

# **A G E N D A**

## **Architectural Review Board**

**November 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

Warren Adams

Executive Secretary

- I. Approval of the Actions from the October 24, 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.	Jordan Creel	Old Cloverdale	737 Park Avenue
2.	Cedric Grant	Garden District	1540 S. Perry Street
3.	David Sumner	Cloverdale-Idlewild	655 Hubbard Street
4.	Cole Smith	Garden District	358 Rose Lane
5.	Joanna Mortara	Capitol Heights—Madison	1637 Madison Avenue
6.	Joseph King	Garden District	366 Rose Lane
7.	Adam Warnke	Cottage Hill	613 Martha Street

**The next meeting of the Architectural Review Board will be on  
WEDNESDAY, December 20, 2023, at 5:30 p.m.**

## II. Administrative Actions

Date	Address	District	Request/Violation	Action
10/11/2023	1637 Madison Avenue	Capitol Heights-- Madison	Removal of pecan tree and replacement of driveway without COA	Stop Work Order Issued
10/12/2023	1637 Madison Avenue	Capitol Heights-- Madison	In-kind repair of driveway from fence back into yard; Fence material change + extension; changing hex pavers from fence to street	Admin approval; ARB application received for fence; advised changing hex pavers req's ARB application
10/13/2023	1931 Norman Bridge Court	Garden District	In-kind repair of outbuilding's rotten roof and body parts	Admin approval
10/16/2023	620 Ponce de Leon Ave.	Cloverdale- Idlewild	Vacant residence, overgrown lot, hole in roof--demo by neglect	S/w owner custodian, Neil Tyson, who requested copy of the violation letter & discussed options, which may include sale of property or demolition
10/19/2023	1603 Madison Ave.	Capitol Heights-- Madison	In-kind repair of wooden railings on front porch	Admin approval
10/19/2023	3218 Wellington Rd.	Cloverdale- Idlewild	Hole in window still not fixed	15-day violation letter sent
10/19/2023	3311 Wellington Rd.	Cloverdale- Idlewild	New shutters installed without COA	Violation hang-tang left on front door and 30-day letter sent
10/25/2023	113 Madison Ave.	St. John's Episcopal Church	In-kind repairs of steeple plaster	Admin Approval
10/30/2023	1945 Graham St.	Old Cloverdale	Addition of approximately 3 rows of brick to a retaining wall in the rear yard	Admin Approval
11/1/2023	3135 Montezuma Rd.	Cloverdale- Idlewild	In-kind driveway repair	Admin Approval
11/1/2023	1923 Norman Bridge Ct.	Garden District	In-kind walkway repair in rear yard	Admin Approval
11/3/2023	620 Ponce de Leon Ave.	Cloverdale- Idlewild	Vacant residence, overgrown lot, hole in roof--demo by neglect	S/w owner's agent, he'll have the hole in roof and landscaping taken care of ASAP

11/3/2023	1940 Norman Bridge Ct.	Garden District	Return columns to original position and replace lattice	Columns and lattice returned = property compliant and violation resolved
11/3/2023	3225 Lexington Rd.	Cloverdale-Idlewild	Overgrown lot--demo by neglect	Landscaping cleared = property compliant & violation resolved
11/3/2023	3218 Wellington Rd.	Cloverdale-Idlewild	Hole in window still not fixed upon 15-day reinspection	Paperwork filed in Municipal Court

### III. Full Review of Items.

#### OLD BUSINESS

##### 1. PRESENTED BY: Jordan Creel

**SUBJECT:** Request for approval, after the fact, of a gravel parking pad for the property located at 737 Park Avenue (Old Cloverdale). VIOLATION

**REMARKS:** The petitioner is requesting permission, after the fact, for installation of a gravel parking pad to the east side of the residence. This project included removal of overgrown wisteria and shrub roots extending from adjacent property, machine grading 2-3' of topsoil, and machine leveling and tamping existing soil. Then, the owner removed a dilapidated vernacular retaining wall and replaced it with a proper cinder block retaining wall. Lastly, he filled the graded area with a weed barrier, crushed run/paver base, and grade-3 stone. The dimensions for the parking pad are as follows: 36' length, 13' width at the midpoint, and 15'2 1/8" width at the retaining wall. The retaining wall is 2'2" high. This item was delayed at the October ARB meeting to give the applicant an opportunity to revise his drawings of potential vegetation screening. Cinder block edging will be used along the outer (eastern) rim of the parking pad, and the vegetation screen will be made up of 5-7 Emily Bruner Holly shrubs on a sloped line running approximately 14' from a mature pine tree to the driveway. Between the western side of the sloped vegetation screen and driveway, where there is currently grass and dirt, Mr. Creel requests additional gravel infill to provide enough space to back his truck and trailer onto the parking pad without hitting the Bruner Hollies or damaging the existing grass.

**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 objections

**NOTES** \_\_\_\_\_

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





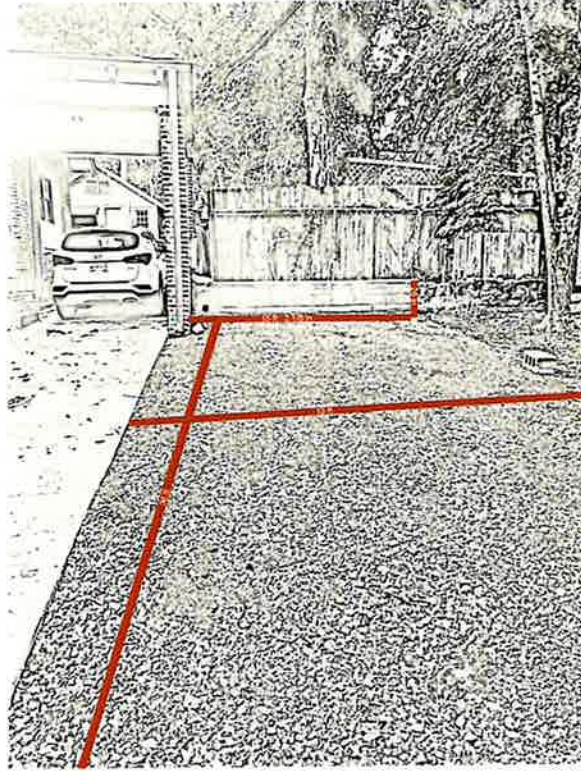
737 Park Avenue, Old Cloverdale, 10/06/23





