

# **A G E N D A**

## **Architectural Review Board**

**July 28, 2015**

**Council Auditorium, City Hall**

### **ARCHITECTURAL REVIEW BOARD MEMBERS**

Mr. Walter L. Bush, Jr., Chairman

Ms. Elizabeth Brown, Vice-Chairman

Mr. David Payne

Mr. Tony Hickman

Rev. Willie Welch

Mr. Cedric Campbell

Mr. John Foshee

Mr. Jon Hayden

Ms. Katie Williams

**PLANNING CONTROLS DIVISION**

**I. Approval of the Actions from the June 23, 2015, meeting**

**II. 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.	Donna Sims	Cloverdale Idlewild	3351 Wellington Road
2.	Philip Sellers	Old Cloverdale	418 Thorn Place
3.	Barrett Austin	Old Cloverdale	2046 Ridge Avenue
4.	Jon Payne	Old Cloverdale	728 Thorn Place
5.	Julie Gunnell	Cloverdale Idlewild	3211 Cloverdale Road
6.	Jason Reid	Old Cloverdale	660 Cloverdale Road
7.	Paul Ivey	Capitol Heights-St. Charles	2146 St. Charles Avenue
8.	Russell Stringer	Old Cloverdale	1123 Magnolia Curve ROW
9.	Robert & Brandy Price	Old Cloverdale	740 Felder Avenue

**III. Other Business/Announcements**

**The next meeting of the Architectural Review Board will be on  
Tuesday, August 25, 2015 at 5:30 p.m.**

**1. PRESENTED BY:** Donna Sims

**SUBJECT:** Request for approval of tree removals after the fact and replacement for the property located at 3351 Wellington Road (Cloverdale Idlewild). VIOLATION

**REMARKS:** The petitioner is requesting approval after the fact for the removal of two popcorn trees located near the house that were encroaching on the foundation and roof of the house. The applicant indicates she will replace trees away from the house, no species or size has been specified.

This item was carried over from the June 23, 2015 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**

- Urban Forester recommends replacement.

