since they are doing an extensive landscape project soon.

**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 tree contributes to the character of the property. I do not have any issues with visibility.

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

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



5A

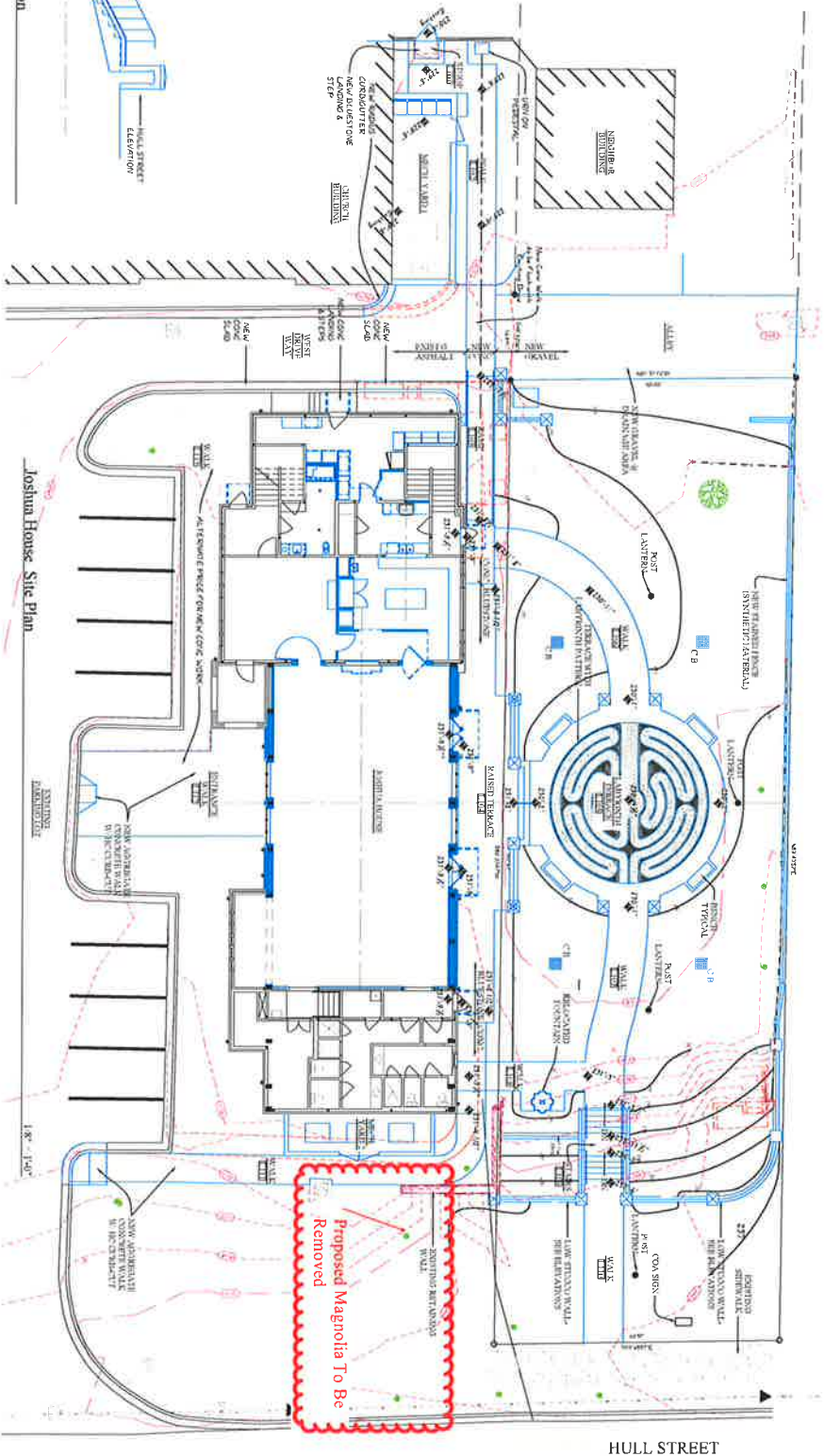


56

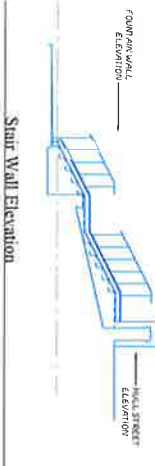




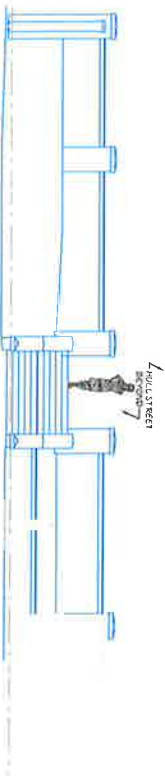
50



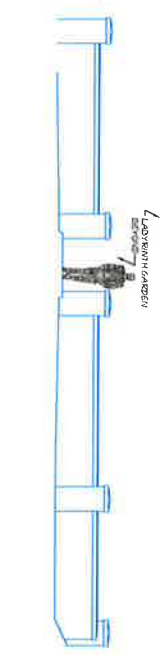
Joshua House Site Plan



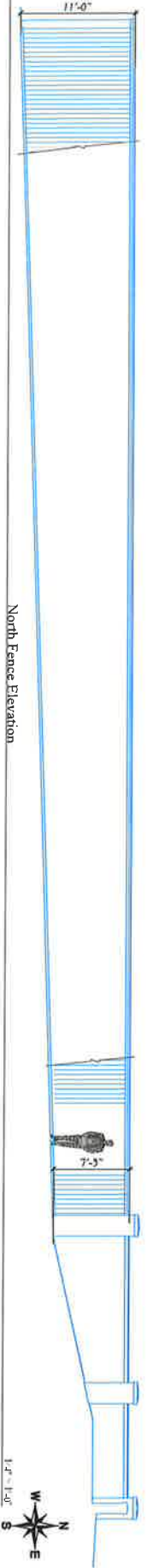
Stair Wall Elevation



Fountain Wall Elevation



Hull Street Wall Elevation



North Fence Elevation

ADDITIONAL REVISION	DATE


**6. PRESENTED BY:** Sara Rogan

**SUBJECT:** Request for approval after the fact for removal of existing porch rail with replacement located at 1931 Norman Bridge Court (Garden District). VIOLATION

**REMARKS:** The petitioner is requesting permission to remove rusted porch rails and supports. Replacement material would be pressure treated wood. The support beams will be 6"x6" posts. The top railing will be 5/4" boards. The pickets will be 2"x2" spaced 4" apart on center. The handrail will be 4"x4" boards. The porch, porch floor and door will be painted colors of the approved palette.

**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

- Ms. Rogan started removing the rusted porch railing. Once advised, she was required to go to ARB, she stopped all work.

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

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





69

MAA

## Site Cont.

### Walkways

Concrete, Settling cracks

Condition: Marginal



### Porches

Posts/ support repair needed

Condition: Repairs or potential replacement needed



Site Cont.

**Steps/Stoops**

Concrete, Brick, Uneven risers

Condition: Repairs or potential replacement needed