737 Park Avenue, Old Cloverdale, 09/25/23 and 09/21/23





737 Park Avenue, Old Cloverdale, 09/21/23 and 09/25/23

1C





737 Park Avenue, Old Cloverdale, 09/25/23





737 Park Avenue, Old Cloverdale, 09/21/23



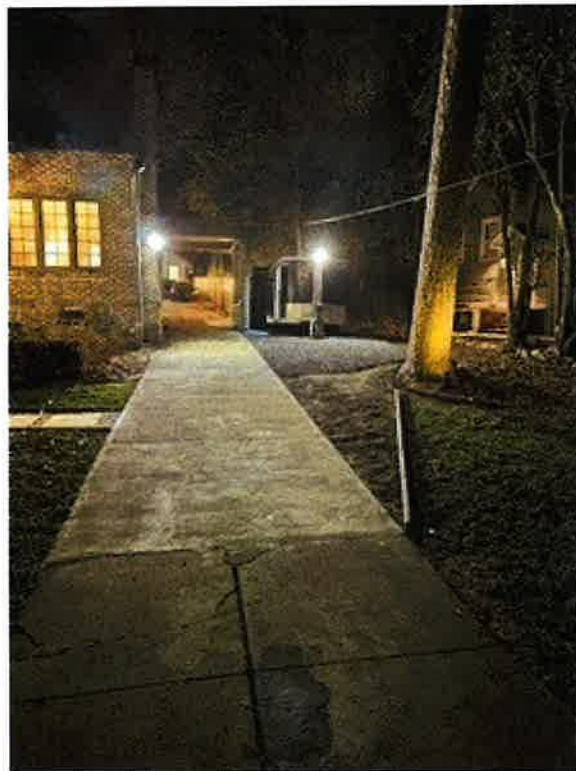
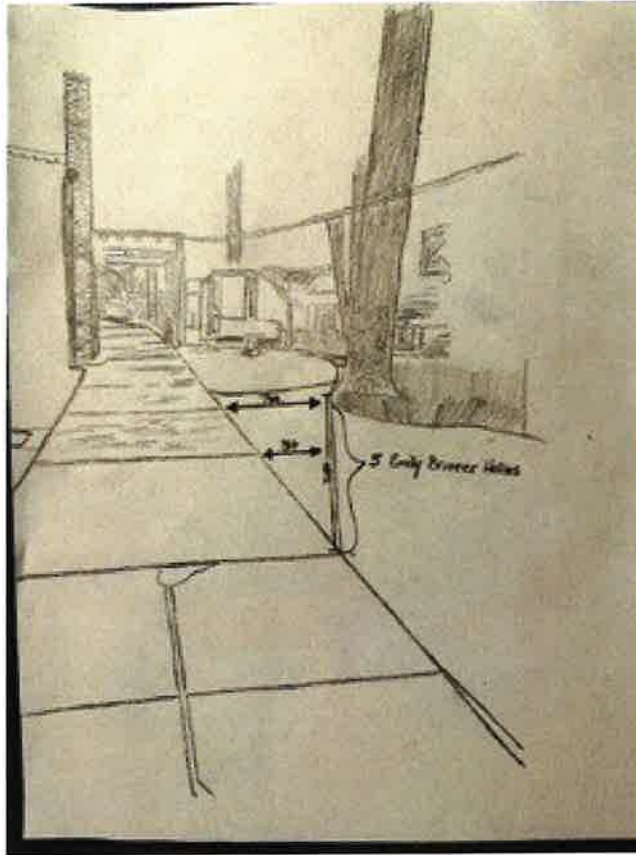


737 Park Avenue, Old Cloverdale, 09/21/2023 and 10/06/23





737 Park Avenue, Old Cloverdale, Cinder block edging



737 Park Avenue, Old Cloverdale, drawing and sloped line for proposed vegetation screen



737 Park Avenue, Old Cloverdale, View of sloped line for proposed vegetation screen



**2. PRESENTED BY:** Cedric Grant

**SUBJECT:** Request for approval, after the fact, to install two dormers with inset windows on the east façade and for pre-approval of window replacements on the north and west elevations for the property located at 1540 S. Perry Street (Garden District). PARTIAL VIOLATION

**REMARKS:** The petitioner is requesting approval, after the fact, to install two dormers with inset windows on the east façade. Part of the residence's second floor and most of its unfinished third floor suffered fire damage and the home was subsequently vacated for an extended period. As part of ongoing interior third floor renovations, egress windows were required, and progress began to install the dormers. We received a complaint because, originally, there were no dormers on the east façade; therefore, a stop work order was issued September 20, 2023. An ARB application was received on September 26, 2023. The proposed dormers, which measure 4' in width and 8' in height, would have Hardie board lap siding and 3' x 5' inset double hung windows made of wood with divided 9 over 9 lites to match the second story fenestration pattern. The dormers will have front gables, painted fascia boards, and architectural dentil block moulding similar to Spectis Moulders Inc. - MD 1141 (see revised architectural drawing A3.1). Additionally, the third floor on the north and west (rear) elevations, which suffered the worst extent of fire, have had a total of 11 damaged windows removed. There are 3 windows on the north elevation, 5 on the west elevation, and 3 on the south elevation. The petitioner would like to install aluminum-clad replacements with a divided-lite pattern that matches the damaged originals as closely as possible.

**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 ribbons of damaged windows are positioned at the rear of the home where it is difficult to see from the public right-of-way.
- The general contractor, Mr. Grant, has had a hard time finding replacement wood windows, but he will ensure that the replacements have divided lite patterns matching the originals as closely as possible.
- If simulated divided lite windows are proposed, the Board should ensure they require muntins on the glass with a raised profile.