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

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

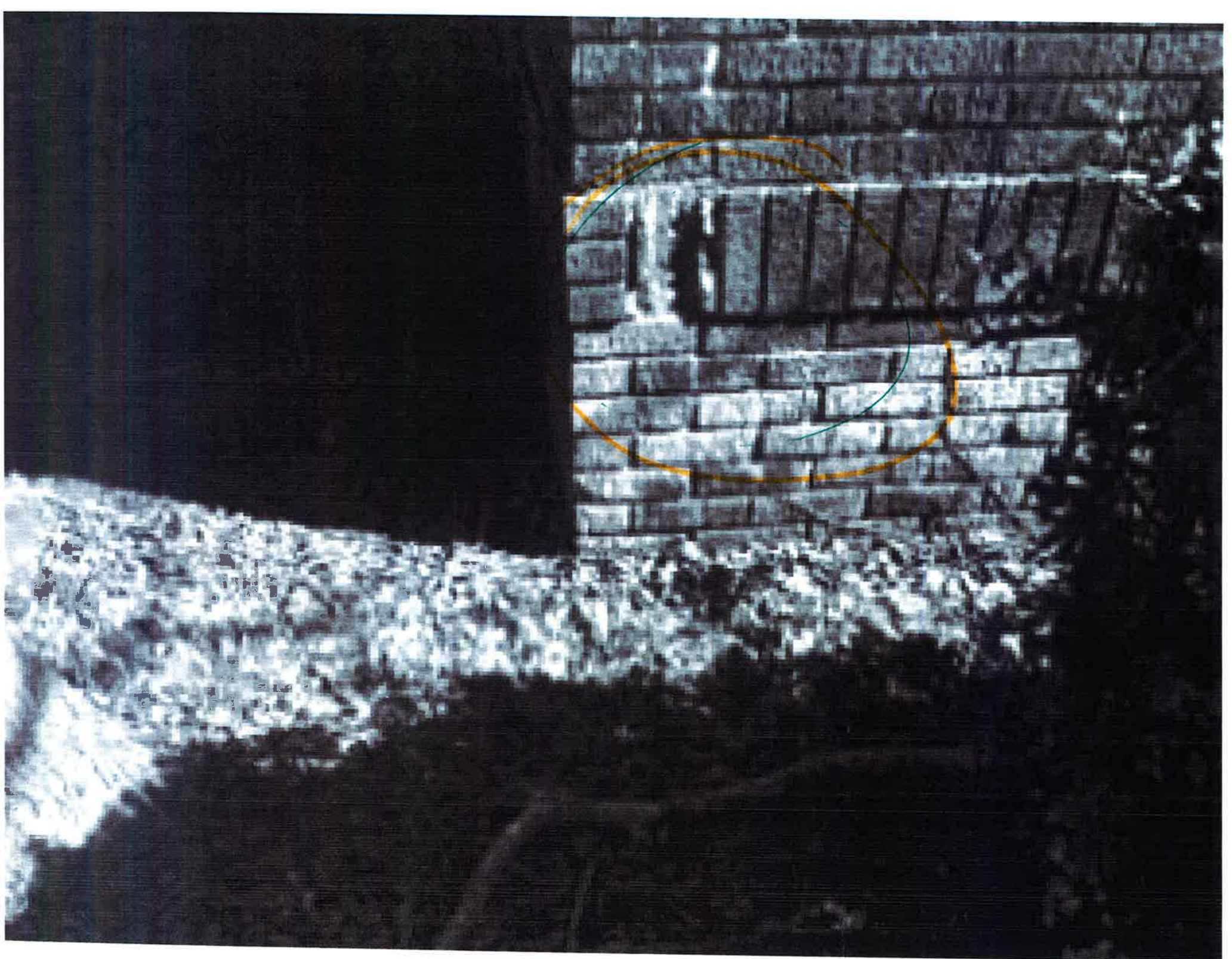


3351 Wellington Avenue

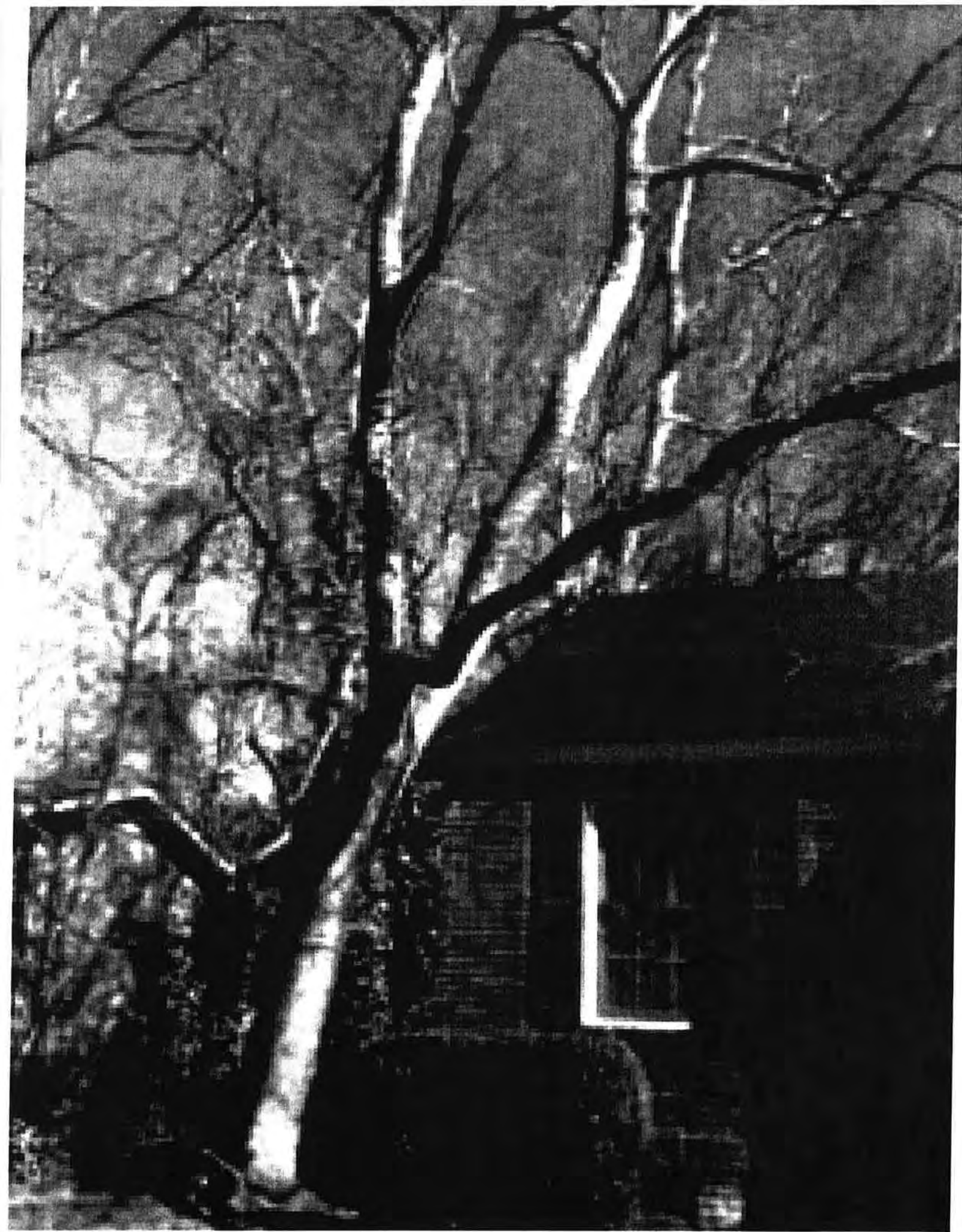


3351 Wellington Avenue

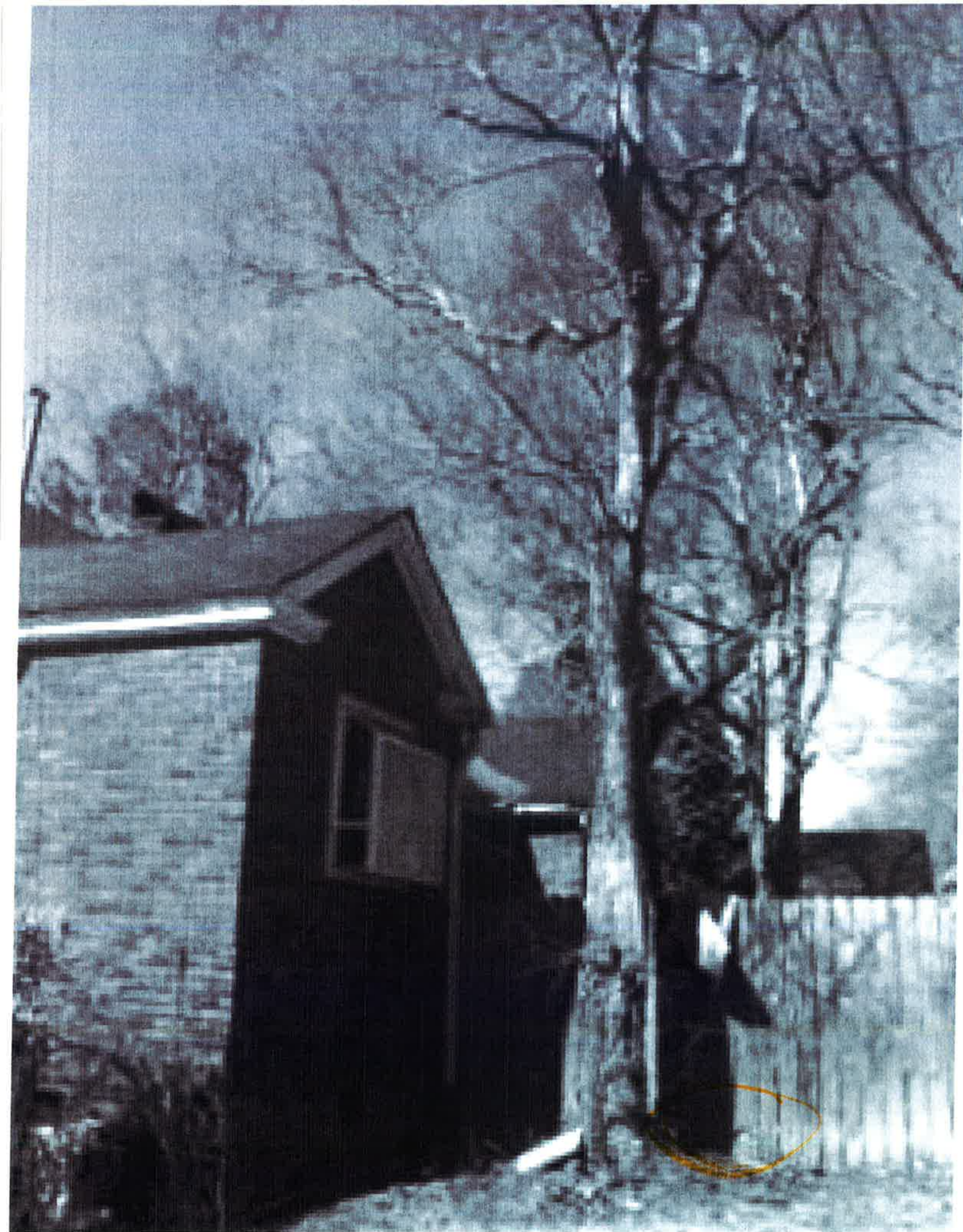












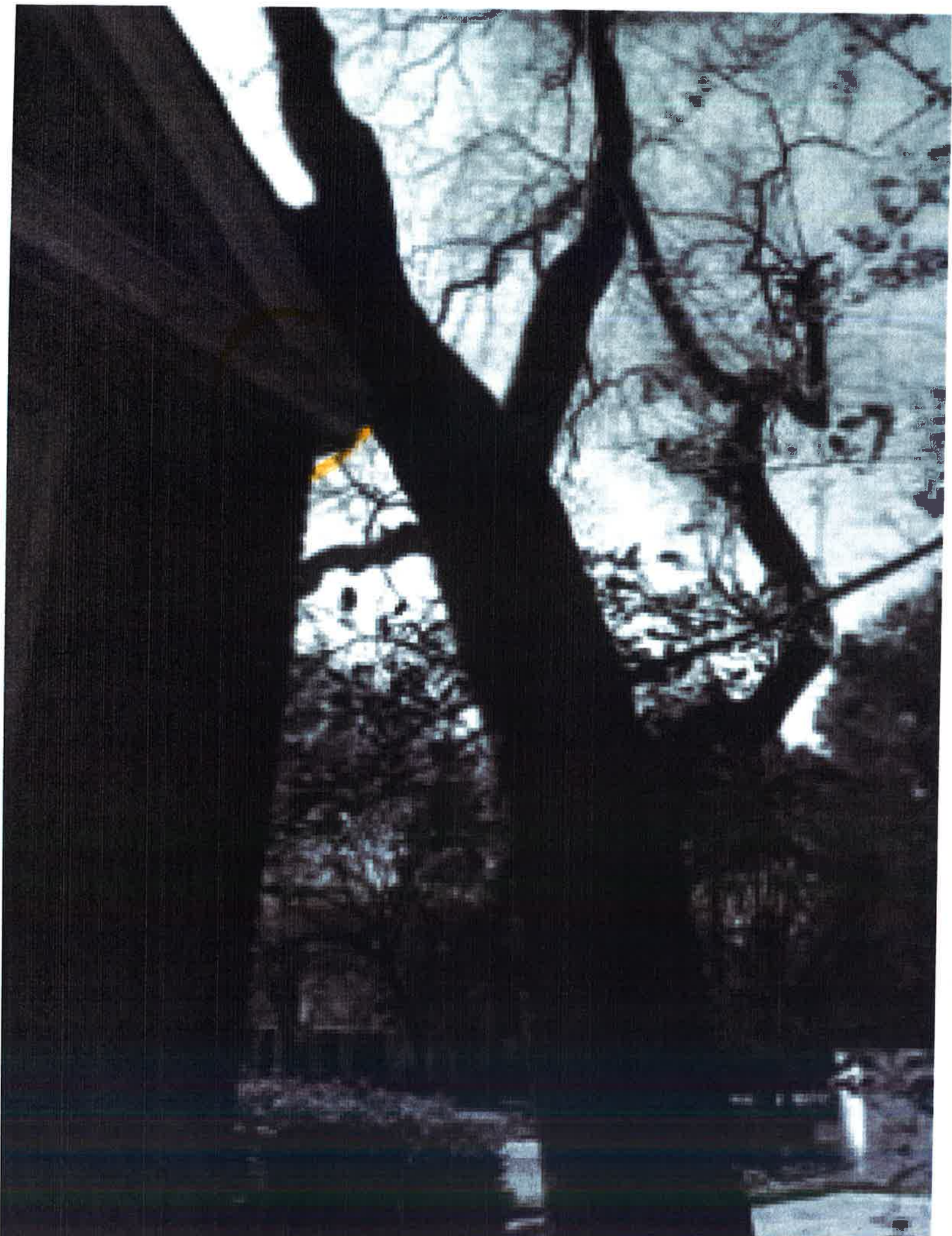






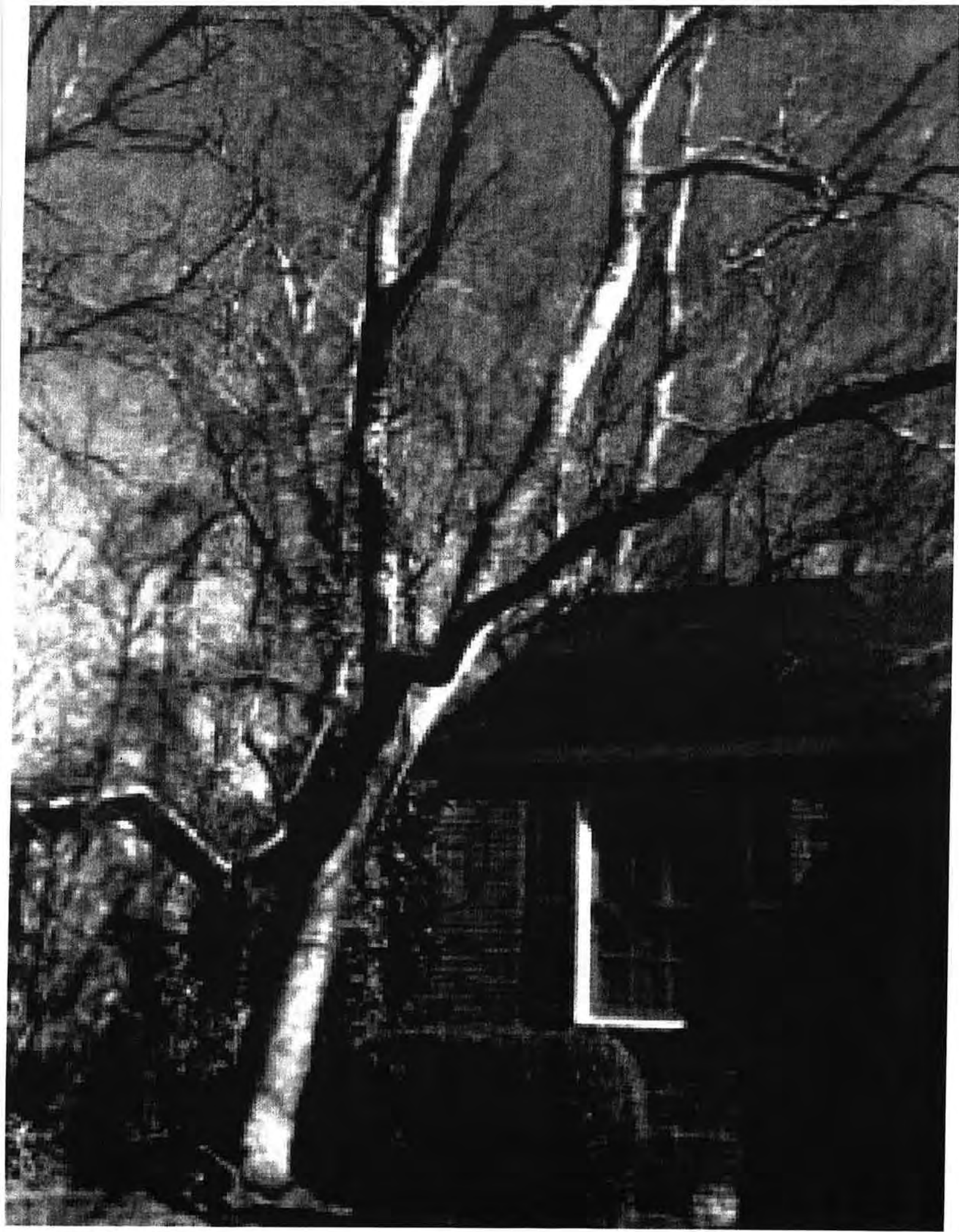














**2. PRESENTED BY:** Philip Sellers

**SUBJECT:** Request for approval of a rear yard fence and gate for the property located at 418 Thorn Place (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to construct a 6' cypress privacy fence and gate to match a previously approved fence for 428 Thorn Place, which is immediately adjacent to this property. The fence will be allowed to weather unfinished. The location of the fence is illustrated on the site plan.

**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**

- One of the primary concerns with privacy fences is where the fence returns to the house (the closer to the rear the better). As submitted, the fence return will be behind the front corner of the house.