**Handrails And Safety Rails**

Steel, Additional are needed



**Fence**

Chain link, Metal

Condition: Repairs or potential replacement needed



## Porch plan – 1931 Norman Bridge Court

### Requested work

- Remove the iron rails/supports around the porch (see Exhibit A for the original porch)
- Replace them with wooden rails/supports around the porch (see Exhibits B, C, and D for other houses in the Garden District that have porches similar to what I'm requesting)
- Paint the porch, the front door, and the floor of the porch (see below for specific colors)

### Details of the work

- See Exhibits E and F; the former is my contractor's sketch, and the latter is my rendition
- Materials: pressure-treated wood
- Measurements:
  - o Three 6x6 support beams (Exhibit F – yellow)
  - o 5/4 board for railing (Exhibit F – blue)
  - o 2x2 pickets, 4 inches apart (Exhibit F – purple)
  - o 2x10 beams (Exhibit F – red)
  - o Railing with 4x4 boards (Exhibit F – green)
- Paint
  - o Front door will be painted either 400-10, 400-12, or 400-28 from the Montgomery Historical Colors palette
  - o Porch will be painted white (400-24) in a few months
  - o Porch floor will be painted the color of the house

### Reasons for the work

- Inspection report indicated that a support beam was needed (Exhibit G)
- Porch rot occurring (Exhibits H, I, and J)
- More aesthetically pleasing
- Increase the house's property value

Disclaimer: I was unaware of the ARB application and approval process, so on April 19, 2023, I began working on this project. Fortunately, my neighbor stopped the contractor before he got too far into the project and informed him that this work required approval. The contractor called me and let me know what he had learned. I told him to stop work so I could apply for approval. Exhibit K depicts the house in its current state: some railings have been pulled up, and temporary supports were installed.