**NOTES** \_\_\_\_\_

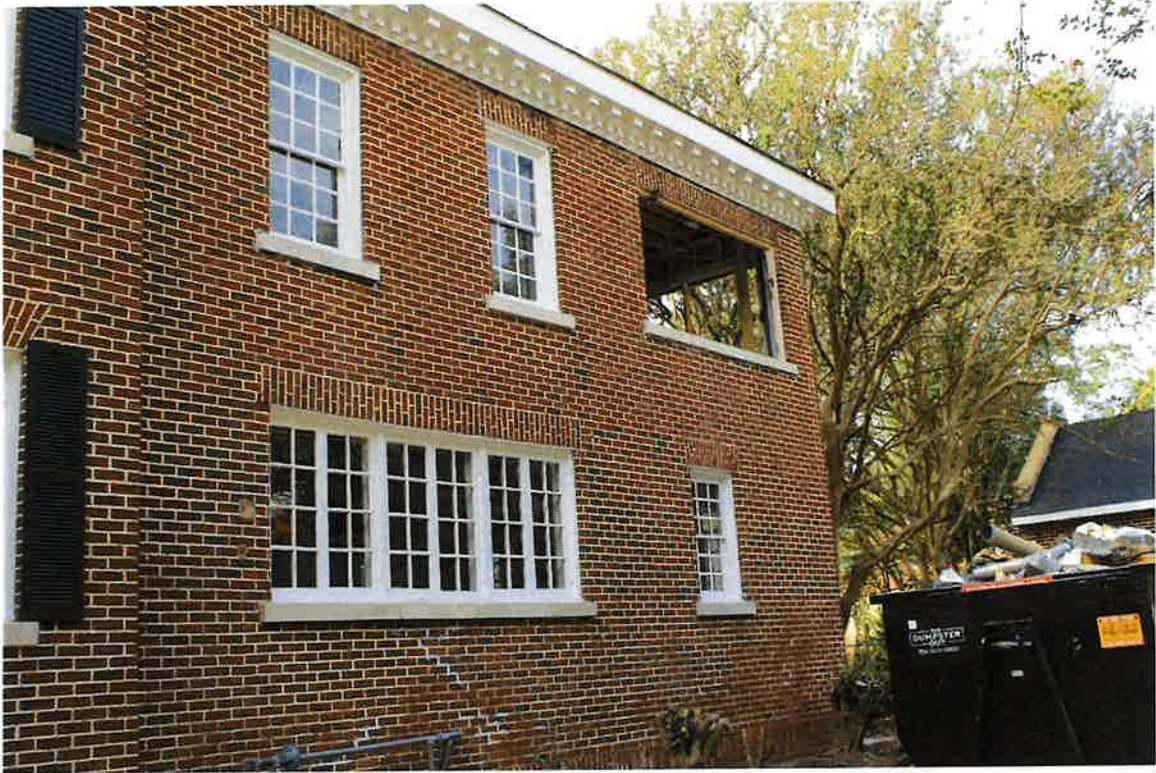
**ACTION** \_\_\_\_\_



1540 S. Perry Street, Garden District, 10/06/23

2A





1540 S. Perry Street, Garden District, 10/06/23





1540 S. Perry Street, Garden District, 10/06/23



SE3 Designs  
PH: 334-328-4209  
EM: semil.arch@gmail.com

1540 S PERRY STREET

ELEVATION

A3.0

DATE ISSUED:  
11/03/23



1 EAST ELEVATION  
A3.0 SCALE: 3/16" = 1'-0"

2D



SE3 Designs  
PH: 334-328-4209  
EM: semiii.arch@gmail.com

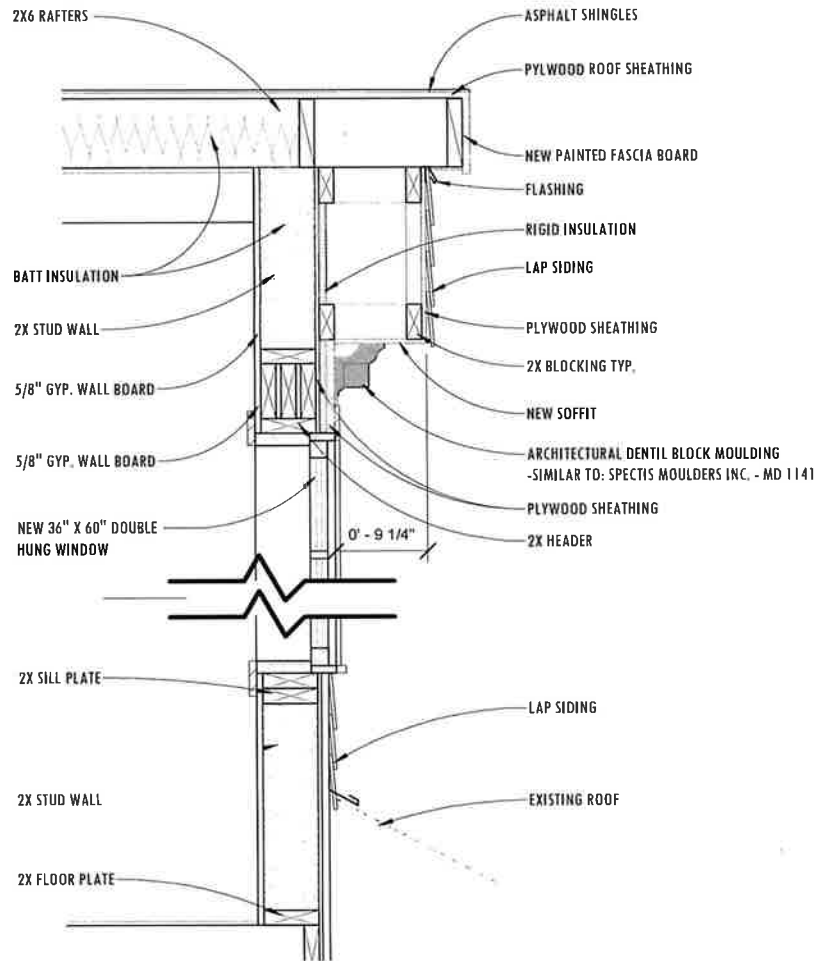
1540 S PERRY STREET

DORMER  
WINDOW DETAILS

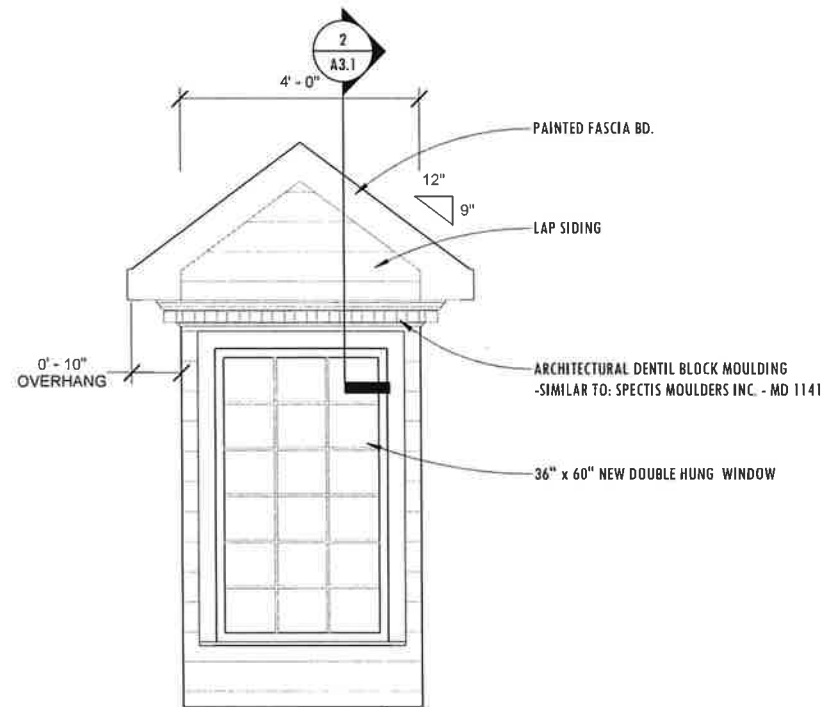
A3.1

DATE ISSUED:  
11/03/23

2E

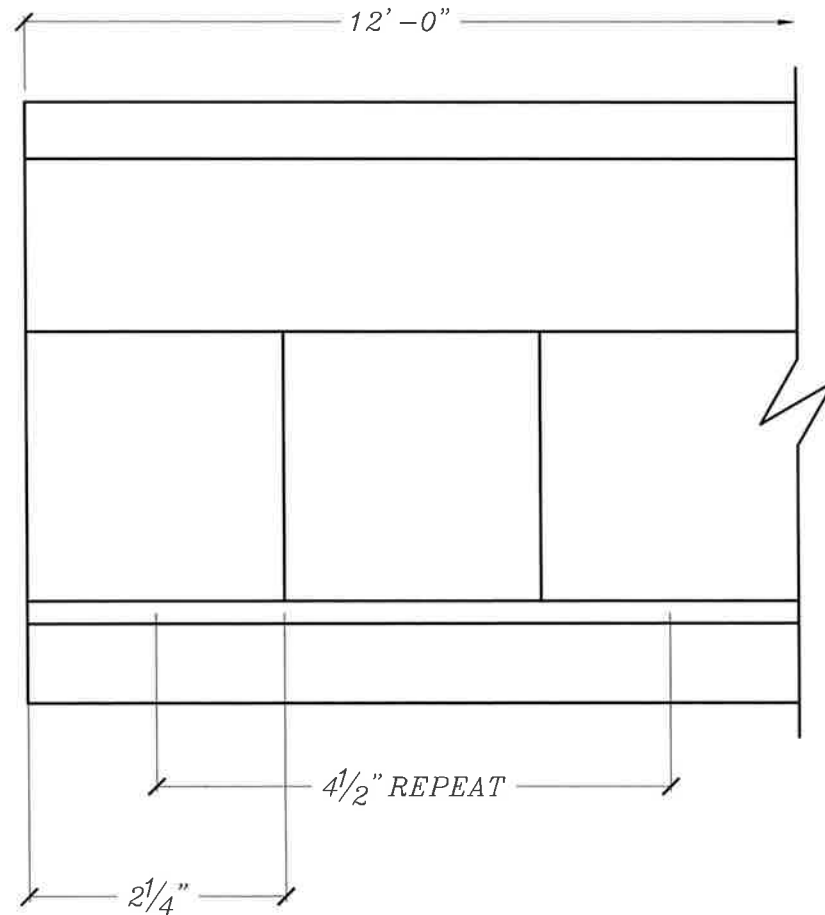
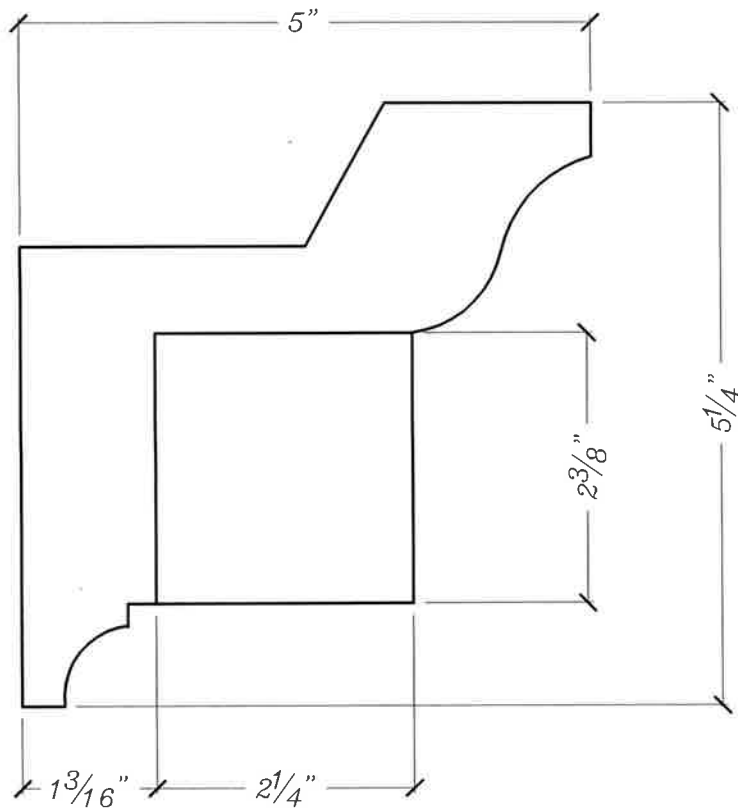