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

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



418 Thorn Place



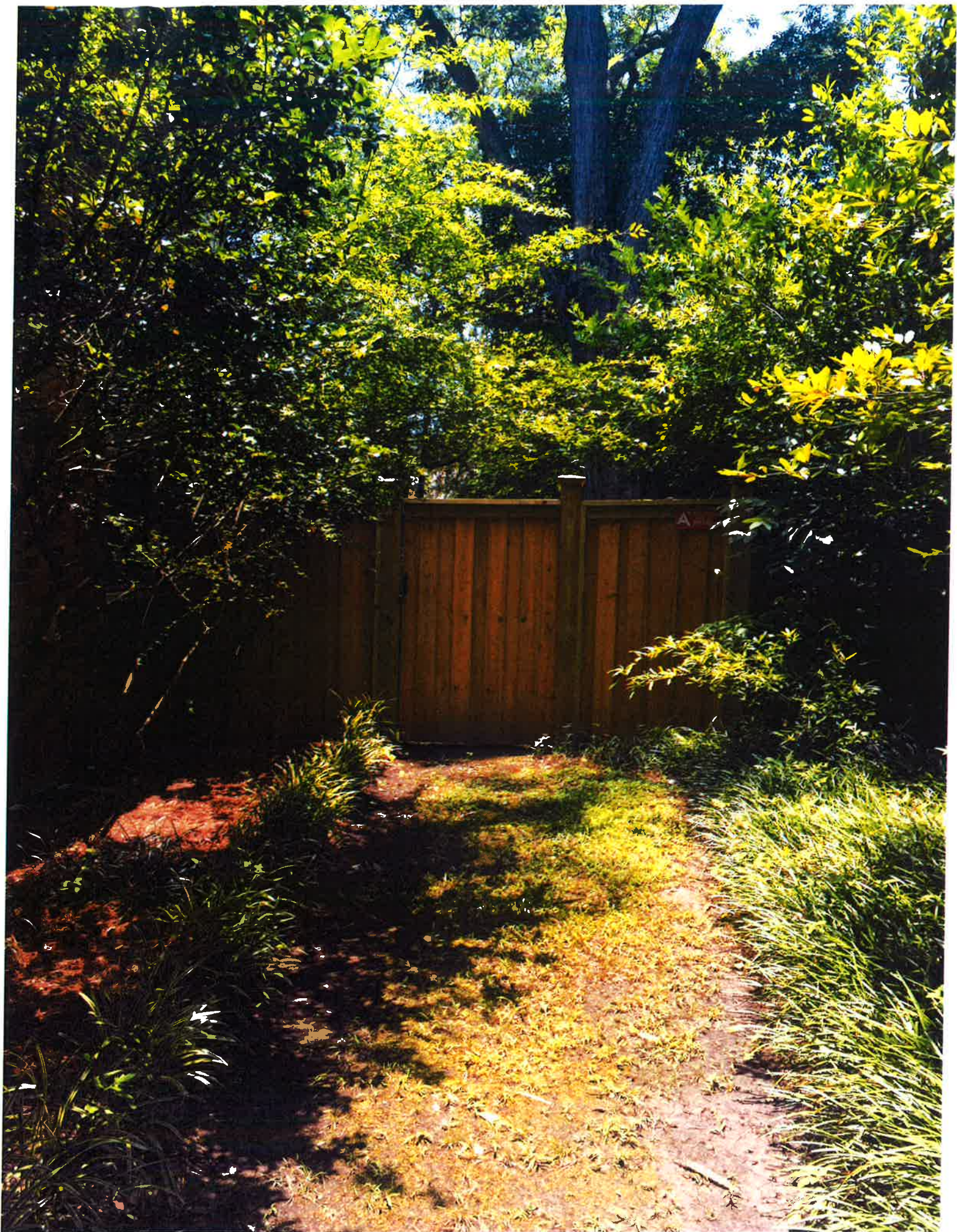


418 Thorn Place

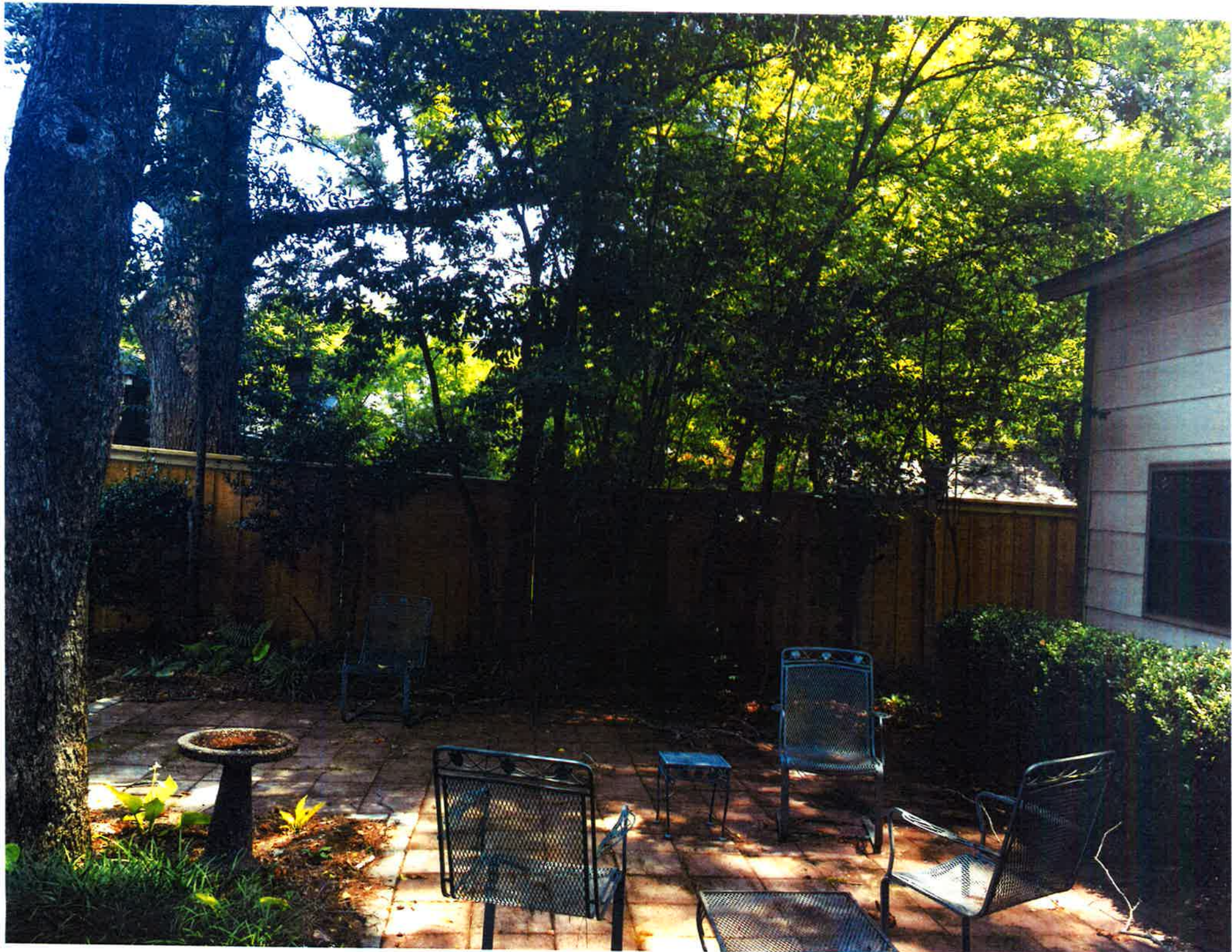




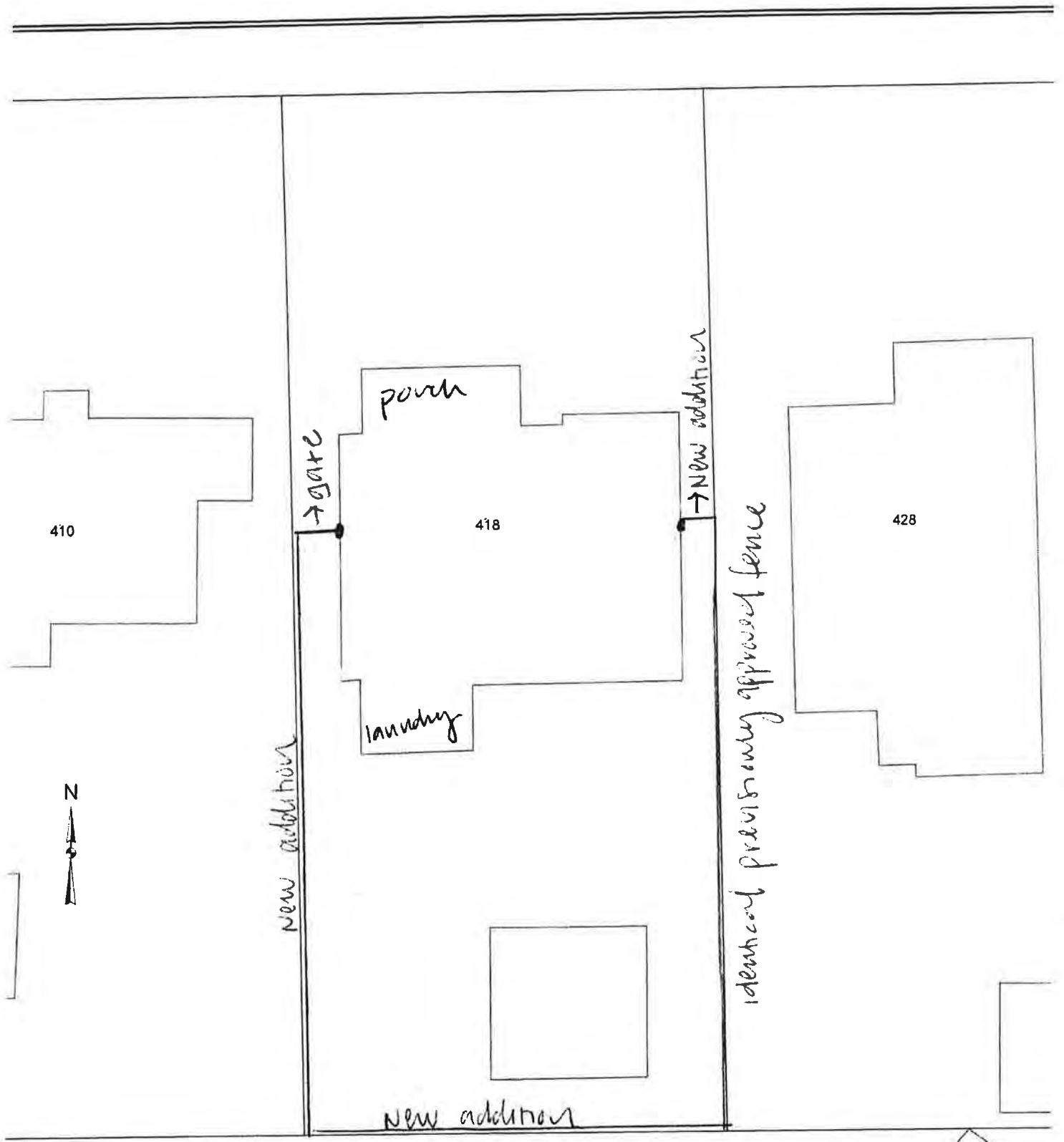












1 inch = 20 feet

**3. PRESENTED BY:** Barrett Austin

**SUBJECT:** Request for approval of a new driveway for the property located at 2046 Ridge Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to install a 9'x22' driveway (property currently has no off street parking). The proposed driveway material is crushed limestone with a 3" copper edging to contain the loose material.

**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**

- The property was carved out of a larger parcel (see attached map) which limits the options for off street parking. The proposal retains well over 50% of grass/vegetation in the front yard.
- If a concrete apron at the street is not proposed, some sort of gravel containment at the street is recommended.

