

**ARCHITECTURAL REVIEW BOARD
A G E N D A**

**November 20, 2024 — 5:30 p.m.
Council Auditorium, City Hall
(103 North Perry Street)**

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. Approval of the minutes from the October 22, 2024, meeting**
- II. Administrative Actions**
- III. Full Board Review Items**

Item	Petitioner	Location	Historic District
1.	Anisul Hoque and Jamal	3135 Lexington Avenue	Cloverdale Idlewild
2.	Anisul Hoque and Jamal Austin	620 Ponce de Leon Ave- nue	Cloverdale Idlewild
3.	Wesley Black	831 Felder Avenue	Old Cloverdale
4.	Brandon Burnham	82 Commerce Street	Lower Commerce
5.	Matt Ward	1852 Graham Street	Old Cloverdale
6.	Maria Patterson	2119 St. Charles Avenue	Capitol Heights
7.	Land Use Division	N/a	N/a

IV. Discussion Items:

- a. Discussion and comments from the board on Appendix C (Historic Districts—Old Alabama Town) of the draft revised ARB guidelines.**

**The next meeting of the Architectural Review Board will be on
Wednesday, December 18, 2024, at 5:30 p.m.**

II. Administrative Actions

Date	Address	District	Request/Violation	Action
10/16/2024	3202 Le Bron Rd	Cloverdale Idlewild	Request to replace deteriorated wire fence with ~ 3' wood picket fence in rear yard	Granted admin COA under expedited review procedure for rear yard fences
10/21/2024	1355 Magnolia Curv	Old Cloverdale	Hole in roof repaired, no tarp needed anymore	Closing violation, sending violation resolved letter to owner.
10/23/2024	144 Clanton Ave	Garden District	Complaint regarding lean-to structure built at rear of property without COA	Issued 90-day violation letter with opportunity to apply
10/23/2024	2000 Winona Ave	Capitol Heights	Entry doors cut out of original window openings without COA nor building permit	Re-sent deposition form to Municipal Court as it was not properly filed in March of this year
10/24/2024	916 Felder Ave	Old Cloverdale	Overgrown vegetation growing along exterior walls. Re-inspected 10/21/24 and issue is unresolved	Issued 30-day violation letter
10/28/2024	1324 S. Perry St	Garden District	Handrail on front porch altered without COA	Sent deposition form to Municipal Court
11/4/2024	1717 S. Hull St	Garden District	Front door changed without COA	Issued 90 day violation letter with opportunity to apply
11/05/2024	144 Clanton Ave	Garden District	Complaint regarding lean-to structure built at rear of property without COA	Letter returned as undeliverable. It appears the owner is deceased as of April this year, therefore, I am closing the violation as it is an easily reversible structure in the rear of the property
11/4/2024	1717 S. Hull St	Garden District	Front door changed without COA	S/w owner, who said that he'll apply after-the-fact

III. Full Item Review (begins on next page)

**CERTIFICATE OF APPROPRIATENESS (ARB2024102-0)
3135 Lexington Road (Cloverdale Idlewild Historic District)**

1. Presented By: Anis Hoque and Jamal Austin

Subject: Request for approval to replace all 19 windows on the residence and add two windows in the upper half story to accommodate a new bedroom for the property located at 3135 Lexington Avenue (Cloverdale Idlewild).

Zoning Classification: R-60-s.

Site Description: The property is located on the East side of Lexington Rd., between Ponce de Leon Avenue to the North and Hadley St. to the South. The primary facade faces West onto Lexington Rd. The property backs up to Mastin Ln. in the rear.



Figure 1a: 3135 Lexington Ave, West façade, 09/18/2023

Background: This is the tabled portion of the petitioner’s request from the October 22, 2024 meeting. The petitioners submitted a revised proposal to Mr. Rose following that meeting. The board requested the petitioners to bring a sample of the proposed windows to the next meeting, if 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.”

PROPOSAL

The petitioners request permission to i.) replace all 19 windows on the residence, and ii.) add two windows in the upper half story to accommodate a new bedroom.

For i.) all existing windows need replacement due to termite and mold damage. Kocher Building Materials, Inc. evaluated them and propose replacing the existing deteriorated windows with double hung, Brighton wood-series aluminum clad windows that would substitute existing divided lites in top and bottom sashes with simulated divided lites in just the top sashes. For example, an existing 6 over 6 lite window would be replaced with a 6 over 1 lites and 4 over 4 replaced with 4 over 1 lites. According to the product specifications website, the windows feature “... radiata treated pine interior, with a robust architectural aluminum exterior for protection from the elements.” The proposed replacement windows will have simulated divided lites (SDL) with 7/8” muntins on the outside of the glass and muntin bars on inside. The glass is dual paned, with solar LowE. All replacement windows will fit within existing rough openings.

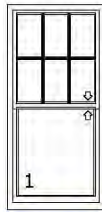
For ii.) the petitioners would like to add a bedroom into the upper half story, which will require one new egress window, each, to be installed on the north and south elevations. The egress windows would be installed into an approximately 36” W x 60” H rough opening expanded from an existing vent and have a 6 over 1 lite SDL pattern.

See Figures 1c-1f for technical specifications of the proposed replacement windows and Figure 1j for specifications of the new egress windows in upper half story. Figure 1k depicts an example of similar windows that the board previously approved in 2020.



Figure 1b: Existing windows at West façade of 3135 Lexington Rd., 09/26/2024

Line	Label	Quantity	UOM	Part Number	Unit
1		13	EA	Quaker Unit	



** Viewed From Exterior **

Series: Brighton

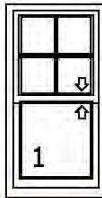
Exact Size: 34 1/2 X 72 3/8 Outer Perimeter: 37 1/2 X 74 1/2

Color:White,Paint Type:2604,Interior Finish:Natural Finish,
 Glass:EnergyBasic (Dual Silver),Argon Filled,
 Muntin:SDL-7/8" Pyramid Style - EXT- M16861 / BG-5/8 / INT - 06017,
 Hardware:Gold,Sash:Sweep Lock,
 Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,
 Screen:No Screen,
 Install Acc:No Nailing Fin,
 Frame Depth:6",
 Ext. CasingBrckmld 1 5/8" No Fin,Factory Apply Ext Casing: Yes,
 Ext. Subsill17610 Brighton Sillnose,Factory Apply Ext Subsill: Yes,
 Perimeter Acc Color:White,

Unit:1-Double Hung No Plough Exact Size: 34 1/2 X 72 3/8,
 NFRC - U-Factor:0.31SHGC:0.26VT:0.43AL:≤0.3CR:55
 Rating: R-50
 Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass
 Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50
 Unit:1 - Meets Egress
 Clear Opening: 30 1/4 X 32 3/16
 Clear Opening Sqft: 6 13/16
 Total Weight 83 lbs.