4x4



Progress So far

H9









Example on Gilmer Ave.



Example on Winthrop Ct.





Example on Gilmer Ave

**7. PRESENTED BY:** Shane Pene

**SUBJECT:** Request for approval after the fact of painting unpainted brick, shutters and parking pad for the property located at 105 North Capitol Parkway (Capitol Heights). VIOLATION

**REMARKS:** The petitioner is requesting permission to retain the painted brick, cedar shutters and gravel pad in the rear yard. There was a request on the application for a 30' X 30' gravel parking pad in the rear yard. There is evidence of a previous parking pad in the rear yard but staff was unable to determine the size and exact boundaries of the parking pad. When staff went out to take pictures for the agenda, they noticed gravel has been dumped in the rear yard. There are no borders to contain the crusher run or define the parking pad boundaries. This gravel pad is now part of the violations for this 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:** R-60-s

- I feel some type of border is needed to define the parking pad and to contain the crusher run gravel.

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

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







**8. PRESENTED BY:** Patrick Doman

**SUBJECT:** Request for approval after the fact of tree removal for the property located at 1123 Westmoreland Avenue (Old Cloverdale). VIOLATION

**REMARKS:** The petitioner is requesting permission for tree removal of one (1) pine tree from the rear yard. Replacement is not 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-65-s

- 

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

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





1123 Washington Blvd  
Taken 3-17-23





84

**9. PRESENTED BY:** Jeremy Walker

**SUBJECT:** Request for approval of front steps alterations, a new walk path, and alterations to an old driveway for the property located at 2423 Agnew Street (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to replace the front steps that are cracked and leaning with new steps. The steps will be brick to match the house. The material on the ends is unknown at this time. The proposed steps are approximately 12 ft. wide. There is a proposed walk path from the driveway to the front steps. The path is approximately 10 ft. wide and will be rock as illustrated. There is an old driveway turn out that is no longer used. The petitioner would like to remove all the concrete of the old driveway on the left side of the house and replace it with grass and curbing. There is a landscape plan with this submittal but it is not being 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-65-s

- The petitioner will be required to work with Charlie Harris in the Engineering Department regarding any work done on the right-of-way. Please ensure there is positive flow of drainage along the curb line.