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

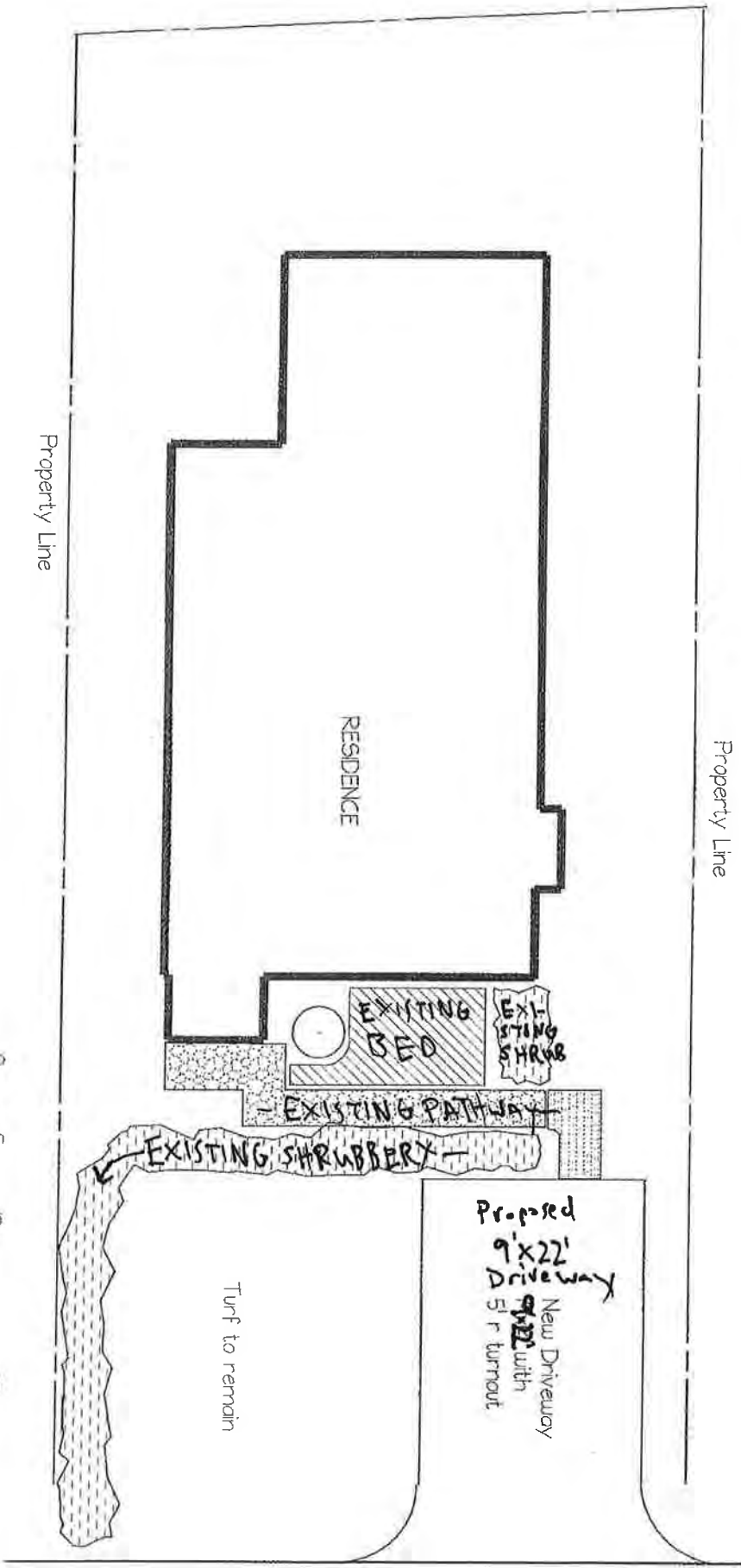
**ACTION TAKEN** \_\_\_\_\_





2046 Ridge Avenue

<b>Barrett &amp; Camilla Austin</b>			
2046 Ridge Avenue Montgomery, AL			
client	scale	date	revision
	1"=10'-0"	6/29/15	
drawn by	checked by	drawing #	
SHK/Landscaping	SH		



RESIDENCE

EXISTING BED

EXISTING SHRUB

EXISTING PATHWAY

EXISTING SHRUBBERY

Proposed  
9'x22'  
Driveway  
New Driveway  
with  
5' r turnout

Turf to remain

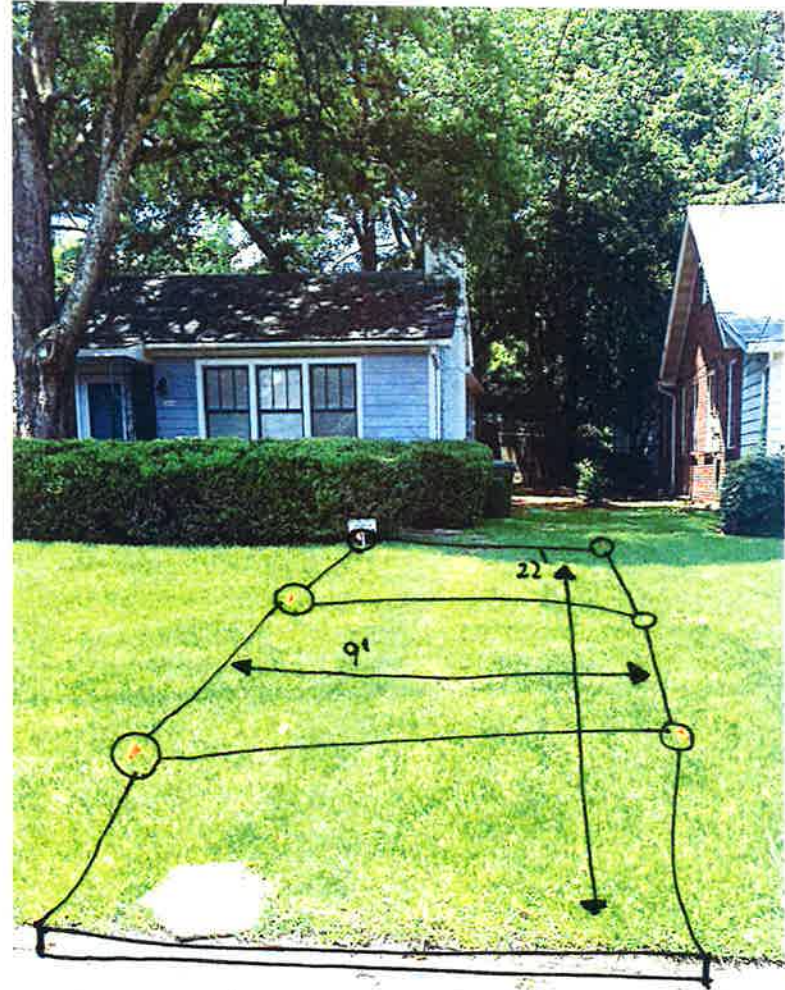
Property Line

Property Line

Ridge Avenue



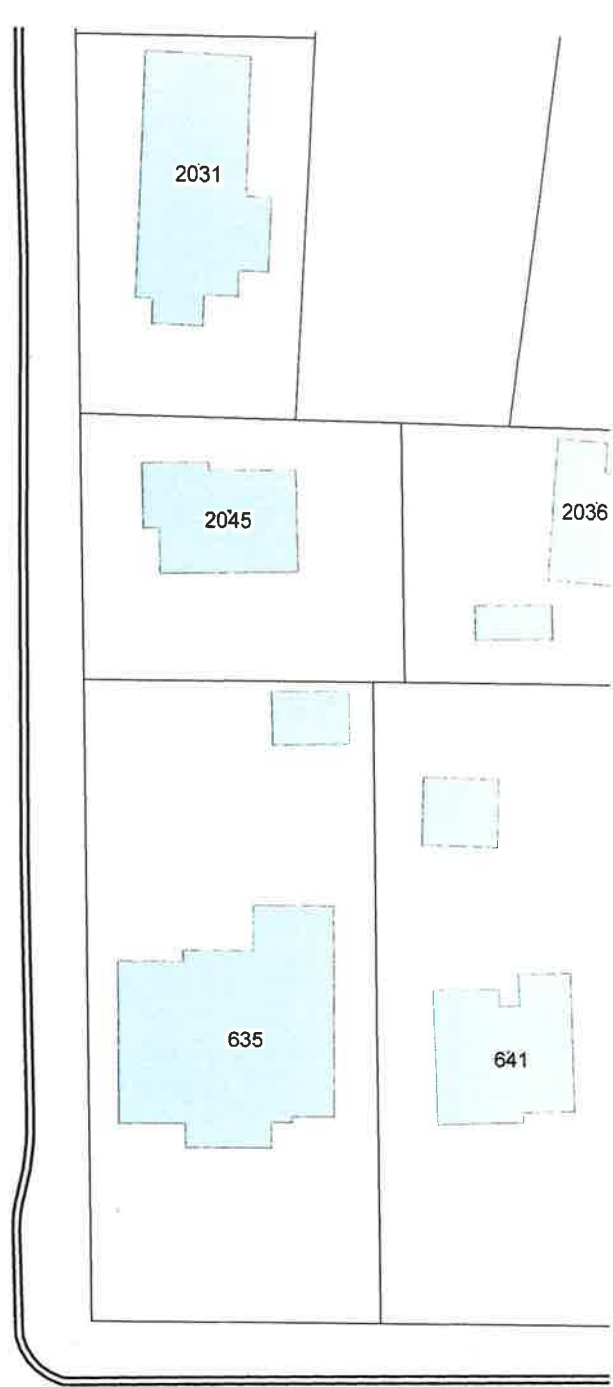
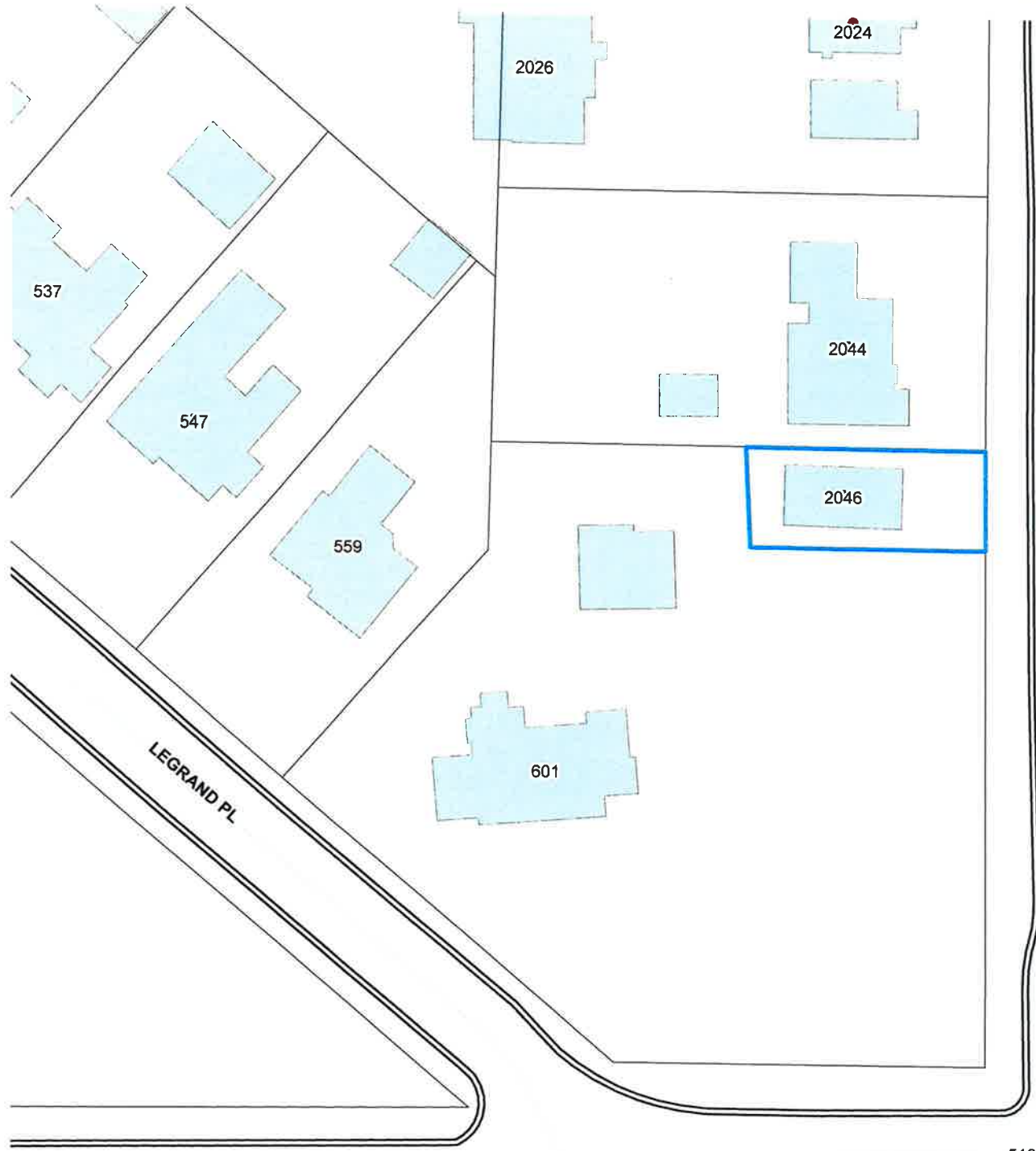
2046 Ridge Avenue - detail of proposed driveway