2		2	EA	Quaker Unit	
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** Viewed From Exterior **

Series: Brighton

Exact Size: 24 1/2 X 47 3/8 Outer Perimeter: 27 1/2 X 49 1/2

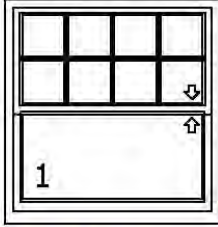
Color:White,Paint Type:2604,Interior Finish:Natural Finish,
 Glass:EnergyBasic (Dual Silver),Argon Filled,
 Muntin:SDL-7/8" Pyramid Style - EXT- M16861 / BG-5/8 / INT - 06017,
 Hardware:Gold,Sash:Sweep Lock,
 Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,
 Screen:No Screen,
 Install Acc:No Nailing Fin,
 Frame Depth:6",
 Ext. CasingBrckmld 1 5/8" No Fin,Factory Apply Ext Casing: Yes,
 Ext. Subsill17610 Brighton Sillnose,Factory Apply Ext Subsill: Yes,
 Perimeter Acc Color:White,

Unit:1-Double Hung No Plough Exact Size: 24 1/2 X 47 3/8,
 NFRC - U-Factor:0.31SHGC:0.26VT:0.43AL:≤0.3CR:55
 Rating: R-50
 Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass
 Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50
 Unit:1 - Not Egress
 Clear Opening: 20 1/4 X 19 11/16
 Clear Opening Sqft: 2 13/16

Figure 1c: Replacement window proposal for 3135 Lexington Rd., Line 1 and 2

3	1 EA	Quaker Unit
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Series: Brighton


Exact Size: 45 1/2 X 47 3/8 **Outer Perimeter:** 48 1/2 X 49 1/2

Color: White, **Paint Type:** 2604, **Interior Finish:** Natural Finish,
Glass: EnergyBasic (Dual Silver), Argon Filled,
Muntin: SDL-7/8" Pyramid Style - EXT- M16861 / BG-5/8 / INT - 06017,
Hardware: Gold, **Sash:** Sweep Lock,
Jamb Liner: Beige, **Jamb Liner Cover Exterior:** Yes,
Screen: No Screen,
Install Acc: No Nailing Fin,
Frame Depth: 6",
Ext. Casing Brckmld 1 5/8" No Fin, **Factory Apply Ext Casing:** Yes,
Ext. Subsill 17610 Brighton Sillnose, **Factory Apply Ext Subsill:** Yes,
Perimeter Acc Color: White,

Unit: 1-Double Hung No Plough **Exact Size:** 45 1/2 X 47 3/8,
NFRC - U-Factor: 0.31 **SHGC:** 0.26 **VT:** 0.43 **AL:** ≤0.3 **CR:** 55
Rating: DP-40 *
Top Glass: Cardinal LowE 272 - DSB / Clear - DSB, **Strength:** Annealed Glass
Bottom Glass: Cardinal LowE 272 - DSB / Clear - DSB, **Strength:** Annealed Glass

Overall Rating: DP-40
Unit: 1 - Not Egress
Clear Opening: 41 1/4 X 19 11/16
Clear Opening Sqft: 5 11/16
Total Weight 72 lbs.

4	1 EA	Quaker Unit
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Series: Brighton

Exact Size: 14 1/2 X 55 3/8 **Outer Perimeter:** 17 1/2 X 57 1/2

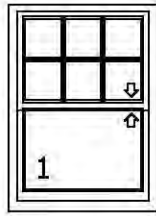
Color: White, **Paint Type:** 2604, **Interior Finish:** Natural Finish,
Glass: EnergyBasic (Dual Silver), Argon Filled,
Install Acc: No Nailing Fin,
Frame Depth: 6",
Ext. Casing Brckmld 1 5/8" No Fin, **Factory Apply Ext Casing:** Yes,
Ext. Subsill 17610 Brighton Sillnose, **Factory Apply Ext Subsill:** Yes,
Perimeter Acc Color: White,

Unit: 1-Double Hung Fixed Direct Set **Exact Size:** 14 1/2 X 55 3/8,
NFRC - U-Factor: 0.28 **SHGC:** 0.37 **VT:** 0.64 **AL:** ≤0.3 **CR:** 59
Rating: DP-50 *
Fixed Glass: Cardinal LowE 272 - DSB / Clear - DSB, **Strength:** Annealed Glass

Overall Rating: DP-50
Total Weight 38 lbs.

Figure 1d: Replacement window proposal for 3135 Lexington Rd., Line 3 and 4

5	1 EA	Quaker Unit
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**** Viewed From Exterior ****

Series: Brighton

Exact Size: 34 X 47 3/8 Outer Perimeter: 37 X 49 1/2

Color:White,Paint Type:2604,Interior Finish:Natural Finish,
Glass:EnergyBasic (Dual Silver),Argon Filled,
Muntin:SDL-7/8" Pyramid Style - EXT- M16861 / BG-5/8 / INT - 06017,
Hardware:Gold,Sash:Sweep Lock,

Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,

Screen:No Screen,

Install Acc:No Nailing Fin,

Frame Depth:6",

Ext. CasingBrckmld 1 5/8" No Fin,Factory Apply Ext Casing: Yes,

Ext. Subsill17610 Brighton Sillnose,Factory Apply Ext Subsill: Yes,

Perimeter Acc Color:White,

Unit:1-Double Hung No Plough Exact Size: 34 X 47 3/8,

NFRC - U-Factor:0.31SHGC:0.26VT:0.43AL:≤0.3CR:55

Rating: R-50

Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50

Unit:1 - Not Egress

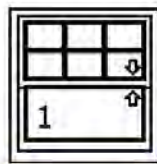
Clear Opening: 29 3/4 X 19 11/16

Clear Opening Sqft: 4 1/8

Total Weight 57 lbs.

Figure 1e: Replacement window proposal for 3135 Lexington Rd., Line 5

7	1 EA	Quaker Unit
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**** Viewed From Exterior ****

Series: Brighton

Exact Size: 33 1/2 X 34 3/8 Outer Perimeter: 36 1/2 X 36 1/2

Color:White,Paint Type:2604,Interior Finish:Natural Finish,
Glass:EnergyBasic (Dual Silver),Argon Filled,
Muntin:SDL-7/8" Pyramid Style - EXT- M16861 / BG-5/8 / INT - 06017,
Hardware:Gold,Sash:Sweep Lock,

Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,

Screen:No Screen,

Install Acc:No Nailing Fin,

Frame Depth:6",

Ext. CasingBrckmld 1 5/8" No Fin,Factory Apply Ext Casing: Yes,

Ext. Subsill17610 Brighton Sillnose,Factory Apply Ext Subsill: Yes,

Perimeter Acc Color:White,

Unit:1-Double Hung No Plough Exact Size: 33 1/2 X 34 3/8,

NFRC - U-Factor:0.31SHGC:0.26VT:0.43AL:≤0.3CR:55

Rating: R-50

Top Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Bottom Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50

Unit:1 - Not Egress

Clear Opening: 29 1/4 X 13 3/16

Clear Opening Sqft: 2 11/16

Total Weight 43 lbs.

