

ARCHITECTURAL REVIEW BOARD

A G E N D A

January 24, 2024 – 5:30 p.m.

**Council Auditorium, City Hall
(103 North Perry Street)**

ARCHITECTURAL REVIEW BOARD MEMBERS

Ms. Elizabeth Brown, Chair

Ms. Katie Williams, Vice-Chair

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. Annual meeting: election of officers (Chair and Vice Chair)**
- II. Approval of minutes from the December 20, 2023, meeting**
- III. Administrative Actions**
- IV. Full Review Items**

| <u>Item</u> | <u>Petitioner</u> | <u>Historic District</u> | <u>Location</u> |
|--------------------|---------------------------|---------------------------------|------------------------|
| 1. | Yong Kim | Old Cloverdale | 1310 Woodward Avenue |
| 2. | Beverly Allen | Garden District | 1324 S. Perry Street |
| 3. | Trudie Walker, Mike Allen | Old Cloverdale | 529 Felder Avenue |
| 4. | Alexandra Perlman | Garden District | 29 Linden Street |

**The next meeting of the Architectural Review Board will be on
Tuesday, February 27, 2024, at 5:30 p.m.**

III. Administrative Actions

| Date | Address | District | Request/Violation | Action |
|------------|------------------------|---------------------|---|--|
| 12/4/2023 | 3135 Lexington Rd. | Cloverdale-Idlewild | Paint on previously unpainted brick | F/u inspection: paint still on brick, only a small portion has been removed. Sent 30 day letter |
| 12/4/2023 | 3028 Montezuma St. | Cloverdale-Idlewild | Vacant residence, overgrown lot--demo by neglect | F/u inspection: vegetation cleared, but deteriorated brick not yet repaired. Resetting f/u inspection for 01/08 to give reasonable time for repair |
| 12/4/2023 | 620 Ponce de Leon Ave. | Cloverdale-Idlewild | Vacant residence, overgrown lot, hole in roof--demo by neglect | F/u inspection: vegetation still overgrown and hole in roof not repaired. Sent 30 day letter |
| 12/8/2023 | 1524 Gilmer Ave | Garden District | South side of the roof gable is open to the elements and a window on the east façade has also been left open--Demo by Neglect | S/w owner, he says Jones Bro's will be closing the area under the roof gable today and he'll close the window by 01/15. Will re-inspect 12/21 and 01/15 |
| 12/13/2023 | 529 Felder Ave | Old Cloverdale | Posts for a privacy fence installed without COA | Stop Work order issued 12/13/23; ARB application received 12/14/23 |
| 12/08/2023 | 1848 Norman Bridge Rd | Garden District | Tree limb fell through roof week of Thanksgiving | Owner rep. mentioned demo. or relocation; advised of ARB procedure/guidelines and what it would take to accomplish either of those; owner rep said they'll remove limb and repair roof ASAP. Set f/u inspection for 01/17/24 |
| 12/18/2023 | 360 Winthrop Ct | Garden District | Request to remove tree with vines that is hanging over fence/shed | Urban forester gave admin approval to remove the tree |
| 12/21/2023 | 3136 Montezuma Rd | Cloverdale-Idlewild | Request to remove an Oak tree from front yard | UF gave admin approval to remove the Oak tree as it is damaged |

| | | | | |
|------------|------------------------|---------------------|--|---|
| 12/21/2023 | 1909 Graham St | Old Cloverdale | Request to remove tree privet in rear yard, right side | Urban forester gave admin approval to remove the tree privet |
| 12/27/2023 | 1008 S. Perry St | Garden District | Open/Vacant--Demo. by Neglect | Sent 30-day violation letter |
| 12/27/2023 | 1009 S. Perry St | Garden District | Open/Vacant--Demo. by Neglect | Sent 30-day violation letter |
| 12/29/2023 | 620 Ponce de Leon Ave. | Cloverdale-Idlewild | Vacant residence, overgrown lot, hole in roof--demo by neglect | Received notice that cert. letter was received 12/26/23, pushed f/u out 30 days from that day rather than from date I sent the letter |
| 1/5/2024 | 365 Felder Ave | Garden District | Faux leaves added to south façade of residence without COA | Sent 30-day violation letter |