2045 Ridge Avenue - Existing gravel driveway





E FAIRVIEW AVE 510

**4. PRESENTED BY:** Jon Payne

**SUBJECT:** Request for approval of an alternate rear balcony plan for the property located at 728 Thorn Place (Old Cloverdale).

**REMARKS:** The petitioner is submitted an alternate railing plan from the previously approved baluster on the two upper balconies flanking the addition. As construction moved forward, some issues arose that necessitated a rethinking of the plan to provide sufficient vertical support for the railing, and longevity of materials.

The revised plan utilizes wood and Hardie panel on the sides facing adjacent properties in a solid, faux half-timbered (with wood) configuration; the rear will be an open wood balustrade with a heavy diamond pattern as illustrated. All railings will be painted to match the house.

**STANDARD OF REVIEW:** Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

**DEPARTMENT COMMENTS**

- No comment.

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

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





728 Thorn Place



728 Thorn Place





Examples of the paneled/half timbered and diamond railing

728 Thorn Place



**5. PRESENTED BY:** Julie Gunnell

**SUBJECT:** Request for approval of window replacement for the property located at 3211 Cloverdale Road (Cloverdale Idlewild).

**REMARKS:** The petitioner is requesting permission to replace windows with Weathershield aluminum clad wood windows or Enviroguard cellular PVC composite windows with a simulated divided lite (grid on the glass). The current windows are 9:1, the petitioner proposes the following:

- Eleven windows that affect the street view and side view of the living room and front bonus room would be replaced in kind (9:1);
- All other windows would be replaced with 1:1

Additional details on the condition of the windows are attached. All trim would be scraped and repainted white after installation.

**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**

- The Board has generally required an in kind replacement of windows, regardless of visibility from the street.
- Cost is not a factor in the ARB’s deliberations, the appropriateness of the proposal is.
- When historic materials are approved for removal/replacement (doors, windows, etc), Staff recommends the owner consider donating the materials to Rescued Relics at Landmarks Foundation. Donations are tax deductible, contact Carole King at 240-4512 for more information.

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

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



3211 Cloverdale Road



3211 Cloverdale Road



June 24, 2015

**Proposal for window sash replacement at 3211 Cloverdale Road, MGM, AL 36106**

I am requesting approval for complete window sash replacement at 3211 Cloverdale Road. I feel that sash replacement would make a dramatic improvement in the appearance, functionality, and value of the home. The current windows are painted shut, some of the panes in the front bonus room have been sprayed with white spray paint for privacy, and every window in the house is covered by a very non-historic, previously installed storm window. I understand the ARB requirement of divided light six-over-one windows however, twenty nine 32 x 65 six-over-one windows make this project cost prohibitive so I am asking for a partial exception.

In keeping with ARB requirements, all eleven windows that affect the street view and both side views of the living room and the front bonus room would be replaced using divided light six-over-ones.

All other windows would be replaced using standard one-over-ones. As you can see from the pictures attached, the windows on the North side of the house, which include two dining room windows, one breakfast nook window, one kitchen window, and one back bonus room window, are not visible from the street. On the South side of the house, which includes the two windows in each bedroom and one bathroom window, there is more visibility from the street view but the house is set far enough back that I don't feel that it would detract from the historical appearance.

Removal of the storm windows will require repainting of the outside trim which will be done in white and will not involve any change from the current appearance of the home.

Thank you for your consideration.

Sincerely,

Julie Gunnell



3211 Cloverdale Road

435-757-9047



**6. PRESENTED BY:** Jason Reid

**SUBJECT:** Request for approval of demolition of an accessory structure and rear door and window modifications for the property located at 660 Cloverdale Road (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to install hinged false shutters over the door on the side elevation (door will be enclosed from the interior to accommodate alterations to the space) and retaining the stoop; and removing the door and stoop at the rear to install centered windows at the top of false shutters as illustrated. The shutters will be louvered wood, with hinges and shutter dogs to give the appearance of being operable. Siding will be filled in to match the existing, and may come off the garage if the ARB approves its removal.

The petitioner is also requesting permission to remove an existing garage. The shed addition has collapsed and the garage is leaning that direction. If the siding is salvageable, it will be used on the main house to match existing siding on the rear.

**STANDARD OF REVIEW:** Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

**DEPARTMENT COMMENTS**

- When historic materials are approved for removal/replacement (doors, windows, etc), Staff recommends the owner consider donating the materials to Rescued Relics at Landmarks Foundation. Donations are tax deductible, contact Carole King at 240-4512 for more information.
- The petitioner is aware that any replacement outbuilding would require ARB review and meet all of the current zoning and building code setbacks and guidelines.