Figure 1f: Replacement window proposal for 3135 Lexington Rd., Line 7



Figure 1g: Location of proposed new window (top left) on the North elevation

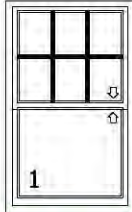


Figure 1h: Location of proposed new window (top right) on the South elevation



Figure 1i: Detail of existing vent where proposed new window is requested on the North elevation

6	2 EA	Quaker Unit
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** Viewed From Exterior **

Series: Brighton

Exact Size: 36 X 60 **Rough Opening:** 36 3/4 X 60 1/2

Color: White, **Paint Type:** 2604, **Interior Finish:** Natural Finish,
Glass: EnergyBasic (Dual Silver), Argon Filled,
Muntin: SDL-7/8" Pyramid Style - EXT- M16861 / BG-5/8 / INT - 06017,
Hardware: Gold, **Sash:** Sweep Lock,
Jamb Liner: Beige, **Jamb Liner Cover Exterior:** Yes,
Screen: No Screen,

Frame Depth: 6",
Ext. Casing: Brckmld 1 5/8" W/Fin , **Factory Apply Ext Casing:** Yes,
Ext. Subsill: 17610 Brighton Sillnose, **Factory Apply Ext Subsill:** Yes,
Perimeter Acc Color: White,

Unit: 1-Double Hung No Plough **Exact Size:** 36 X 60,
NFRC - U-Factor: 0.31 **SHGC:** 0.26 **VT:** 0.43 **AL:** ≤0.3 **CR:** 55
Rating: R-50
Top Glass: Cardinal LowE 272 - DSB / Clear - DSB, **Strength:** Annealed Glass
Bottom Glass: Cardinal LowE 272 - DSB / Clear - DSB, **Strength:** Annealed Glass

Overall Rating: DP-50
Unit: 1 - Meets Egress
Clear Opening: 31 3/4 X 26
Clear Opening Sqft: 5 3/4
Total Weight: 73 lbs.

Figure 1j: New window proposal for north and south elevations of 3135 Lexington Rd., Line 6

SECRETARY OF THE INTERIOR (SOI) STANDARDS FOR REHABILITATION

The following SOI standards are applicable in this proposal:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS

The board has previously approved similar windows for the neighboring property at 3143 Lexington Rd. (see photos below). Therefore, good precedent exists to approve these replacement windows.



Figure 1k: Example of similar brand and material of windows previously approved by the board at 3143 Lexington Rd.

The new window on south side is required by code for an added bedroom. Since the windows are proposed to be installed into existing vent openings, will there be any other venting added in the upper half story?

STAFF RECOMMENDATION

Approval, subject to the following conditions:

1. New windows shall match historic windows in operation
2. Glass shall be clear and muntins high profile
3. Muntins shall be included on the new windows

NOTES: _____

ACTION: _____

**CERTIFICATE OF APPROPRIATENESS (ARB2024103-0)
620 Ponce de Leon Avenue (Cloverdale Idlewild Historic District)**

2. Presented By: Anis Hoque and Jamal Austin

Subject: Request for approval to replace all 16 windows for the property located at 620 Ponce de Leon Avenue (Cloverdale Idlewild).

Zoning Classification: R-60-s.

Site Description: The property is located on the South side of Ponce de Leon Avenue, between Mastin Lane to the West and Montezuma Road to the East. The primary facade faces North onto Ponce de Leon Ave.



Figure 2a: 620 Ponce de Leon Ave, North façade, 09/05/2024

Background: This is the tabled portion of the petitioner's request from the October 22, 2024 meeting. The petitioners submitted a revised proposal to Mr. Rose following that meeting. The board requested the petitioners to bring a sample of the proposed windows to the next meeting, if 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.”

PROPOSAL

The petitioners request permission to replace all 16 windows.

For i.) all windows need replacement due to termite and mold damage. Weather Seal, Inc. evaluated them and propose replacing the existing deteriorated windows with double hung Kolbe Forgent-brand, “Glastra” fiberglass-vinyl composite clad windows that match the current divided lite pattern. According to the sales representative, “this window has the look of a wood window, but it is cheaper [to manufacture], higher quality than vinyl, and also rot proof.” The proposed replacement windows are simulated divided lites with 7/8” muntins on the outside of the glass, further mimicking the appearance of classic wood windows. The glass is dual paned, with solar LowE.

See images, to follow, for technical specifications. See Figure 2f for an example of similar windows the board previously approved in July 2023.



Figure 2b: 620 Ponce de Leon Ave, typical window (in fair condition, at least on the exterior)



Figure 2c: 620 Ponce de Leon Ave, typical window (in poor condition)


Line	Label	UOM	Quantity	Cubic Feet
001	32 x 66 DH 9/1	EA	(14)	8.13
<p>*** Unit *** MDHCUST (Assy 1) Forgent Replacement Rectangle Double Hung</p> <p>*** Unit *** Unit 1.1: Glastra</p> <p>*** Glass *** Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating</p> <p>Unit 1.1 Lower, 1.1 Upper: Clear glass</p> <p>*** Lite Divisions *** Unit 1.1 Lower: None</p> <p>Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W3H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers</p> <p>*** Hardware-Accessories *** Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only</p> <p>*** Species-Finish-Color *** Unit 1.1: Cloud Base, White Screen</p> <p>*** Casing-Jambs-Trim *** Unit 1.1: Prep for Install, Remove Fin and Drill with Sill Frame Expander, No Casing, Stepped Frame Groove Filler, 3-1/4" Jambs, No Installation Clips</p> <p>Hallmark Labels required for all approved product.</p>				
				 <p>Scaled to Fit</p> <p>Rough Opening: 32 1/2" X 66 1/2"</p> <p>Frame Size: 32" X 66"</p> <p>Unit Dimension: 32" X 66"</p>

Figure 2d: Window proposal for 620 Ponce de Leon Ave., p. 1

002 32 x 48 DH 9/1

EA (2) 5.28

*** Unit ***
MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Unit ***
Unit 1.1: Glastra

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***
Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W3H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***
Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***
Unit 1.1: Prep for Install, Remove Fin and Drill with Sill Frame Expander, No Casing, Stepped Frame Groove Filler, 3-1/4" Jambs, No Installation Clips

Hallmark Labels required for all approved product.



Rough Opening:
32 1/2" X 48 1/2"

Frame Size:
32" X 48"

Unit Dimension:
32" X 48"

Figure 2e: Window proposal for 620 Ponce de Leon Ave., p. 2



Figure 2f: Example of similar brand/material windows previously approved at 3325 Montezuma Rd

SECRETARY OF THE INTERIOR (SOI) STANDARDS FOR REHABILITATION

The following SOI standards are applicable in this proposal:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

ANALYSIS

The board has previously approved similar windows for 3325 Montezuma Rd. and 1267 Magnolia Curv. Also, the window maintenance guide that Christy drafted in 2022 indicates that the board has “consistently approved” Kolbe brand window replacements. Therefore, good precedent exists to approve these replacement windows as proposed.

STAFF RECOMMENDATION

Approval, subject to the following conditions:

1. Replacement windows shall match historic windows in appearance and operation
2. Glass shall be clear and muntins high profile

NOTES: _____

ACTION: _____

**CERTIFICATE OF APPROPRIATENESS (ARB2024117-0)
831 Felder Avenue (Old Cloverdale Historic District)**

3. Presented By: Wesley Black

Subject: Request for approval to build an addition at the rear inside corner of residence for the property located at 831 Felder Avenue (Old Cloverdale).

Zoning Classification: R-60-s.

Site Description: The property is located on the north side of Felder Avenue between Park Avenue/Dunbar Street to the East and Galena Avenue to the West. The primary facade faces South onto Felder Avenue. The residence is directly across from Fitzgerald Park.



Figure 3a: South façade, 831 Felder Avenue, 10/31/2024

Background: Upon attempting to obtain a building permit, the contractor (Mr. Black) was advised that he would need ARB approval for the addition to this residence. Mr. Rose subsequently received an application from him.



Figure 3b: Existing conditions of the project area (rear inside corner of the home) at 831 Felder Ave.



Figure 3c: Existing conditions of the project area (rear inside corner of the home) at 831 Felder Ave.