IV. Full Review of Items.

NEW BUSINESS

1. PRESENTED BY: Yong Kim

SUBJECT: Request for approval, after the fact, for demolition of an accessory structure in the rear yard of the property located at 1310 Woodward Avenue (Old Cloverdale). VIOLATION

REMARKS: The petitioner is requesting approval, after the fact, for the summer 2023 demolition of an accessory structure in the rear yard. The structure was approximately 25' W x 40' L. The structure was damaged in a thunderstorm in June or July 2023 and was subsequently partially demolished without application. The owner, Mr. Kim, lives out of state and is represented by Phoenix Preferred Properties. A violation letter was sent November 21, 2023, and, after subsequently speaking with Mr. Kim, it became apparent that he was under the impression that the building had already been demolished and all debris removed. Mr. Rose advised Mr. Kim of the requirements to demolish a building within the Old Cloverdale Historic District and Mr. Kim applied on November 30, 2023. A City Property Maintenance inspector has indicated there is no immediate hazard since the structure is in the rear yard and away from any primary walkways; however, those who live nearby that reported the violation are concerned about safety.

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."

Zoning: R-65-s

DEPARTMENT COMMENTS:

- No objection.
- Although a partial collapse was due to weather, staff was told that persons were attempting to complete the demolition without prior approval, creating the violation.

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ACTION _____



1310 Woodward Avenue, Old Cloverdale, 01/04/24



1310 Woodward Avenue, Old Cloverdale, 11/21/23 and 01/04/24

1B

2. PRESENTED BY: Beverly Allen

SUBJECT: Request for approval of several exterior renovations, to include a new security gate, walkway relocation, front fence installation, two tree removals, a pool and cement parking pad addition, and front door change for the property located at 1324 S. Perry Street (Garden District).

REMARKS: Ms. Allen is requesting approval to add a security gate across the rear driveway, relocate an exterior walkway and install a fence around the front yard, remove two trees from the rear yard, add a pool and cement parking pad to the rear yard, and change the front door. The proposed sliding steel gate across the rear driveway measures 16' L x 6' H, would operate electronically and is intended to deter breaking and entering the residence that has occurred. The walkway from the public sidewalk is made of concrete and would be relocated approximately 12' to the north. This is being done because the root system of an adjacent tree has severely damaged the walkway. It would be relocated in-kind with concrete. An example of the material for the front yard gate is provided: it would be aluminum and black in color. It would measure 4' H x 6' W and have open space between each vertical post. The two trees in the rear yard measure 129" and 62". Ms. Allen has indicated the tree root systems are "Growing into the house and surrounding brick wall, causing damage to the structure and plumbing." Moreover, she would like to eventually bury power lines, which currently overhang the rear of the property in a haphazard manner, underground and says that the tree roots would prevent this. The pool would be a 14' x 27' in-ground vinyl liner pool and would have a concrete patio surrounding it. The parking pad would be made of cement and measure 20' x 20'. The current front door is wood paneled with an inset lite and two side panels with inset lites above each. There is also a fanlight above the door with three lites—the left one is infilled. The inset lites and fanlight are stained glass and Ms. Allen says they are all broken. The replacement door is a double wrought iron configuration with gothic-inspired ornamental pattern and three inset lites—two on each door and one arched fanlight, above; it will fit within the existing frame, replacing the current door, side panels, and fanlight.

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."