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

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





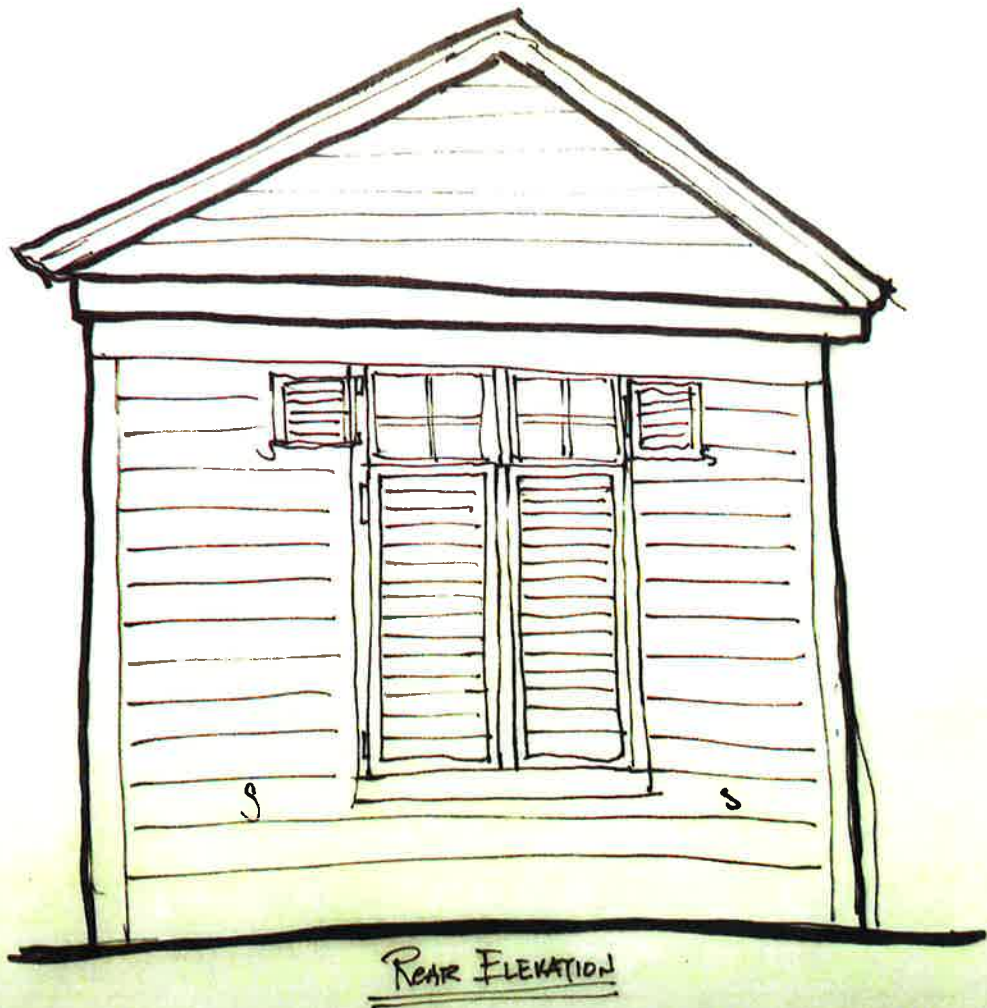
660 Cloverdale Road





660 Cloverdale Road







Hinged false  
Shutters w/  
Shutter dogs

Existg  
Wdw.

Side Elevation





1 inch = 60 feet

**7. PRESENTED BY:** Paul Ivey

**SUBJECT:** Request for approval of a front porch enclosure for the property located at 2146 St. Charles Avenue (Capitol Heights—St. Charles).

**REMARKS:** The petitioner is requesting permission to enclose a front side porch to install a bathroom. The front porch opening would be filled with the windows seen from the street (moved forward), and brick removed from the porch interior to fill the space around it. The side opening would be filled with a smooth lap cementitious siding.

**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**

- Enclosing a front facing porch that is in line with the front of the house will alter the character of the house.
- The brick header on the porch opening is lower than the window header of the windows on the right side of the house. Consequently, installing windows in the existing opening would result in the new windows being lower than the existing windows.

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

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





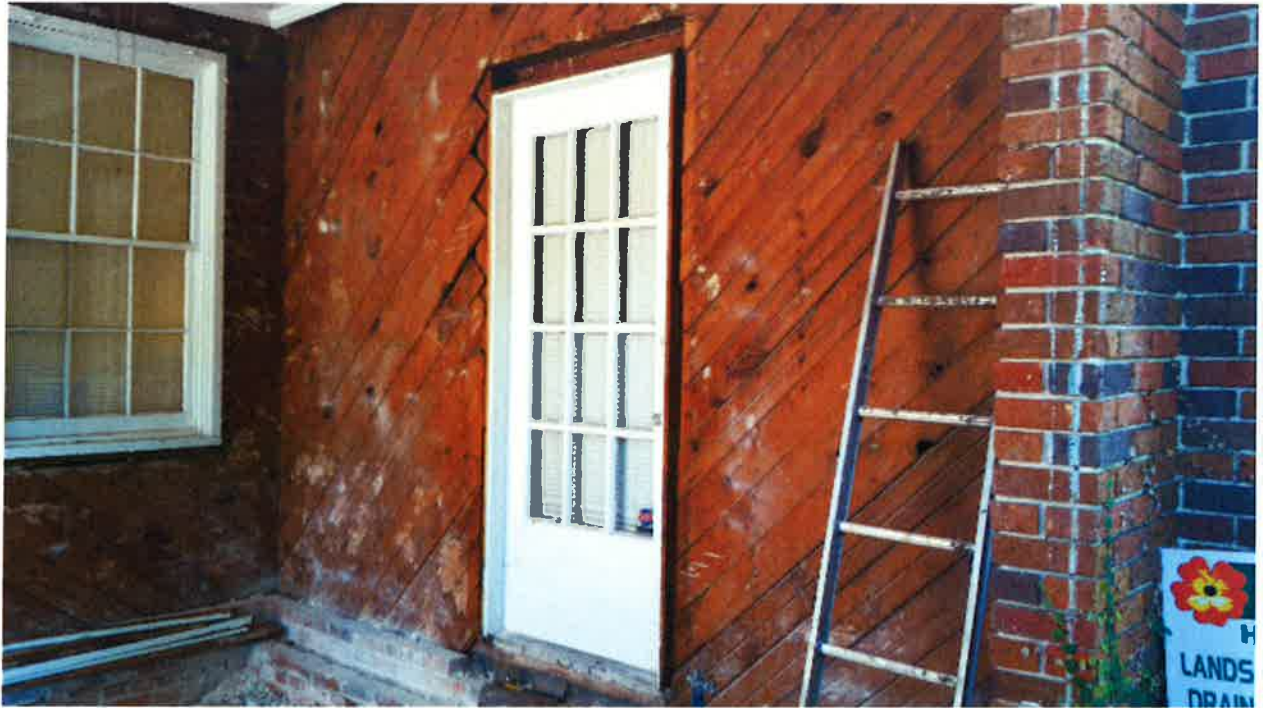
2146 St. Charles Avenue





2146 St. Charles Avenue





2146 St. Charles Avenue

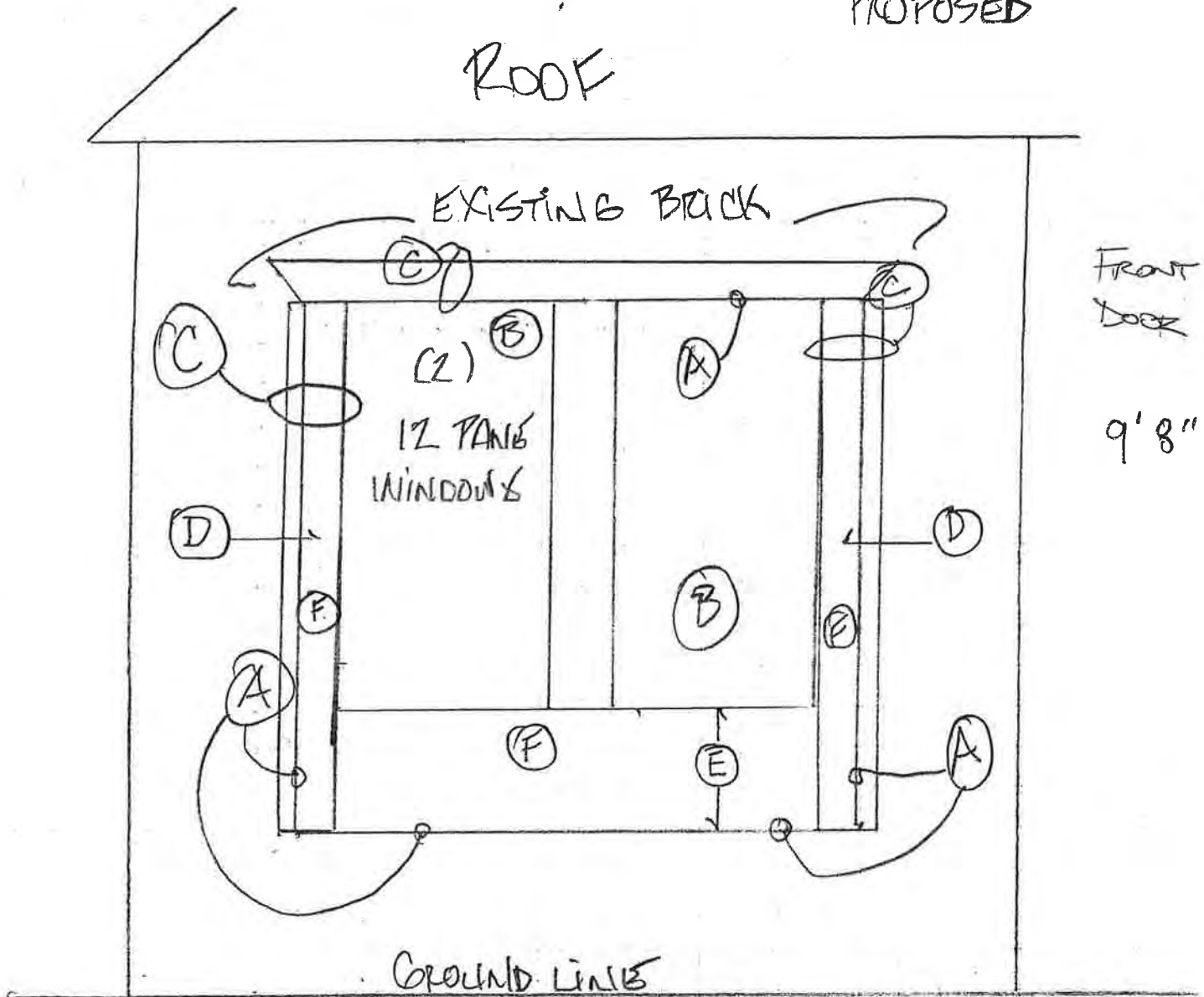
PAUL IVEY

2146 ST. CHARLES AVE

MONTGOMERY, AL

NOT TO SCALE

FRONT VIEW  
PROPOSED



- (A) OPENING = 93 W x 86.5 H
- (B) RELOCATED WINDOWS = 81.5 W x 71.5 H
- (C) DECORATIVE TRIM TO MATCH RIGHT SIDE
- (D) 5.5 ON EACH SIDE OF DOUBLE WINDOW
- (E) 11.5" AT BOTTOM
- (F) DEMO RELOCATED BRICKS