Figure 3d: Existing conditions of the project area (West elevation) at 831 Felder Ave.



Figure 3e: Existing conditions of the project area (North elevation) at 831 Felder Ave.

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.”

PROPOSAL

Mr. Black requests approval to construct an addition on the rear inside corner of the home to provide access to a new elevator on the interior. The proposed work will include a new roof on the rear portion to allow for an 8’ H ceiling, new windows clad to match the style of the original windows currently existing on the façade, and exterior finishes that match the original style of those on the façade.


The following demolition is proposed to make way for new construction (See Figure 3g for demolition plans):

- A gate and fence at the driveway on west side of the lot are proposed to be removed
- At the ground level, parts of the existing screened porch wall and window and a gated/landscaped enclosure on west elevation (rear inside corner)
- At the first floor, the projecting wall on the North elevation
- At the second floor:
 - the wall on the North elevation (top of the L-shape existing addition) as far to the east as the second window
 - the whole wall and all windows on the West elevation
 - the wall above the projection on the first floor
 - lastly, part of the roof above the L-shaped addition
- A window at the west end of the North elevation (main body) is proposed for demolition to make way for a replacement window.

The following new construction to build the addition is proposed (See attached drawings for specifications):

- A new gate and fence at the driveway on west side of the lot, similar but further north to the existing are proposed. The gate would extend eastward and have another gate across an existing walkway before concluding at the residence’s north elevation (L-shaped addition).
- A new concrete walkway pad is proposed for the north elevation of the main body of the house, to be aligned with the face of new brick.
- The new addition will have the following specifications:
 - A wall measuring approximately 11’-2” will be constructed parallel with the existing west elevation on the L-shaped addition.

- There will be a lean to roof of standing seam metal above an entry door at the west elevation of the new addition
- There will be a wall measuring approximately 14'-6" built on the North elevation of the new addition
- On the second floor of existing addition, there will be a new wall measuring approximately 14'-4" built on the west elevation and a new wall measuring approximately 12'-1/8" on the north elevation
- 14 new Marvin Elevate, 9 over 1 lites, double hung aluminum clad windows are proposed
- New standing seam metal roof is proposed to be Georgia Rib in cocoa brown (see Figure 3i for proposed roof plan)
- The first floor exterior walls will be clad in brick veneer while the second floor will be clad in fiber cement panels siding with fiber cement trim profiled to match existing half timbering throughout the main body of the house



831 Felder Ave, Montgomery, AL 36106

Released for Construction
September 20, 2024

LG SQUARED, INC.

Office Address: 879 Peachtree St, NE, Unit 304 Atlanta, GA 30309 Phone 404.961.0633 E-Mail: info@lgsquared.com Website: www.lgsquared.com

PROJECT INFORMATION	
PROPERTY LOCATION:	831 FELDER AVE, MONTGOMERY, AL 36106
ARCHITECT:	LG SQUARED, INC. 879 PEACHTREE STREET, NE UNIT 304 ATLANTA, GA 30309 404.961.0633
PROJECT DESCRIPTION:	A NEW 3000 SF ADDITION AND 2ND FLOOR ALTERATION TO AN EXISTING HOME
USE/TYPE:	PUBLIC
GROUND BUILDING AREA:	
EXISTING HEATED AREA:	4,390 SQ. FT.
PROPOSED ADDITION HEATED AREA:	400 SQ. FT.
PROPOSED ALTERATION HEATED AREA:	700 SQ. FT.
THE DESIGN PLANS FOR THE CONSTRUCTION ARE IN COMPLIANCE WITH THE CRITERIA ESTABLISHED BY THE FOLLOWING BUILDING CODES:	
• INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION	
• INTERNATIONAL PLUMBING CODE, 2018 EDITION	
• INTERNATIONAL MECHANICAL CODE, 2018 EDITION	
• INTERNATIONAL GAS CODE, 2018 EDITION	
• NATIONAL ELECTRICAL CODE, 2018 EDITION	
• INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION	
THE DESIGN OF THIS PROJECT AND ALL ASSOCIATED DRAWINGS ARE THE INTELLECTUAL PROPERTY OF THE ARCHITECT, LG SQUARED, INC. USE OF THE DESIGN IN THESE DRAWINGS IS PROHIBITED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.	
DRAWING INDEX	
00	COVER SHEET, PROJECT INFORMATION
ARCHITECTURE	
A-1	EXISTING FLOOR PLANS - ALL LEVELS
A-2	PROPOSED FLOOR PLANS - ALL LEVELS
A-3	PROPOSED ROOF PLAN
A-4	BUILDING ELEVATIONS
A-5	BUILDING SECTIONS
A-6	WINDOW AND/OR FLASHING BEST PRACTICES
ELECTRICAL	
E-1	ELECTRICAL PLANS - ALL LEVELS

PROJECT:
MCPHILLIPS RESIDENCE 831 Felder Ave. Montgomery, AL
ISSUE DATE:
DRAWING:
00

Figure 3f: Cover Sheet and project information for 831 Felder Ave.