**2**  
**A3.1** **DORMER ROOF RAKE SECTION**  
SCALE: 1" = 1'-0"



**1**  
**A3.1** **DORMER DTL. ELEVATION**  
SCALE: 1/2" = 1'-0"





**SPECTIS MOULDERS INC.**  
**1-800-685-9981**

**NOTES:**

1. ALL PRODUCTS ARE DRAWN FOR PRESENTATION PURPOSES. THEREFORE IMAGE MAY VARY SLIGHTLY FROM ACTUAL PART.
2. DRAWING INTENT IS TO INDICATE GENERAL ARRANGEMENT. DESIGN AND INTENT OF WORK IS PARTLY DIACRAMATIC.
3. SPECTIS RESERVES THE RIGHT TO CHANGE ANY PRODUCT DESIGN WITHOUT NOTIFICATION.

CUSTOMER/PRO. NAME & QUOTE#:		TITLE:	
STANDARD PRODUCT		MOULDING	
BILL OF MAT / PART #:		SCALE:	DATE:
MD 1141		5/8" = 1"	05/03/18
		DWC BY:	REV
		DS	

**3. PRESENTED BY:** David Sumner

**SUBJECT:** Request for approval of the construction of a new garage for the property located at 655 Hubbard Street (Cloverdale-Idlewild).

**REMARKS:** The petitioner is requesting permission to build a 2-story garage on the slightly expanded footprint of a garage that a prior owner had demolished. The garage would be northeast of the residence; the dimensions would be 32' deep x 21' wide. It will have a concrete foundation and be built with LP® wood lap siding, a gabled roof clad with General Aniline & Film (GAF) Timberline HDZ® shingles, and a second-floor storage space. There will be dual carriage-style garage doors, each 8' x 8'. This item was delayed at the October ARB meeting to give Mr. Sumner an opportunity to make a request at the November 16<sup>th</sup> Board of Adjustment 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-s**

- Will the windows on garage be operable and would they have high profile muntins?
- A building permit will be required
- Revised drawings based on the Board of Adjustment action were not available at the time this agenda is being sent; however, we'll provide them to board members prior to the November 28<sup>th</sup> meeting.