Zoning: R-60-m

DEPARTMENT COMMENTS:

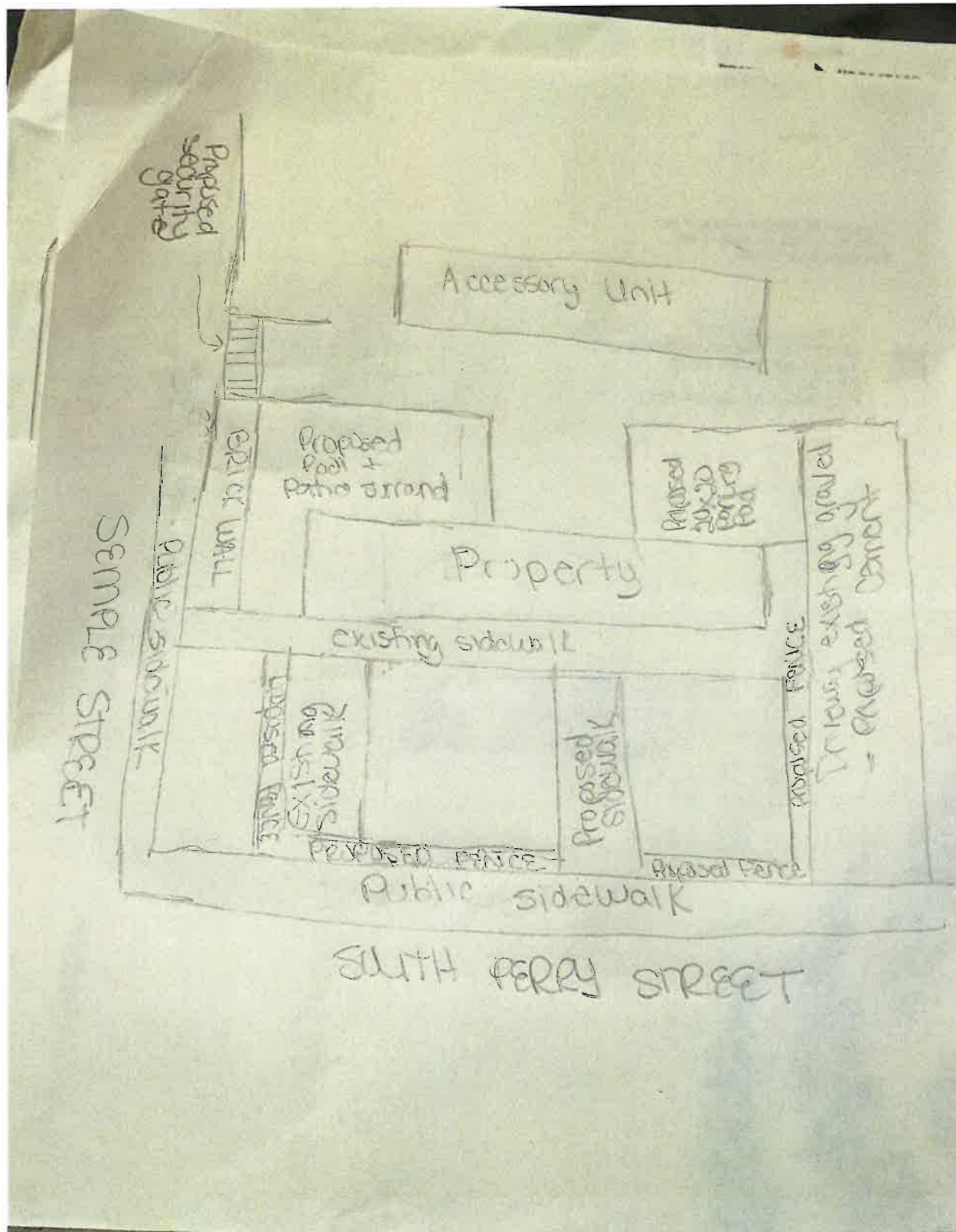
- This property has an active violation that we sent to Municipal Court in 2022 relating to a brick wall along Semple St. that ARB approved up to 6'. It was constructed up to 7.5'. The case was never called into court; however, there appears to be a new owner. The city will need to dismiss the case against the previous owner and the violation enforcement process starts over with the new owner.
- Urban forestry will assess the trees and provide comments at the meeting.
- Staff are concerned about the proposed front door having an inappropriate style and materials that do not match the style of the residence; and that there is a potential loss of historic fabric (I.e., the transom light and drip mold above the door frame) with the replacement door if it does not fit exactly within the existing frame.