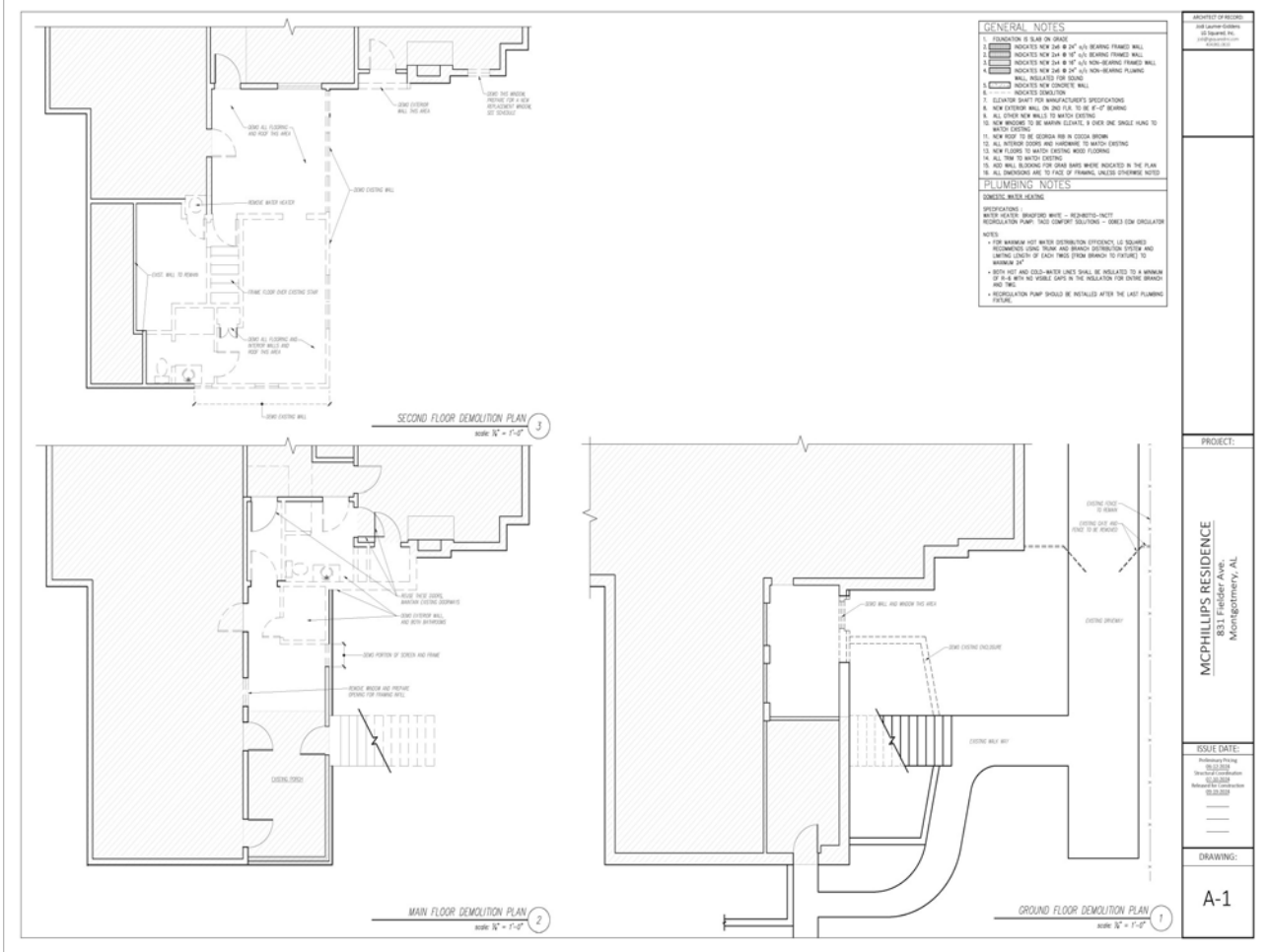


Figure 3g: Demolition floor plans (all levels) for 831 Felder Ave.

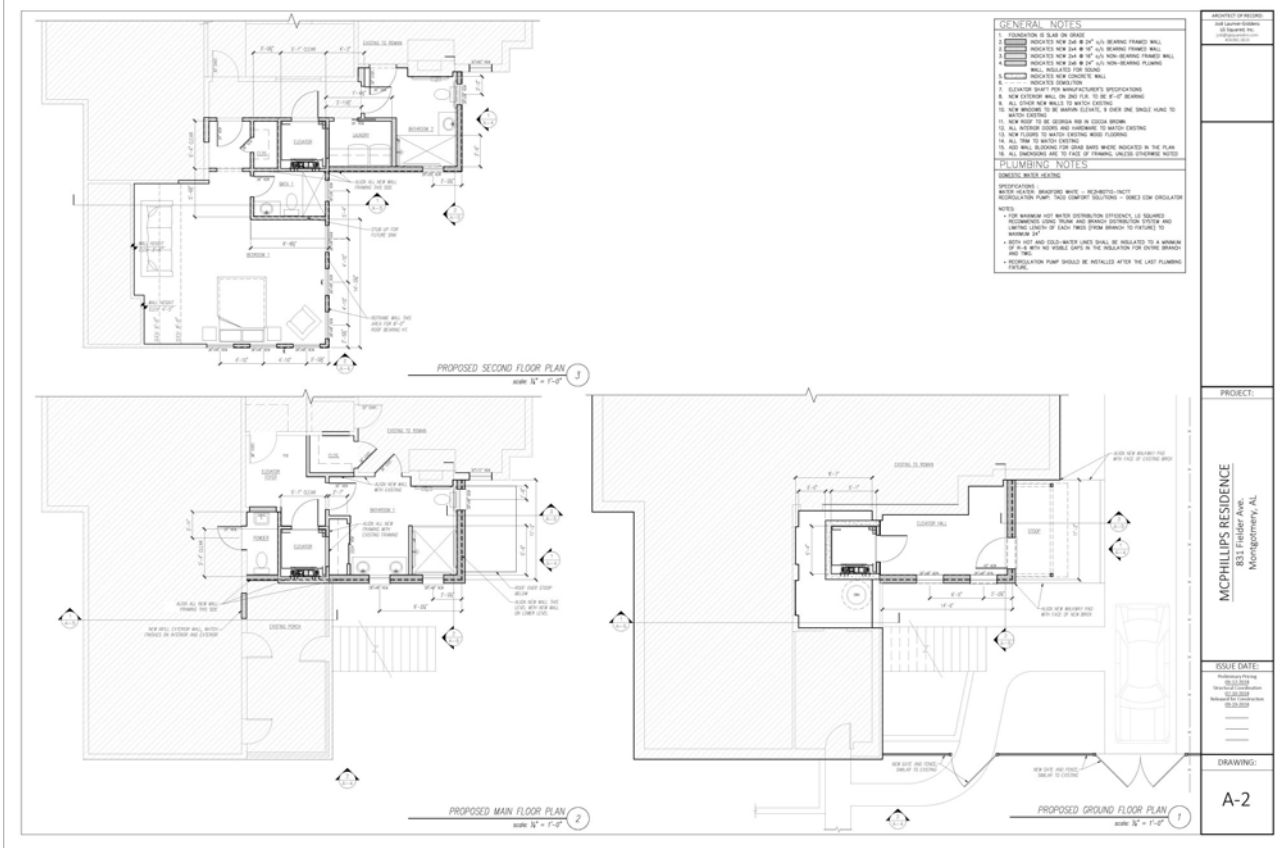


Figure 3h: Proposed new floor plans (all levels) for 831 Felder Ave.