**NOTES** \_\_\_\_\_

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

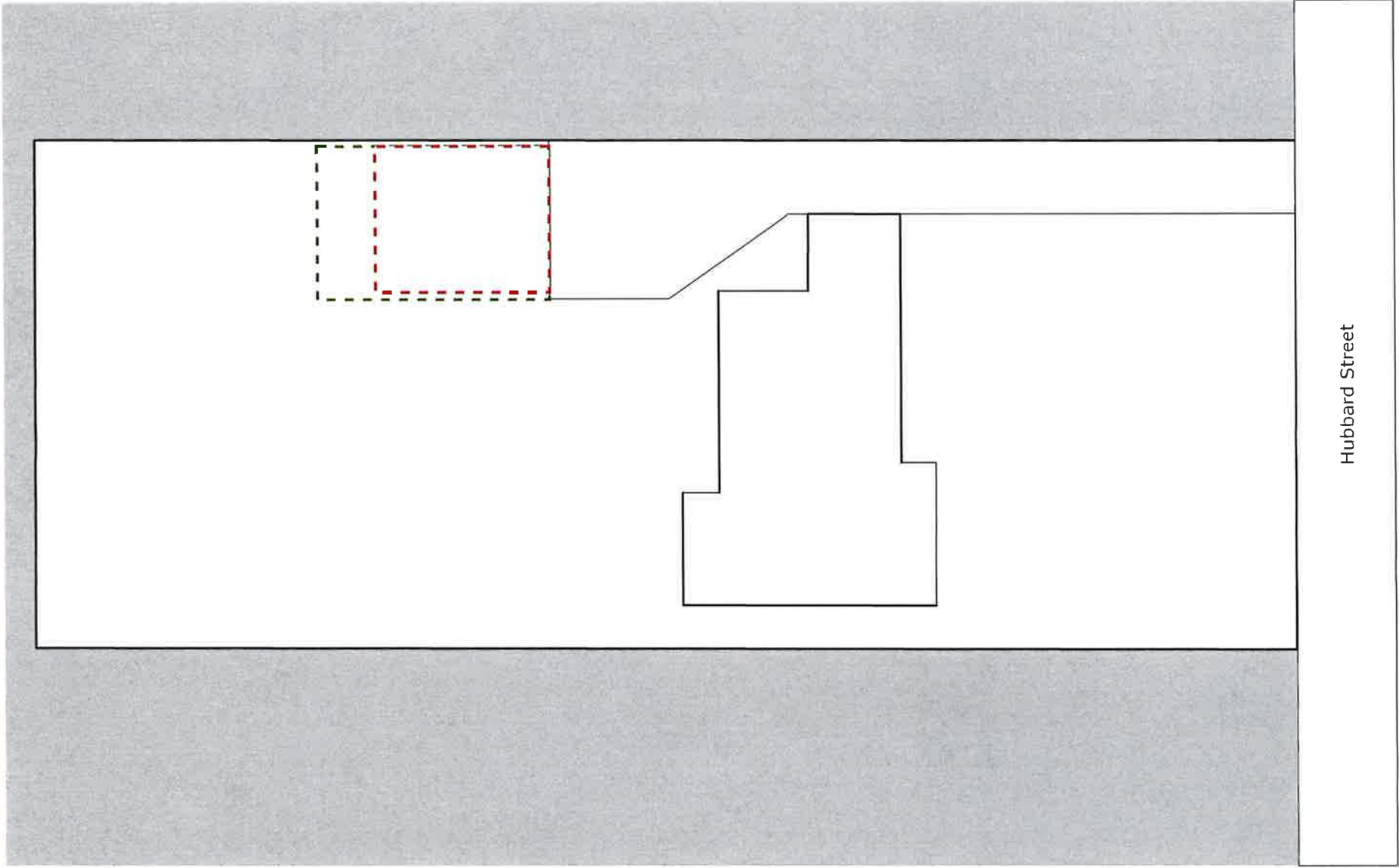


655 Hubbard Street, Cloverdale Idlewild, 10/06/23



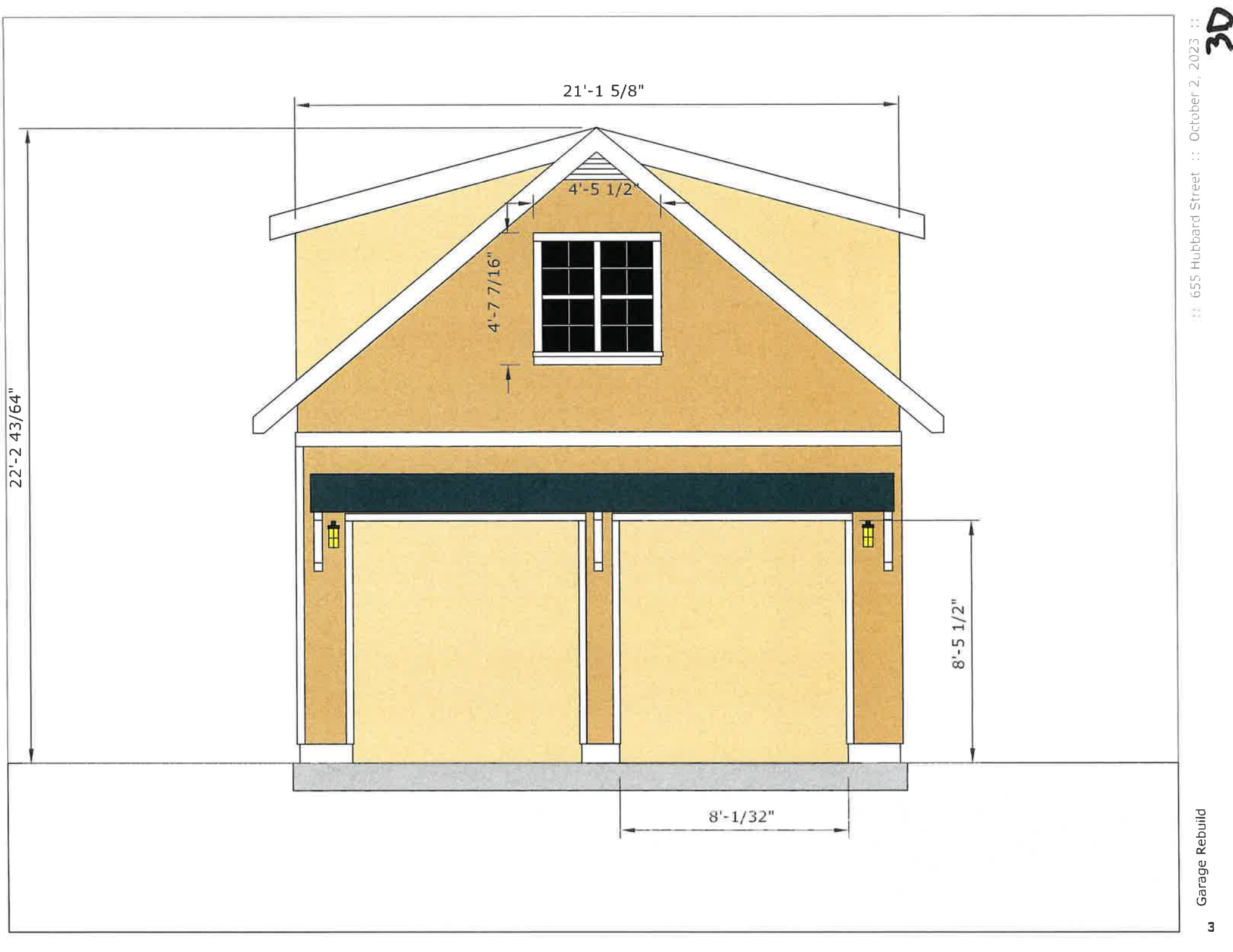


655 Hubbard Street, Cloverdale Idlewild, 10/06/23 and example of Timberline HDZ Roof Shingles

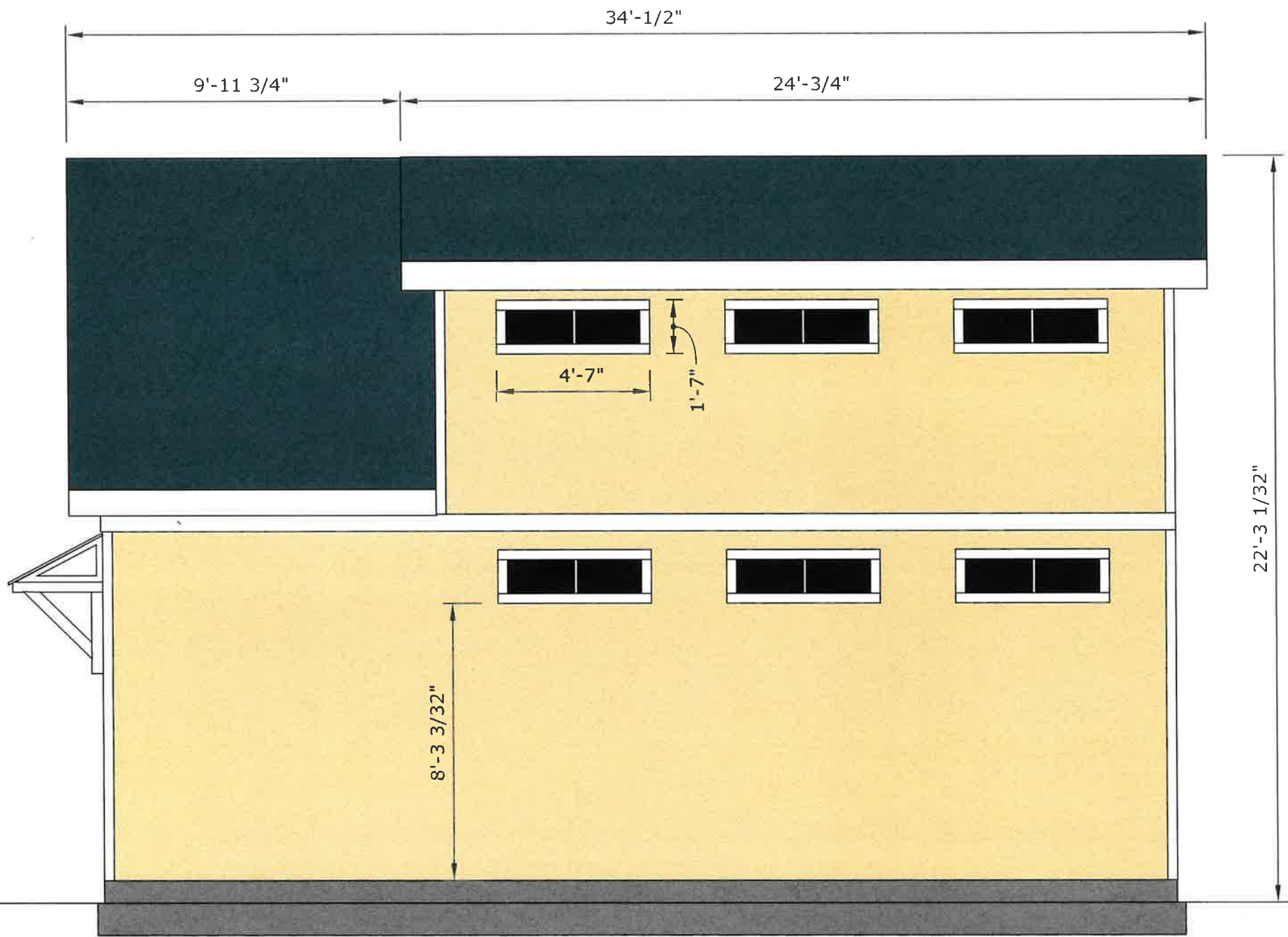


Proposed Garage

Original Garage







22'-3 1/32"

24'-3/4"

34'-1/2"

9'-11 3/4"

4'-7 7/16"

4'-5 1/2"

8'-0"

8'-0"

11'-6 17/64"

GAF HDZ Timberline Shingles

<https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz>



Hunter Green



Barkwood







## **NEW BUSINESS**

### **4. PRESENTED BY:** Cole Smith

**SUBJECT:** Request for approval of a new fence installation for the property located at 358 Rose Lane (Garden District).

**REMARKS:** The petitioner is requesting approval to build a small picket fence, white in color, at the front of the property, approximately 15' from the sidewalk—thereby avoiding impact on a mature magnolia tree. It will be 60' long and 3 ½' tall. There will be a gate for vehicle egress and a pedestrian gate. Pickets will be French gothic-style and 3 ½" thick, spaced out every 3 ½". The fence is being proposed to let dogs out in the front yard without supervision and to deter vehicle thefts which have occurred in the past.

**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

- A building permit will be required if the project is approved.