NOTES _____

ACTION _____



1324 S. Perry Street, Garden District, east façade, and south elevation, 01/04/24



1324 S. Perry Street, Site plan



1324 S. Perry Street, west elevation (rear) context and driveway, Garden District, 01/04/24



Home
Aleko Steel Sliding Driveway Gate - PARIS Style - 16 x 6 Feet DG16PARSSL-AP



Tap to zoom



Aleko Steel Sliding Driveway Gate - PARIS Style - 16 x 6 Feet DG16PARSSL-AP

\$2,999.00



1324 S. Perry Street, Garden District, Location of security gate and material/style example

2D



1324 S. Perry Street, Garden District, Current walkway

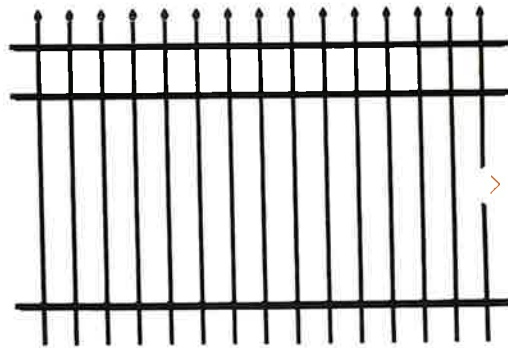


1324 S. Perry Street, Garden District, Current walkway, and depiction of relocation proposal

FORTRESS

**4 ft. H x 6 ft. W Athens Pressed Spear
Design Gloss Black Aluminum Fence
Panel**

★★★★★ (13) ✓



Home

Shop

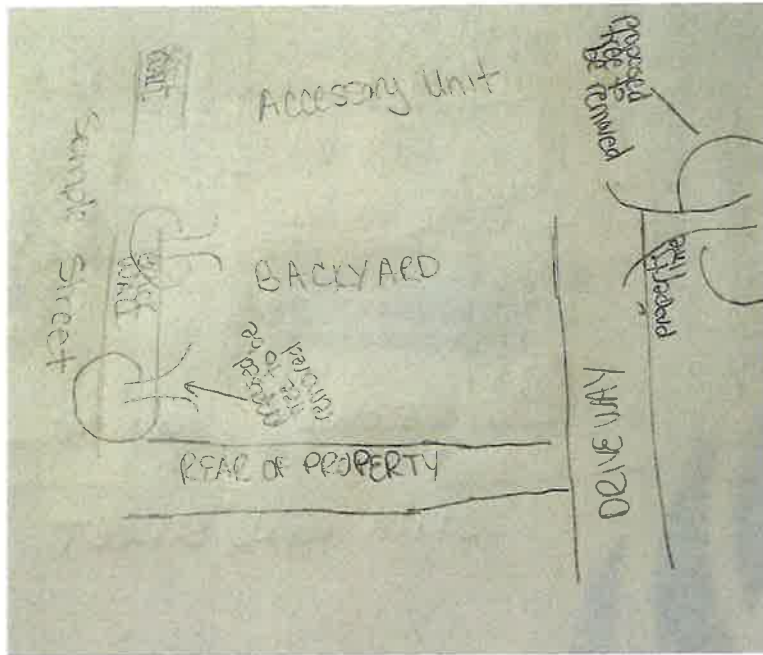
Beverly

Store Mode

Cart



1324 S. Perry Street, Garden District, example of proposed front yard fence and extant fence next door



1324 S. Perry Street, tree removal plan and approximate location of trees



HDW Doors Double Wrought Iron Entry Door Model-105



1324 S. Perry Street, Garden District, Current front door, and proposed replacement

3. PRESENTED BY: Trudie Walker, Mike Allen

SUBJECT: Request for approval to install a privacy fence on the east and west sides of the residence and gravel in the rear yard for the property located at 529 Felder Avenue (Old Cloverdale). VIOLATION