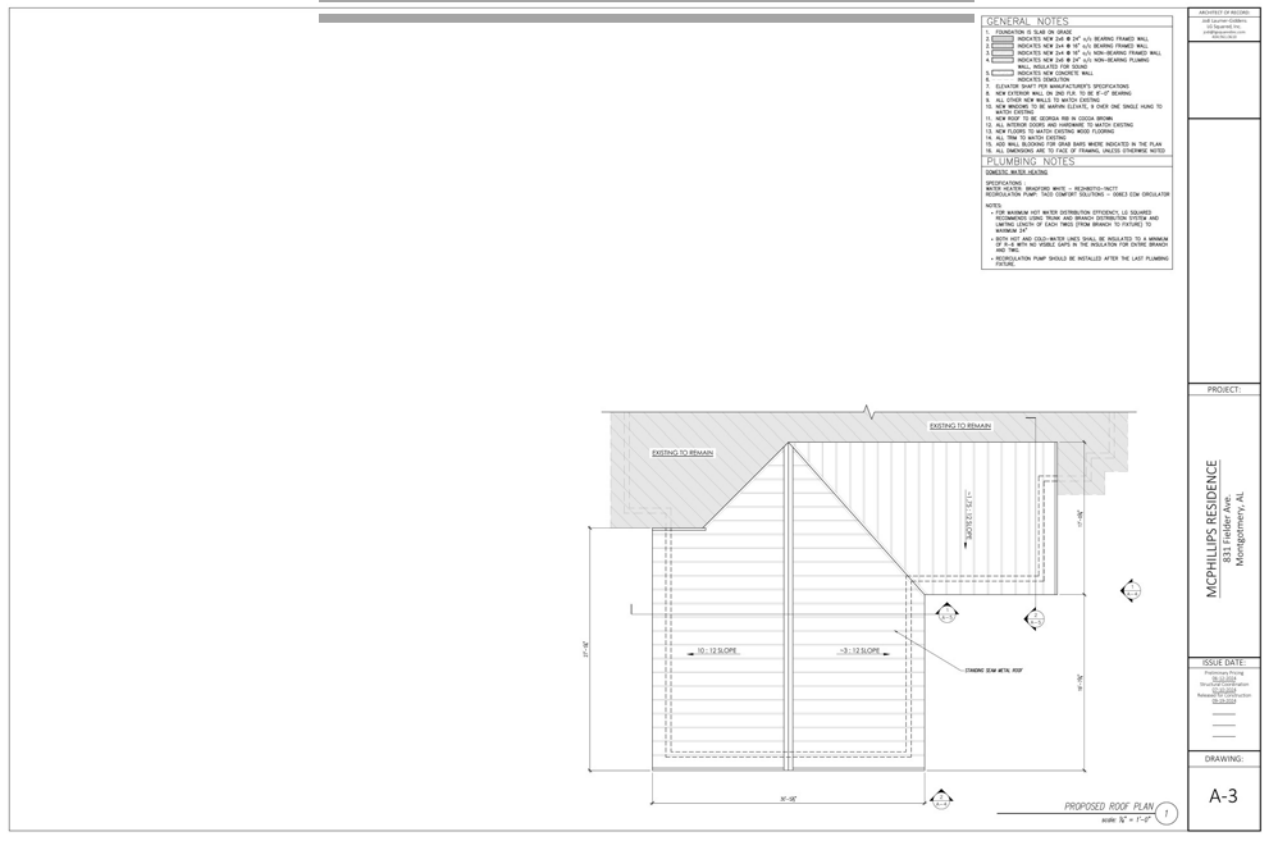


Figure 3i: Proposed roof plan for 831 Felder Ave.

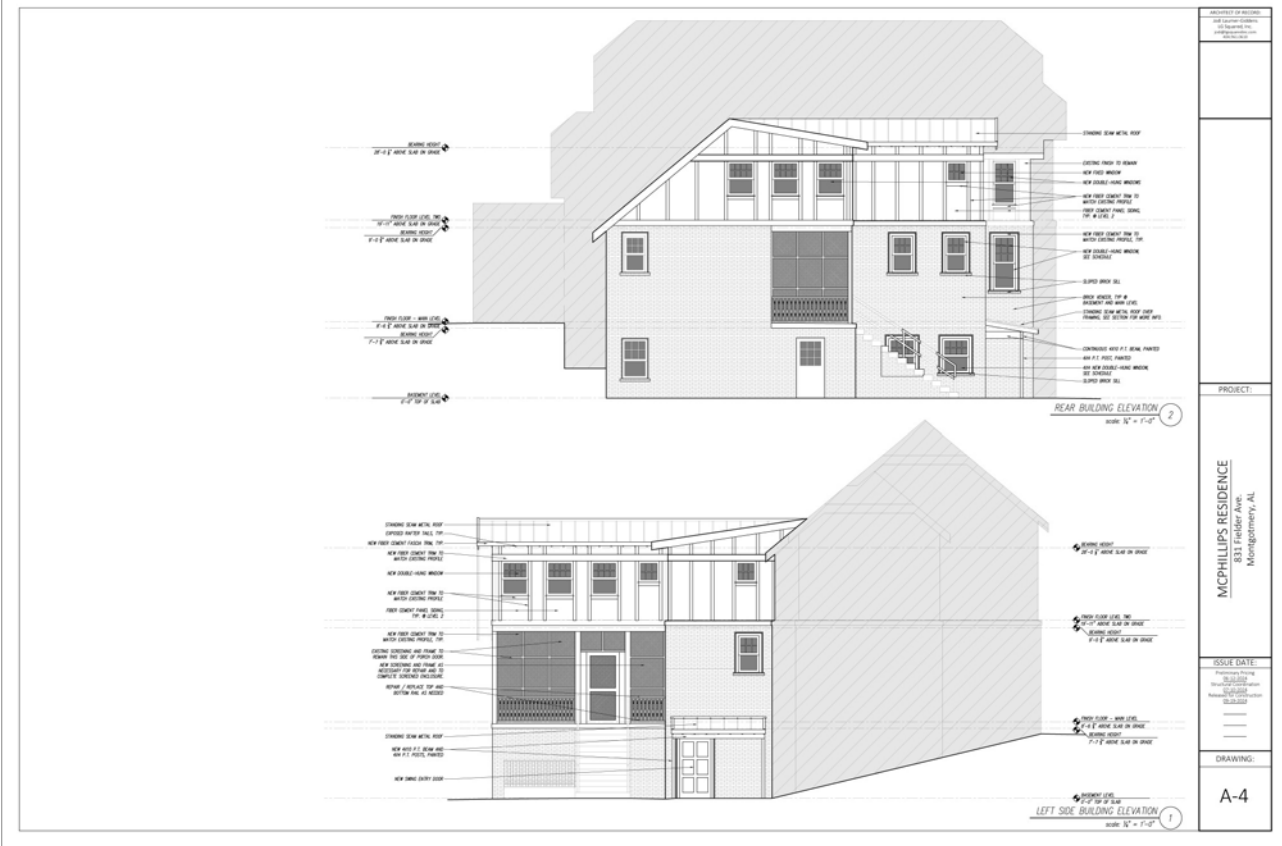


Figure 3j: Proposed elevation drawings for 831 Felder Ave.

SECRETARY OF THE INTERIOR (SOI) STANDARDS FOR REHABILITATION

The following SOI standards are applicable in this proposal:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS

This addition is well designed to improve the usage of space and provides upgraded accommodations for the owner and visitors via an elevator shaft leading up to the second floor. The only concern that staff see could be related to the new construction not being differentiated enough from the original building; however, fiber cement is different from original stucco and half timbered wood, yet malleable enough to fit in with the original materials and design. The board should be aware that the addition is in the rear of the house and not visible from the public ROW.

STAFF RECOMMENDATION

Approval as submitted.

NOTES: _____

ACTION: _____

**CERTIFICATE OF APPROPRIATENESS (ARB2024118-0)
82 Commerce Street (Lower Commerce Historic District)**

4. Presented By: Brandon Burnham

Subject: Request for approval to install a new neon sign for the property located at 82 Commerce Street (Lower Commerce).

Zoning Classification: T5.

Site Description: The property is located on the North side of Commerce Street, between Bibb Street to the West and Market Plaza to the East. The primary facade faces southwest onto Commerce Street.



Figure 4a: Southwest façade, 82 Commerce Street, 10/31/2024



Figure 4b: Northwest elevation, 82 Commerce St., 11/04/2024



Figure 4c: Project area at northwest elevation, 82 Commerce St., 10/24/2024



Figure 4d: Project area at northwest elevation, 82 Commerce St., 10/24/2024

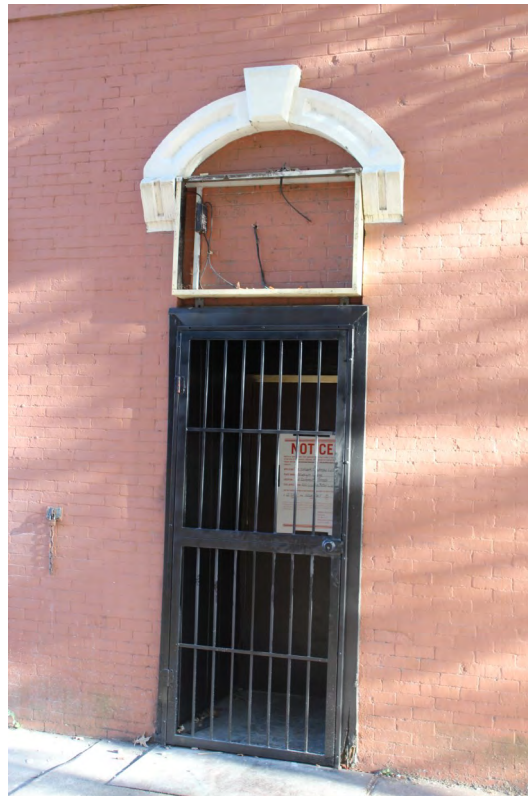


Figure 4e: Project area with sign removed at northwest elevation, 82 Commerce St., 10/24/2024

Background: This building has undergone many changes over the years and a substantial renovation in 2010-2011. The existing signage is out of date as the business has been closed since about 2019.