**NOTES** \_\_\_\_\_

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





358 Rose Lane, Garden District, 11/09/23













Approximation of fence style:



Type of picket, 3.5 ft. tall:



**5. PRESENTED BY:** Joanna Mortara

**SUBJECT:** Request for approval, after the fact, of tree removal and pre-approval for a change in fence material, extension of the fence line, and a driveway alteration for the property located at 1637 Madison Avenue (Capitol Heights—Madison). PARTIAL VIOLATION

**REMARKS:** The petitioner is requesting approval, after the fact, for removal of a pecan tree from the rear yard and pre-approval of a change in fence material, extension of the fence line, and a change in driveway design. The petitioner removed a pecan tree (approximately 16.33” at base) because of its proximity to the house and its root system damaging the driveway and house’s foundation over time. Because it was over 12” at the base, Urban Forester, Russell Stringer issued a stop work order on October 11<sup>th</sup>, 2023. However, Mr. Stringer advised Mrs. Mortara to finish removing the tree because it was not safe to keep partially cut and explained the Architectural Review Board (ARB) application process and requirements. We received an ARB application October 12<sup>th</sup>, 2023. Mrs. Mortara is proposing to replace the pecan tree with a red Oak tree on either side of the driveway, which is also being repaired with new concrete. The driveway replacement is an in-kind repair from the fence west into the rear yard but from the fence east to the street, there were hex pavers. The pavers were removed along with the rest of the driveway’s concrete and Mrs. Mortara would like to replace them with smooth concrete to match the rest of the driveway. The petitioner is also requesting to change the existing chain link fence to a wooden privacy fence to increase safety at this corner-lot residence with several windows on its east side, facing a busy street. Mrs. Mortara requests the new fence to be 8’ tall, made of Spruce or treated wood and to have vertical slats. The proposal replaces the chain link all around the property, except for the west boundary where the neighbor already has a privacy fence—chain link would remain along this boundary. On the eastern boundary, the proposal extends the fence line approximately 16’ south before returning another 16’ at the southeast corner of the residence—thereby enclosing a sunroom on the residence’s east elevation. The existing 17’ portion of chain link going west from the property line to a northeast corner of the residence would 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-60-s**

- Per Urban Forestry, replacement trees should be 2.5” caliper.
- The petitioner understands our design guidelines specify that fences are limited to 6’ but would like an exception due to her residence being on a corner lot.

**NOTES** \_\_\_\_\_

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





1637 Madison Avenue, Capitol Heights—Madison, 11/09/23 and 10/12/23





**1637 Madison Avenue, Capitol Heights—Madison, 10/12/23 and 11/09/23**



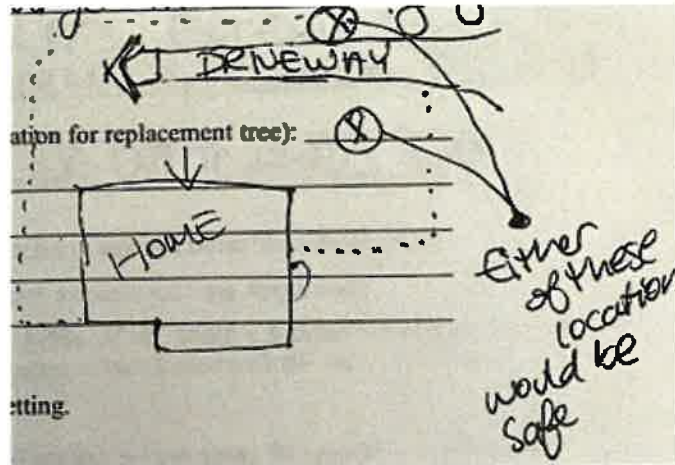
1637 Madison Avenue, Capitol Heights—Madison, 10/12/23





1637 Madison Avenue, Capitol Heights—Madison, 11/09/23





1637 Madison Avenue, Capitol Heights—Madison, proposed replacement tree locations, and 11/09/23

JO MORTARA  
1637 MADISON AVE  
FEDERAL DRIVE  
MONTGOMERY, AL 36107  
214-335-4170

PHOTOS

PLOT MAP

PERMIT

WATER BIB AVAIL

ANY/HOW MUCH HAND DIG

PRIVATE UTILITIES?