REMARKS: The petitioner is requesting permission to complete installation of a wood privacy fence on the east and west sides of the residence, thereby enclosing the rear yard. Part of the east side fence will replace an existing 20' of deteriorated privacy fence between Ms. Walker and the neighbor's yard—the neighbor at 613 Felder Avenue approves of the replacement. Part of the west side fence will replace approximately 50' of short hog wire fence. The portion of deteriorated fence has already been removed and posts for the new fence were installed around the property at 529 Felder—this action prompted the Old Cloverdale Association to contact Mr. Rose, who went out and issued a stop work order on December 13, 2023; an ARB application was received the following day. The proposed fence is 6' tall in the rear and tapers down to a low of 4' in the front. There will be one vehicle gate, measuring 5' H x 10' W and one pedestrian gate, measuring 5' H x 5' W. Examples of each gate are pictured; however, for the vehicle gate, it will be a single 10' panel, not two 5' panels, as pictured. There will be a caster attached to the vehicle gate to prevent sagging. Ms. Walker would also like to install approximately 20 cubic yards of pea gravel in the rear yard, which is currently covered with dirt. The gravel would be placed atop a woven geotextile fabric to prevent settling of the rock into subsoil. See the xeriscaping plan that is included for a depiction of what this would look like. Ms. Walker's contractor indicates that "drainage is not depicted on the rendering but would consist of minor grading toward the back corner of the yard into a 12 x 12 catch basin that will lightly project into parking lot behind the 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."

Zoning: R-60-m

DEPARTMENT COMMENTS:

- Per urban forester, the landscape material is appropriate and should work well.

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ACTION _____



529 Felder Avenue, Old Cloverdale, South façade, west and east elevations, 01/04/24



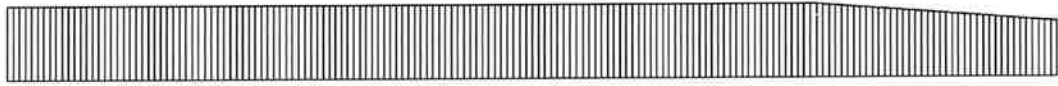
529 Felder Avenue, Old Cloverdale, Proposed location of fence line, west and east sides of residence



529 Felder Avenue, Old Cloverdale, fence posts installed on west side of residence



529 Felder Avenue, Old Cloverdale, fence posts installed on east side of residence



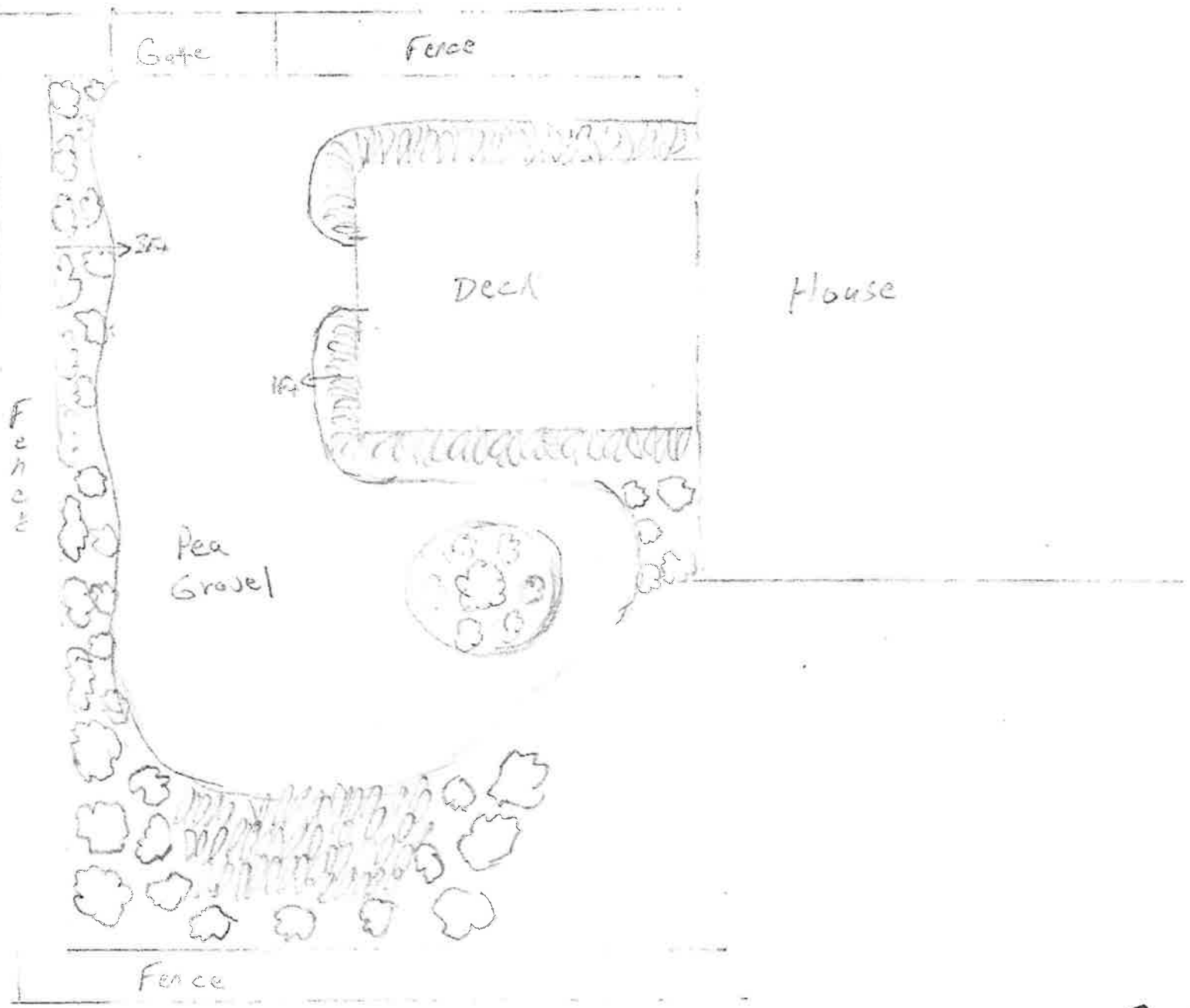
529 Felder Avenue, Old Cloverdale, example of fence and pedestrian gate design