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.”

PROPOSAL

Mr. Burnham requests approval to take down the current “la salle bleu piano bar” sign and light bulbs and then mount a neon sign on the existing faceplate. The proposed neon sign would read “Paradigm Lounge,” and be manufactured by Orant Neon out of New York. It would measure approximately 3’ H x 3’ W and totals approximately 9 sq. ft. (the same as the existing sign sq. footage). It has a single face and the proposal is to mount the sign using the existing face plate. Materials include neon, plastic, and metal mounts.



Figure 4f: Depiction of the new signage.

SECRETARY OF THE INTERIOR (SOI) STANDARDS FOR REHABILITATION

The following SOI standards are applicable in this proposal:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS

Although this building was constructed c. 1888-1890 and thus predates neon signage becoming popular starting in the 1920s, there is already signage present in this area of the building. Therefore, replacing the existing sign with a new one is appropriate considering that the sign, itself, is very similarly sized and proportional to the existing one. Neon could also be considered by some to be an improvement over the existing sign. Moreover, replacing the sign will allow for a new business to occupy the building and continue its adaptive reuse.

STAFF RECOMMENDATION

Approval as submitted.

NOTES: _____

ACTION: _____

**CERTIFICATE OF APPROPRIATENESS (ARB2024119-0)
1852 Graham Street (Old Cloverdale Historic District)**

5. Presented By: Matt Ward

Subject: Request for approval to remove a chimney for the property located at 1852 Graham Street (Old Cloverdale).

Zoning Classification: R-60-m.

Site Description: The property is located on the West side of Graham Street, between Felder Avenue to the North and Park Avenue to the South. The primary facade faces East onto Graham St.



Figure 5a: East façade, 1852 Graham Street, 10/31/2024

Background: The owner is concerned with safety due to the chimney pulling 3-5” away from the exterior wall.

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.”

PROPOSAL

Because the chimney has deteriorated and pulled about 3-5” away from the exterior wall and his contractor has indicated it is not feasible to repair, Mr. Ward requests permission to remove it from the north side of the house. After removal, he would then replace the void areas with wood clapboard siding to match the existing siding and repair the roof decking and add asphalt shingles to match existing roof cladding.



Figure 5b: East façade and north elevation with chimney in context, 10/31/2024



Figure 5c: Chimney in context, 1852 Graham St., 10/22/2024



Figure 5d: Detail depicting chimney separating from the wall, 1852 Graham St., 10/22/2024



Figure 5e: 1852 Graham St., after chimney was removed at right, 10/31/2024

SECRETARY OF THE INTERIOR (SOI) STANDARDS FOR REHABILITATION

The following SOI standards are applicable in this proposal:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

ANALYSIS

Given that the collapsing chimney could cause health and safety issues and the board has previously approved other chimney removal projects (1828 Graham St. and 2511 College St.), good precedent exists to approve this project.

STAFF RECOMMENDATION

Approval as submitted.

NOTES: _____

ACTION: _____

**CERTIFICATE OF APPROPRIATENESS (ARB2024120-0)
2119 St. Charles Avenue (Capitol Heights—St. Charles Historic District)**

6. Presented By: Maria Patterson

Subject: Request for after-the-fact approval to retain an awning above the main entrance for the property located at 2119 St. Charles Avenue (Capitol Heights). VIOLATION

Zoning Classification: R-60-s.

Site Description: The property is located on the North side of St. Charles Avenue, between N. Maryland St. to the West and N. Pennsylvania Ave. to the East. The primary facade faces South onto St. Charles Ave.



Figure 6a: West façade of 2119 St. Charles Avenue, 09/03/2024

Background: During a routine walk through the neighborhood, Mr. Rose noticed this awning that did not appear original to the residence. Upon subsequent research in the Land Use files, it was installed without a COA, therefore, a violation notice was issued. The owners live in Virginia and indicated that the awning was installed prior to when they obtained the house in 2023.



Figure 6b: Google Streetview photograph depicting the residence before the awning was installed, January 2022.

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.”

PROPOSAL

Ms. Patterson requests after-the-fact approval to retain the awning that was built above the main entrance on the south façade. Since she was not aware that the awning had been constructed in violation and feels that it enhances the aesthetic appeal of the property and has been positive received by neighbors, she would like to retain this feature.

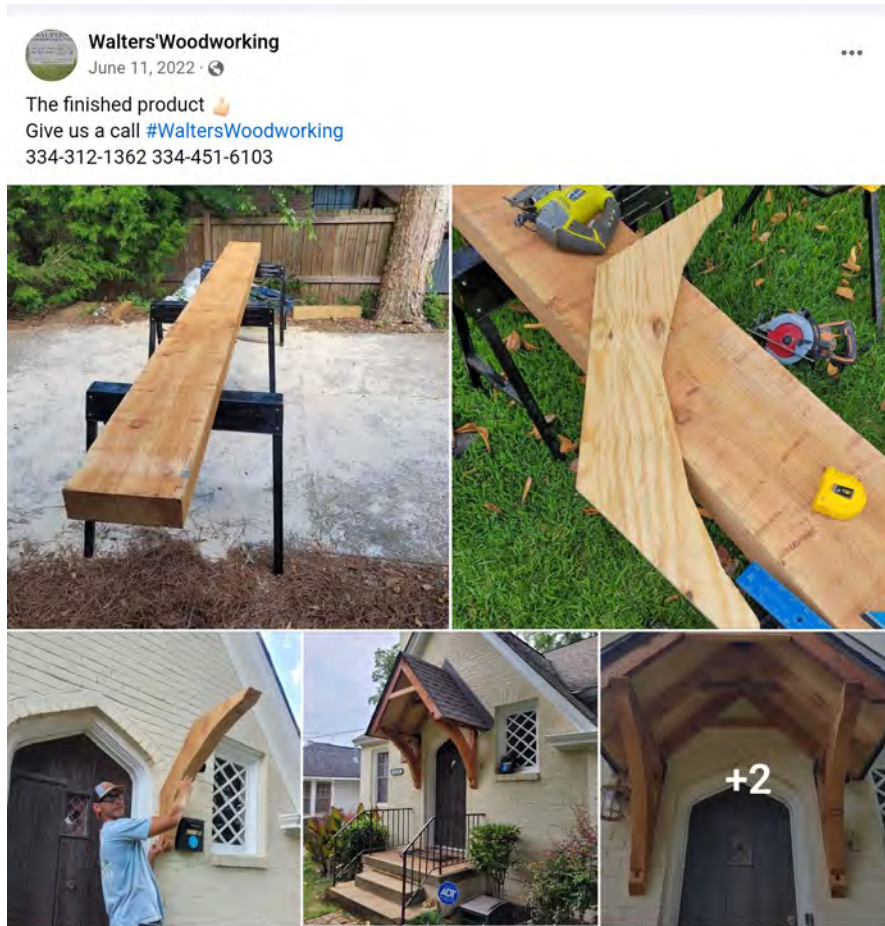


Figure 6c: Facebook post depicting the date of the awning installation as June 2022.