TO SHED, POOL, GAS TO GRILL

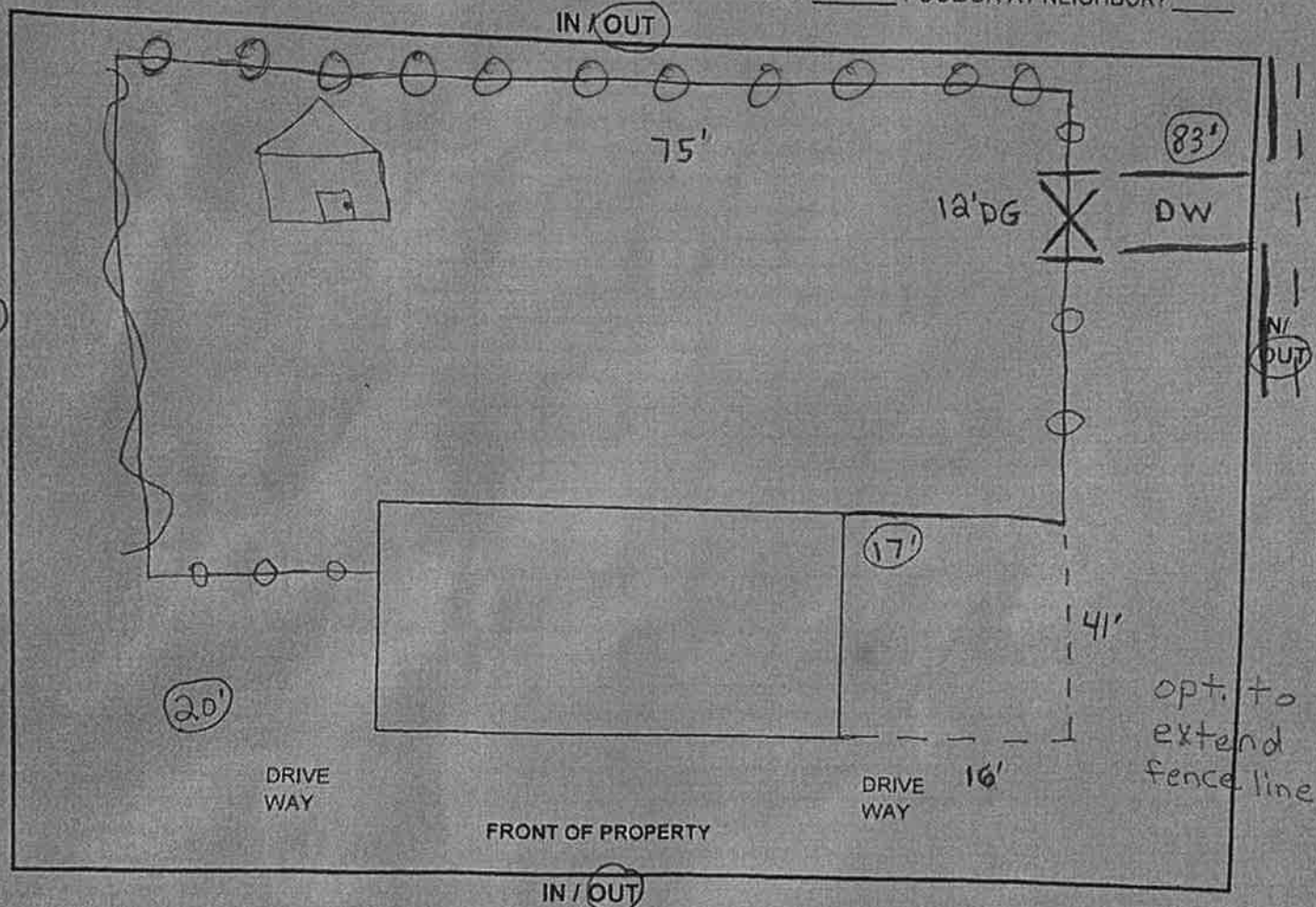
05/22

Yes

DATE CLOSE ON HOUSE OR YARD TO BE READY \_\_\_\_\_

MAIN REASON(S) OR CONCERNS FOR THE FENCE: \_\_\_\_\_ ALL PROPERTY PINS VISIBLE? \_\_\_\_\_

TOP OF FENCE LEVEL OR FOLLOW GROUND \_\_\_\_\_ SMALL DOG? \_\_\_\_\_ POOL/OR AT NEIGHBOR? \_\_\_\_\_



\*\*\*\*\*IS YARD / AREA DITCH WITCH FRIENDLY\*\*\*\*\*

LOOK THROUGH NEIGHBORING FENCES AND MAKE NOTES OF CABLE BOXES, PETS, POOLS, ETC

SYMBOLS

-X-X-X- NEW FENCE  
^--^--^-- REMOVE-LEAVE DOWN  
O--O--O-- REPLACE  
~~~~~ EXISTING-LEAVE AS IS

TOTAL LINEAR FEET \_\_\_\_\_

HOURS TO SET: \_\_\_\_\_

HOURS TO BUILD: \_\_\_\_\_

SPECIAL TOOLS: WATER DRUM DUMP TRAILER

\*\*\*SEE REVERSE FOR ADDITIONAL SPECIAL TOOLS\*\*\*

NOTES:

Std Priv  
Right side fence to be

CUSTOMER SIGN FOR DRAWING, NOTES & FENCE LOCATION PURPOSES ONLY: \_\_\_\_\_

5F





1637 Madison Avenue, Capitol Heights—Madison, 11/09/23



**Nearby driveways with concrete replacing hex pavers—19 N. Capitol Pkwy & 109 N. Lewis St**





Nearby driveway with concrete replacing hex pavers—209 N. Capitol Pkwy



**6. PRESENTED BY:** Joseph King

**SUBJECT:** Request for approval to change fence materials for the property located at 366 Rose Lane (Garden District).

**REMARKS:** The petitioner is requesting approval to replace a hog wire fence with a wooden panel fence, to be painted white, halfway along the western property line, parallel to the driveway. The hog wire fence joins a taller 6' fence that runs the remainder of the western property line—this connection will be maintained with the new wood panels. The existing fence is 44" high and the new wood fence would be reduced to 36".

**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 objections

**NOTES** \_\_\_\_\_

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



366 Rose Lane, Garden District, 11/09/23

6A



Wire fence view from street





Front view of property

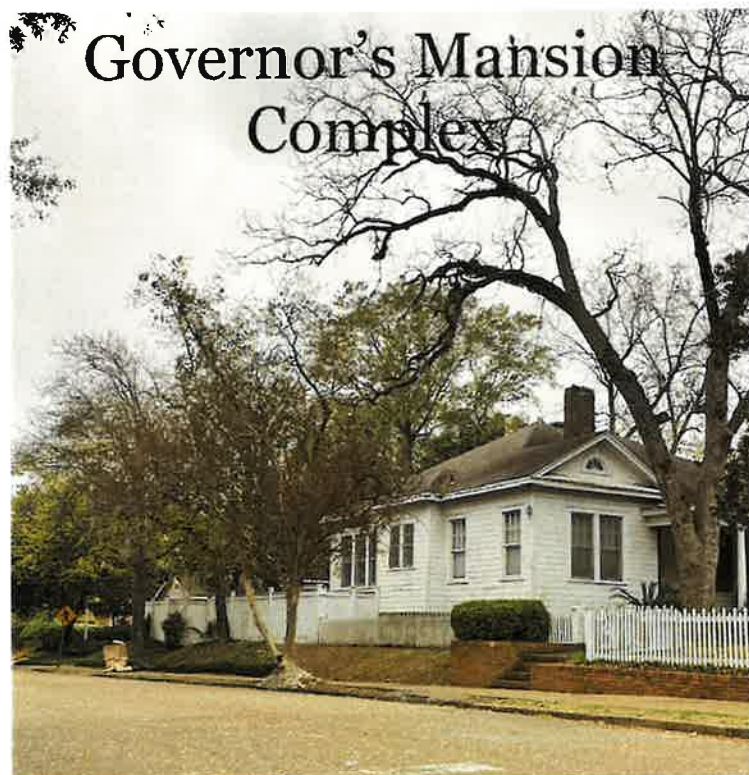


New fence



36"





366 Rose Lane, Garden District, 11/09/23; Example from Governor's Mansion of fence type to be used





Examples of type of fence to be used—1280 S. Lawrence St & 1349 S. Perry St