529 Felder Avenue, Old Cloverdale, example of vehicle gate design and idea of gravel xeriscaping with mature planting

Bushes used

- Holly
- Boxwood
- Azalea
- Camellia
- Gardenia
- Loropetalum
- Hydrangea





529 Felder Avenue, Old Cloverdale, current condition of side and rear yard, 01/03/24



529 Felder Avenue, Old Cloverdale, current condition of rear yard, 01/03/24

4. PRESENTED BY: Alexandra Perlman

SUBJECT: Request for approval to add a front porch railing for the property located at 29 Linden Street (Garden District).

REMARKS: The petitioner is requesting approval to add a wood railing to the front porch, to include a gate at the top stair landing and a stair railing. The materials will be pressured treated wood, painted white. The rail will be 12.6' L across the porch and 8.17' L on the stairs and 32.5" H. The gate will be 32.5" H x 51" W. Hand railings of the same style of materials on both sides to be painted white. The rail posts will be 2.75" in depth and have 3.5" spaces between each.

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."

Zoning: R-60-m

DEPARTMENT COMMENTS:

- No objection.

NOTES _____

ACTION _____



29 Linden Street, Garden District, 01/04/24



4B



3:08

18

homedepot.com

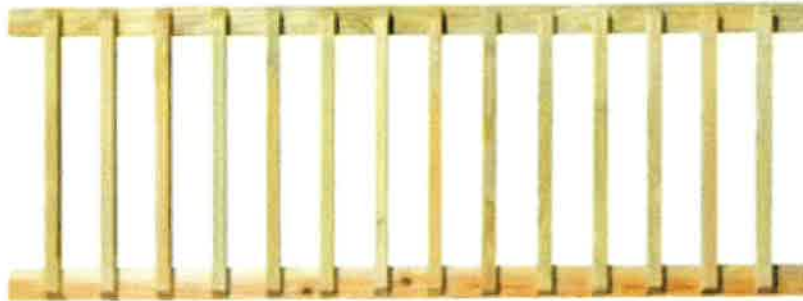


wood deck railing



Montgomery 9PM

36104



MATERIAL TO BE USED/STYLE OF MATERIAL

\$55⁹⁸



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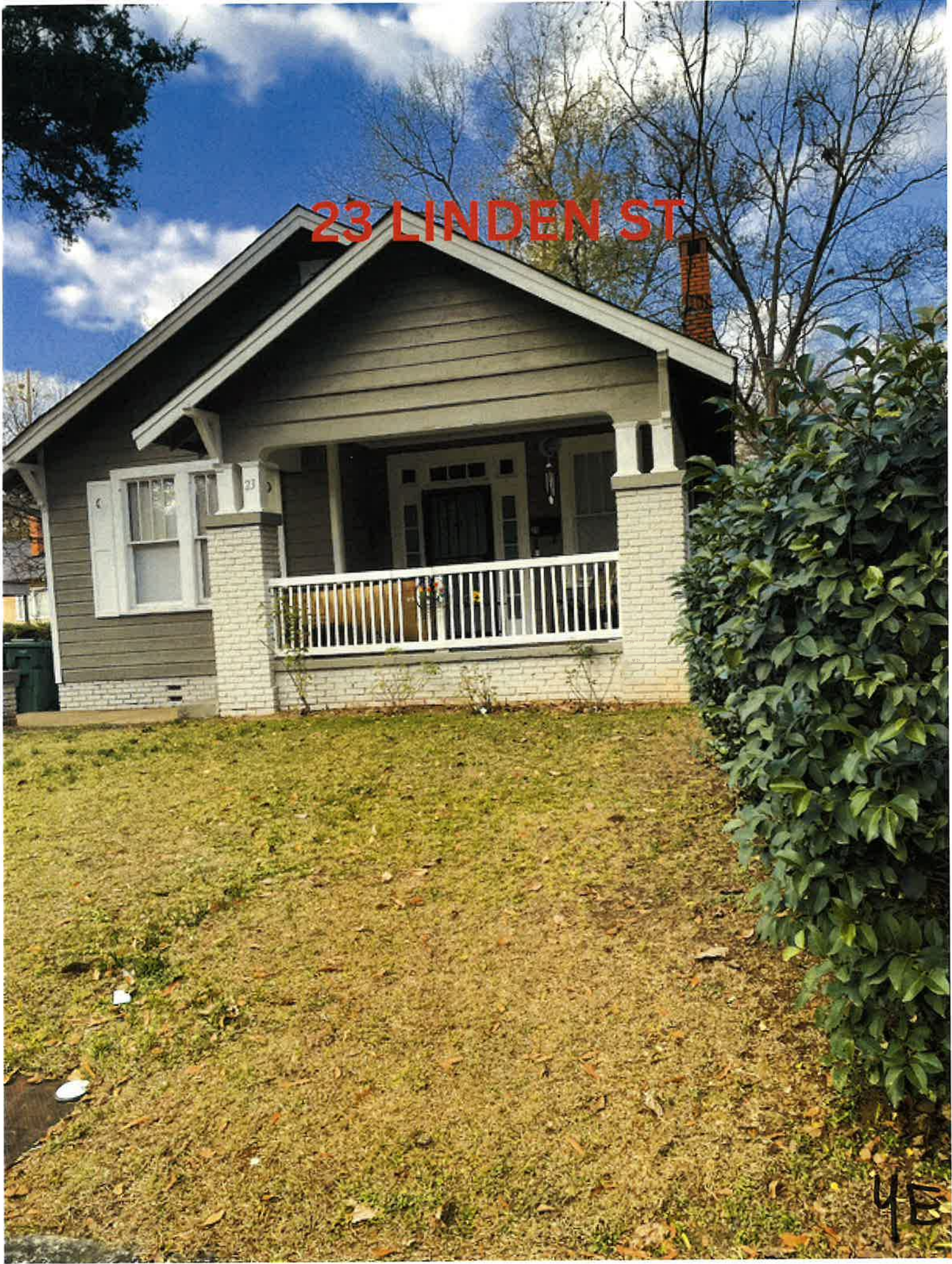
DIY



Me

4D

23 LINDEN ST



4E

37
LINDEN
ST



4F