SECRETARY OF THE INTERIOR (SOI) STANDARDS FOR REHABILITATION

The following SOI standards are applicable in this proposal:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS

According to Mr. Rose’s research, the awning was built in June of 2022, and Ms. Patterson did, indeed, come into ownership of the property in 2023. Although the current owner is not responsible for creating the violation, it should be noted that violations run with the land and Ms. Patterson is, therefore, responsible for rectifying it if the board rules that it is inappropriate. That said, the awning is a fairly minor, reversible alteration and does fit with the character of the residence given the front gable on the façade that it sits beneath. The only thing that appears somewhat out of place is the unpainted wood work in the context of painted soffit and fascia on the body of the residence.

STAFF RECOMMENDATION

Approval, subject to painting the woodwork white to match the soffit and fascia on the main body of the residence.

NOTES: _____

ACTION: _____

Text Amendment to Chapter 15, Historic Preservation, of the City of Montgomery, Alabama Code of Ordinances

7. Presented by: Land Use Division

Subject: Proposed text amendment to Chapter 15, Historic Preservation, that would authorize the Architectural Review Board (ARB) to review variance requests for historic sites and districts when the variance request is submitted in conjunction with a Certificate of Appropriateness (COA) application.

Background: Currently, all variance requests in the City of Montgomery are reviewed by the Board of Adjustment (BOA). When a variance request is required for alterations to a historic property, the property owner must submit an application for a COA to the ARB and an application for a variance request to the BOA. This process requires the applicant to attend public meetings for two different boards, which causes a delay in the project start date and could result in approval for the alterations by the ARB but then be denied the variance request by the BOA. In this situation, the applicant would be required to amend their proposal and return to the ARB, introducing an even greater delay, for approval of such amended proposal.

PROPOSED TEXT AMENDMENT (in red):

City of Montgomery, Alabama Code of Ordinances, Chapter 15 -Historic Preservation, Article V. – Certificates of Appropriateness, Section 15-126. - Certificate of appropriateness prerequisite to changes in historic property or historic district; submission and consideration of application for certificate; rules, regulations and standards; expedited procedure; records; requests for Zoning Ordinance variances in conjunction with Certificate of Appropriateness application.

(I) The Architectural Review Board shall have the authority to grant variances from the terms of the Zoning Ordinance for those properties designated as historic, either individually or within historic districts, where it is deemed appropriate for the continued preservation of the historic property or historic district. The Board shall only authorize such variances in conjunction with an application for a Certificate of Appropriateness.

ANALYSIS

Because the ARB understands the difficulties that are sometimes encountered when altering a historic property and is familiar with the Secretary of the Interior’s Standards and the Design Guidelines for locally designated Historic Districts, the board is well-placed to review variance requests and determine whether the request is appropriate for the continued preservation of the site and/or district. Additionally, updating the variance request process in this way would allow Historic Preservation staff and ARB members to suggest a wider range of options for the protection of sites and/or districts.

When a variance is required for the appropriate alteration of a historic site and/or district, the applicant would be required to submit a COA application and a Variance application with the appropriate fee (depending on the variance requested) for the latter. Both requests will be detailed in the staff report and the ARB will make two motions: one for the COA and one for the variance request.

This proposed new process will benefit applicants by speeding up the application process and allowing the ARB to consider the overall character of historic sites and districts when considering variance requests.

BOA members have agreed that this process is appropriate for historic sites and districts and the City's legal department has indicated that the proposed text amendment is sound from a legal perspective.

STAFF RECOMMENDATION

Approval of the proposed text amendment for adoption by the City Council.

IV. Discussion Items:

- a. **Appendix C (Historic Districts—North Hull Street) of draft revised guidelines. Please review prior to the meeting and come ready to provide any comments/revisions that you may have. This is just the text, so please review content, only, and not formatting. The final version will have photos, captions, etc. to make it more readable. Next month, we'll move to Appendix C (Historic Districts—Lower Commerce Street).**

Appendix C: Historic Districts

North Hull Street (AKA: Old Alabama Town)

Hot on the heels of the National Historic Preservation Act of 1966, the non-profit advocacy group, Landmarks Foundation of Montgomery, was formed at a meeting of the Montgomery Historical Development Commission in 1967. Landmarks' founders included James Loeb and Milo Howard, and the organization quickly received political support when Montgomery's City Commission—just a year after the State legislature had passed a bill (§ 11-68) enabling municipalities to protect historic and cultural resources via architectural review boards—locally designated the North Hull Street Historic District, now also known as Old Alabama Town, as historic in October 1968. This was groundbreaking because it was the first area that Montgomery designated as historic, beating even the Lower Commerce Street area to the proverbial punch by about a year.

North Hull's groundbreaking local designation was an acknowledgement of the neighborhood's historic significance. Indeed, North Hull Street's period of significance as a chic residential neighborhood was between the 1850s and 1930s. From the 1930s through the mid-1960s, deferred maintenance and growing commercialism began detracting from the area's ambiance as used car lots replaced deteriorated cottages and once-dignified houses gave way to bait shops and mediocre night clubs. By the time the area was designated in 1968, much of the land was vacant; however, the 1850 Noble House on East Jefferson St. that Landmarks restored after severe alteration as a State-owned motor pool, the 1853 Campbell Cottage, and the row of 1890s Victorian cottages along North Hull Street all remain on their original sites.

In 1968, the City purchased the 1851 Italianate Ordeman-Shaw townhouse and dependencies with the understanding that the Landmarks Foundation would steward its considerable restoration before opening it to the public. The Ordeman-Shaw complex was opened in 1971 as the center piece of Old Alabama Town. Subsequently, over the next several decades, Landmarks moved around 50 distressed or endangered historic buildings from surrounding counties into this six-

block area of downtown Montgomery. This collection of buildings made up a living history museum that the Landmarks Foundation uses to educate an intergenerational audience by providing tourists and schoolchildren with a tangible representation of Alabama architecture, history, and culture.

Through its living history programs, including costumed role players and tour guides, Old Alabama Town facilitates for visitors a better understanding of the way people lived and worked in Alabama during the nineteenth and early twentieth centuries. The collection of restored buildings and other structures depict a cross-section of architecture, history, and culture ranging from an elegant townhouse to rural pioneer living. Some of the relocated buildings include the 1840s Haigler House that was threatened by the G.E. plant in Burkeville, the 1850 Greek Revival Thompson House that was dismantled in Tuskegee and reconstructed on Madison Avenue, and the 1850s Italianate style Molton House.

In 2018, Old Alabama Town was expanded with the designation of 16 additional buildings, including an 1850s carriage house, an 1890s Doctor's Office, an 1882 Shotgun house, and an 1882 Blacksmith shop as part of its living history village. Today, Landmarks Foundation is continuing to find new ways to preserve Montgomery's rich history, including online exhibits, an historic preservation consulting service, and guided tours of the whole of downtown Montgomery. Old Alabama Town averages around 30,000 schoolchildren and 3000-4000 adult visitors each year. The non-profit also facilitates events to promote the mission of preserving Alabama's historic architecture, rents out several of its buildings to local businesses, and provides community event space.