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

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

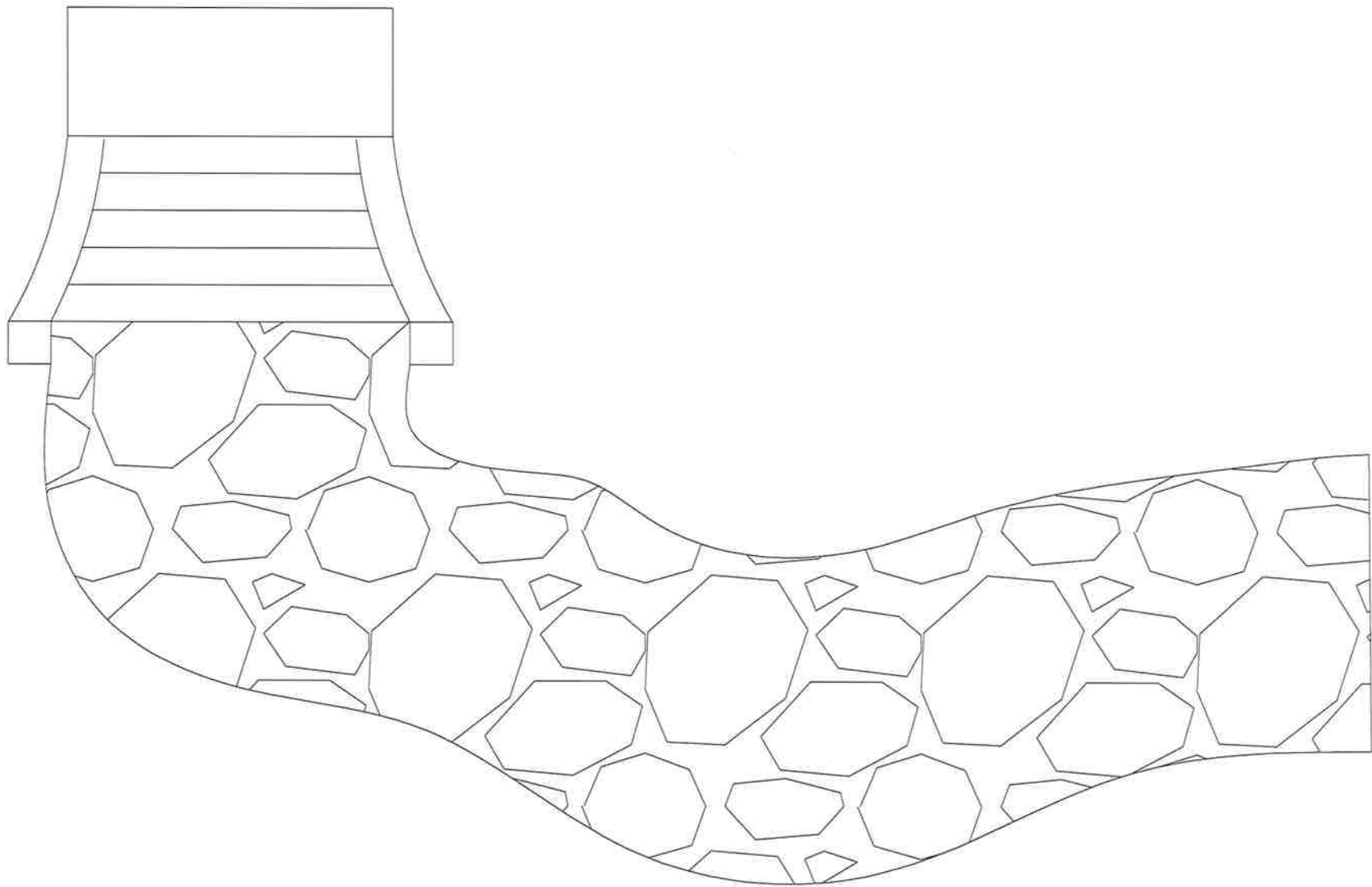


9A





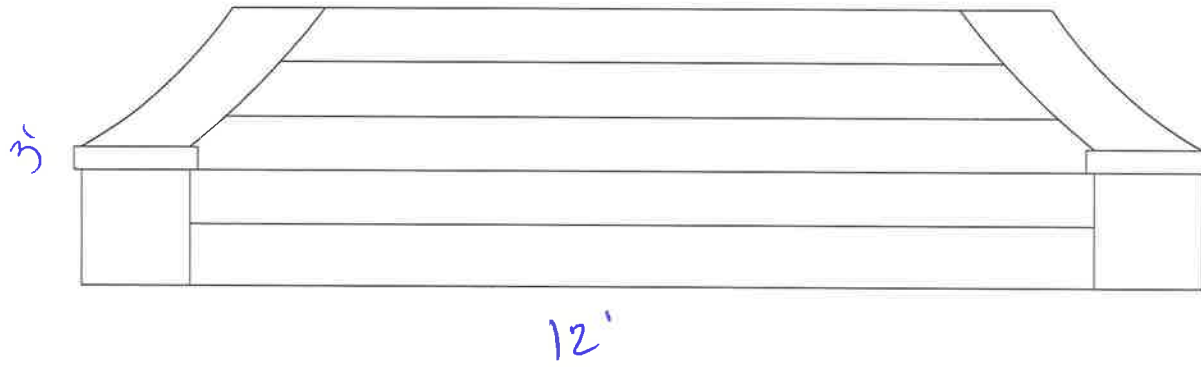




26

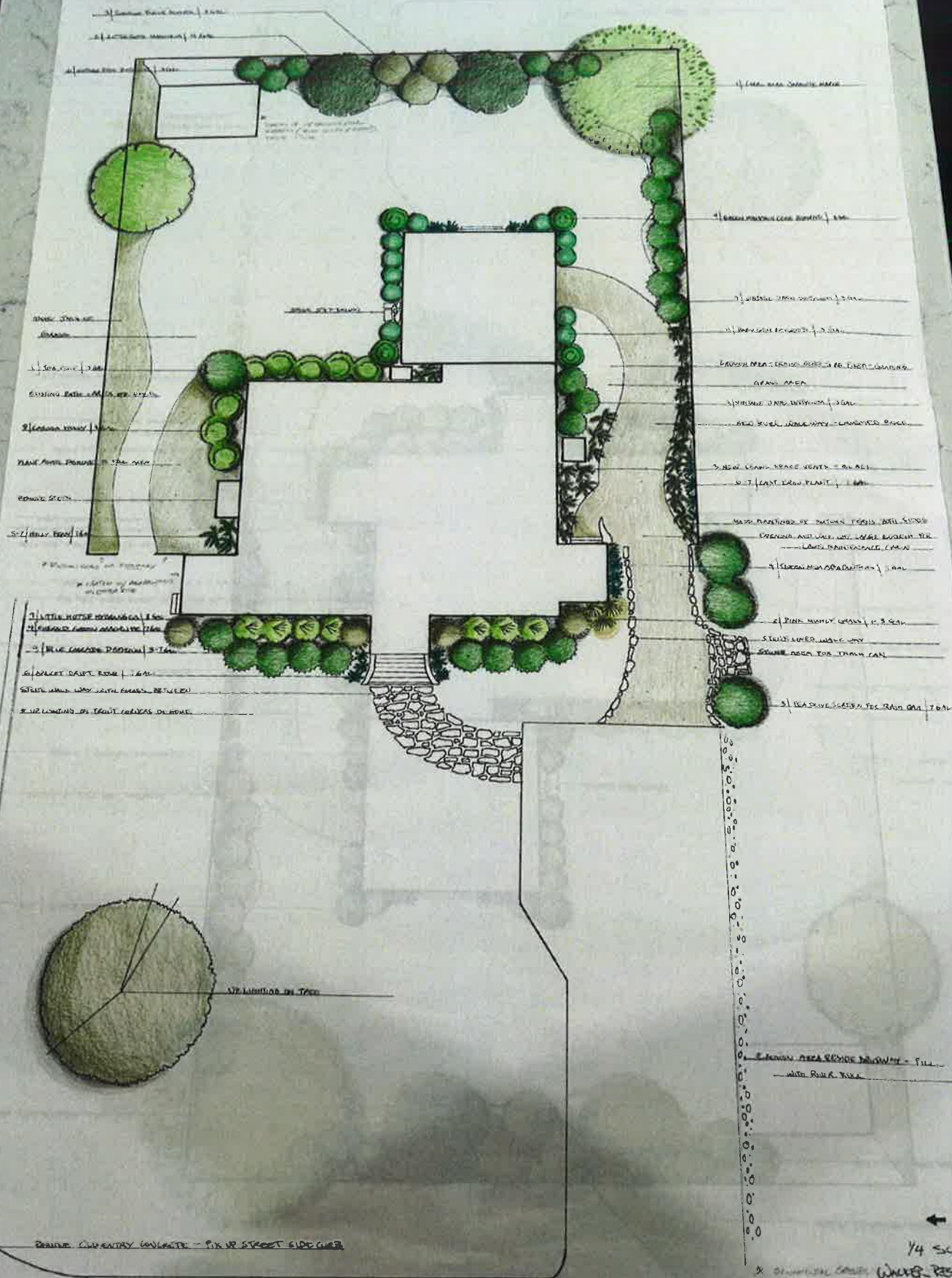
WALKER

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



db WALKER  
SCALE: 1/2" = 1'-0"





1. 1/2" Scale  
 2. 1/4" Scale  
 3. 1/8" Scale  
 4. 1/16" Scale  
 5. 1/32" Scale  
 6. 1/64" Scale  
 7. 1/128" Scale  
 8. 1/256" Scale  
 9. 1/512" Scale  
 10. 1/1024" Scale

1. 1/2" Scale  
 2. 1/4" Scale  
 3. 1/8" Scale  
 4. 1/16" Scale  
 5. 1/32" Scale  
 6. 1/64" Scale  
 7. 1/128" Scale  
 8. 1/256" Scale  
 9. 1/512" Scale  
 10. 1/1024" Scale

1. 1/2" Scale  
 2. 1/4" Scale  
 3. 1/8" Scale  
 4. 1/16" Scale  
 5. 1/32" Scale  
 6. 1/64" Scale  
 7. 1/128" Scale  
 8. 1/256" Scale  
 9. 1/512" Scale  
 10. 1/1024" Scale

1. 1/2" Scale  
 2. 1/4" Scale  
 3. 1/8" Scale  
 4. 1/16" Scale  
 5. 1/32" Scale  
 6. 1/64" Scale  
 7. 1/128" Scale  
 8. 1/256" Scale  
 9. 1/512" Scale  
 10. 1/1024" Scale

1/4" SCALE  
 WINTER RESIDENCE  
 1/24/2023

96

2415 Agnew St

96



2423 Agnew St

All

Street View & 360°

remove all concrete + replace  
with grass + curb

Image capture: Feb 2022 © 2023 Google