**7. PRESENTED BY:** Adam Warnke

**SUBJECT:** Request for approval to extend the rear deck, add a screened porch to the deck, and to remove three trees for the property located at 613 Martha Street (Cottage Hill).

**REMARKS:** The petitioner is requesting approval to extend the rear deck to the south and east, add a screened porch to the deck, and to remove three trees. The deck was originally built in the early 2000s. The proposal is to extend the deck by approximately 2' - 10 ¼" to the south and 3' - 9 ¾" to the east. The proposed screened porch would measure approximately 24' - ¾" in width and 14' - 3 ½" in length and be covered by a metal hipped roof. It will also have metal drip edge on 1x2 trim on 1x6 fascia boards above 1x8 trim at the roof eave. There will be 6x6 wooden corner support posts and 2x4 framing at screening. Underneath the screened porch and deck, there will be 1x6 horizontal trim boards. The west end of the deck will have 2x6 horizontal top boards, acting as railings, to match the deck boards. In the area of the screened porch, an existing brick chimney flue for an old stove would be removed. There is a group of four magnolia trees about 15 yards from the back of the residence that grew close together and which are currently preventing much sunlight from getting in and making it difficult for grass to grow. The petitioner is also concerned that the trees would overhang the new screened porch. Mr. Warnke requests permission to keep one tree and remove three of the others. Two of the trees to be removed are 14" and one is 8" at the base. No replacement trees are 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

- Because the magnolia trees that are proposed for removal share a single root system, Urban Forestry would like to discuss this proposal at the meeting.

**NOTES** \_\_\_\_\_

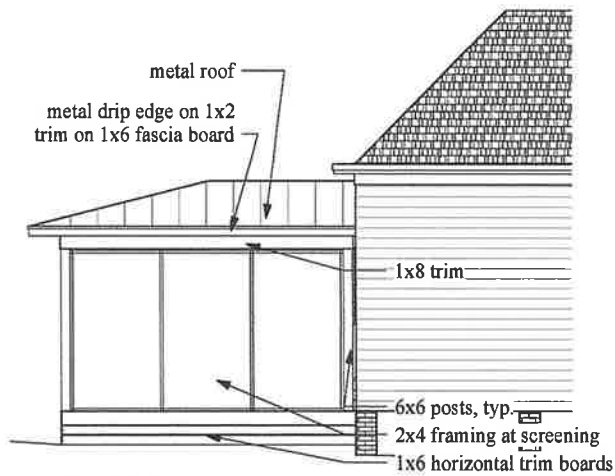
**ACTION** \_\_\_\_\_



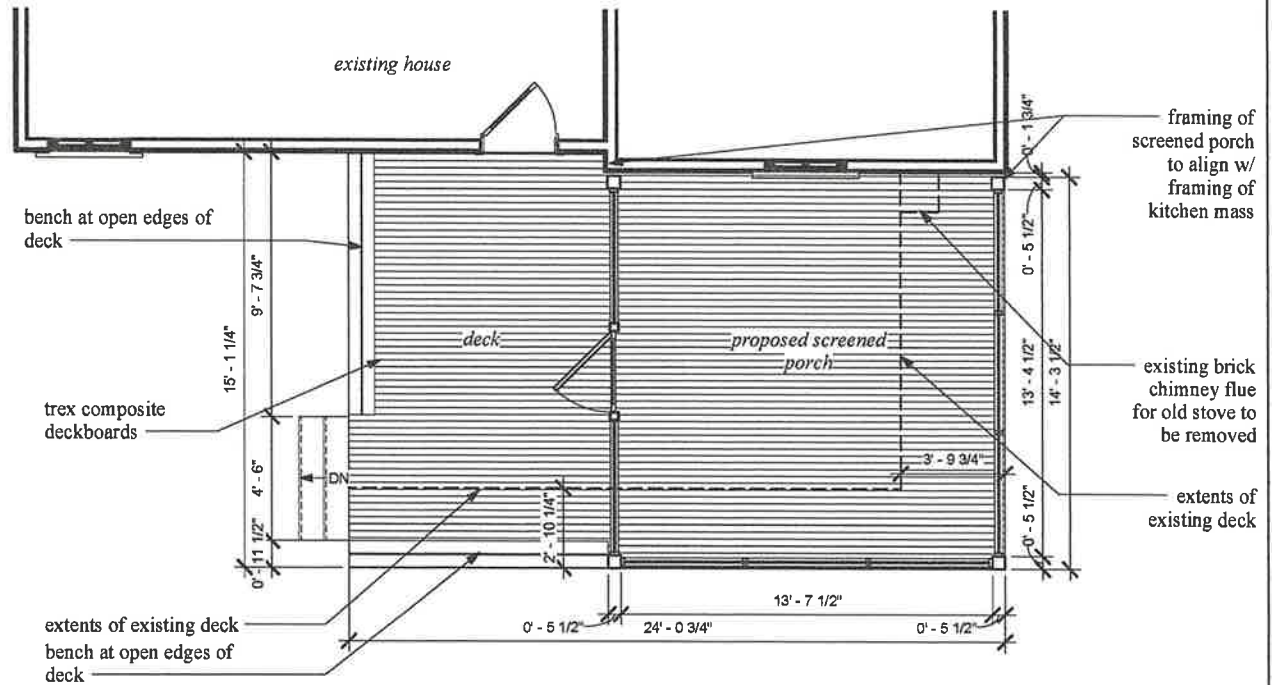


613 Martha Street, Cottage Hill, 11/09/23

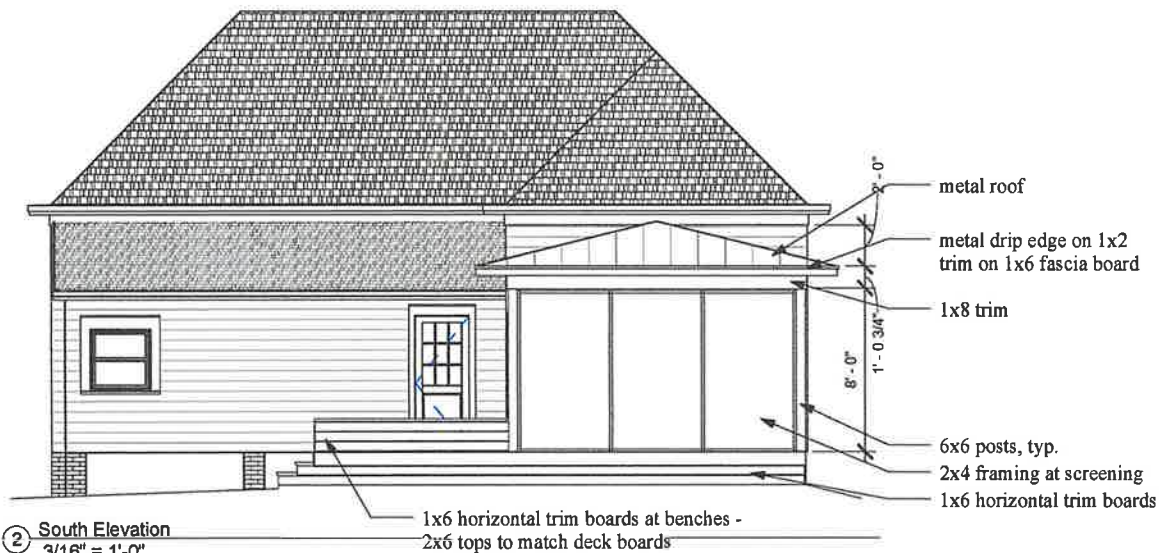




③ East Elevation  
3/16" = 1'-0"



① Main Floor Proposed  
1/4" = 1'-0"



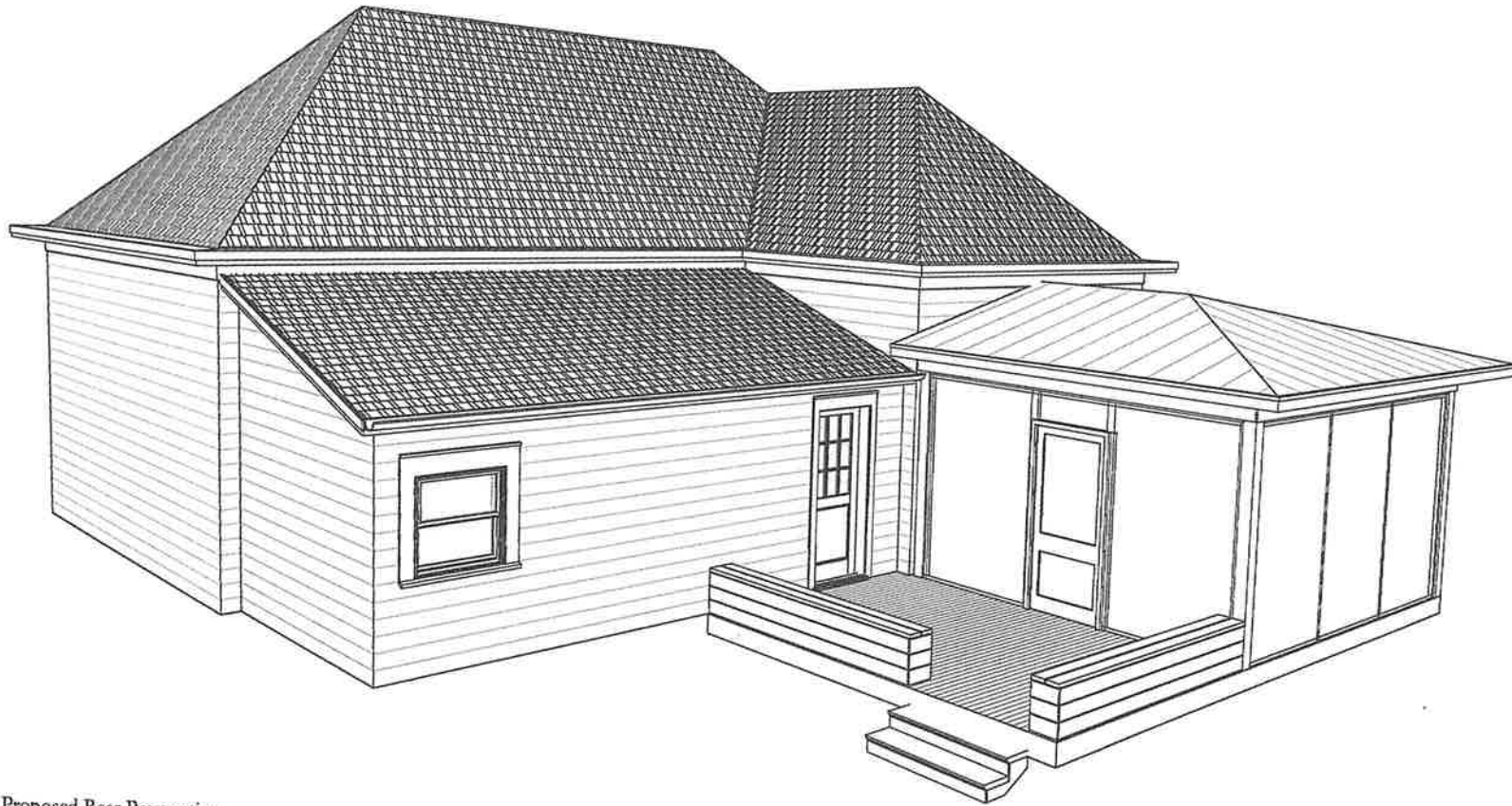
② South Elevation  
3/16" = 1'-0"

613 Martha Street

Cottage Hill, Montgomery, AL 36104

Proposed Screened Porch / Deck  
October 29th, 2023





① Proposed Rear Perspective

**613 Martha Street**

Cottage Hill, Montgomery, AL 36104

Proposed Screened Porch / Deck  
October 29th, 2023

7C







613 Martha Street, Cottage Hill, trees in rear yard

7E