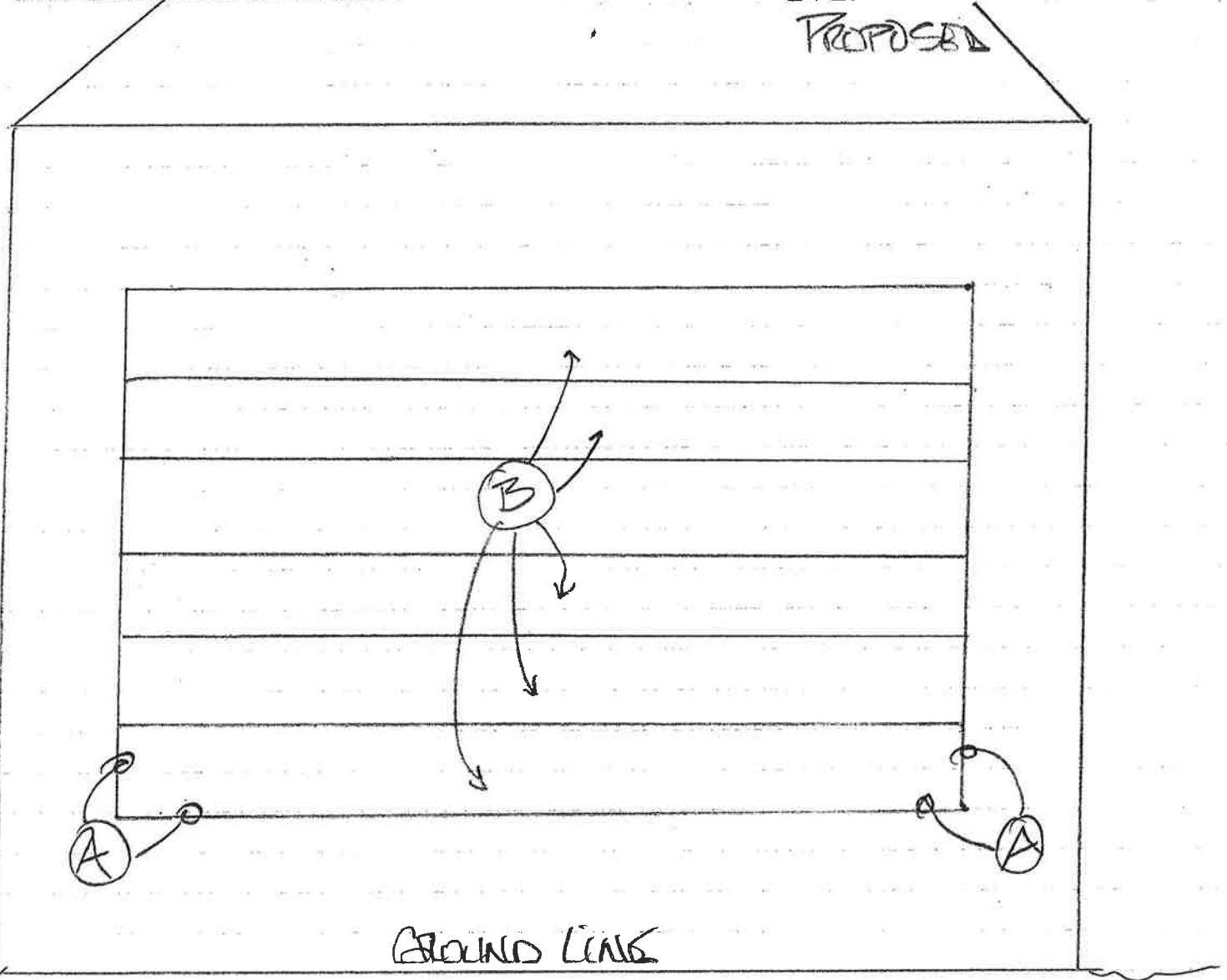
PAUL IVBY

2146 ST. CHARLES AVE

MONTGOMERY, AL

NOT TO SCALE

SIDE VIEW  
PROPOSED

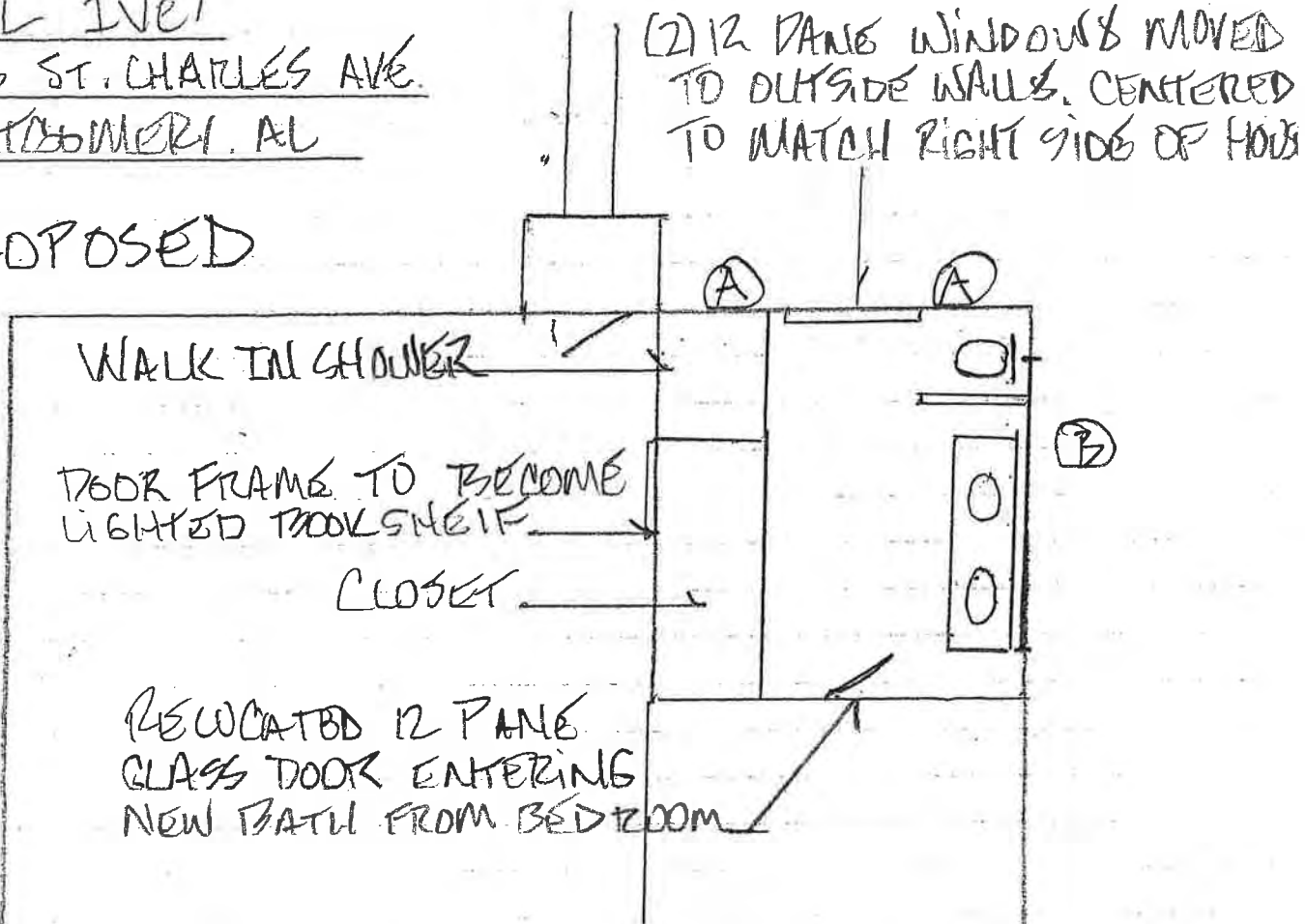


- Ⓐ OPENING = 11" L<sub>w</sub> x 33" H
- Ⓑ HARDIE BOARD LAP SIDING

PAUL IVET  
2146 ST. CHARLES AVE.  
MONTGOMERY, AL

NOT TO SCALE

PROPOSED



NOTES:

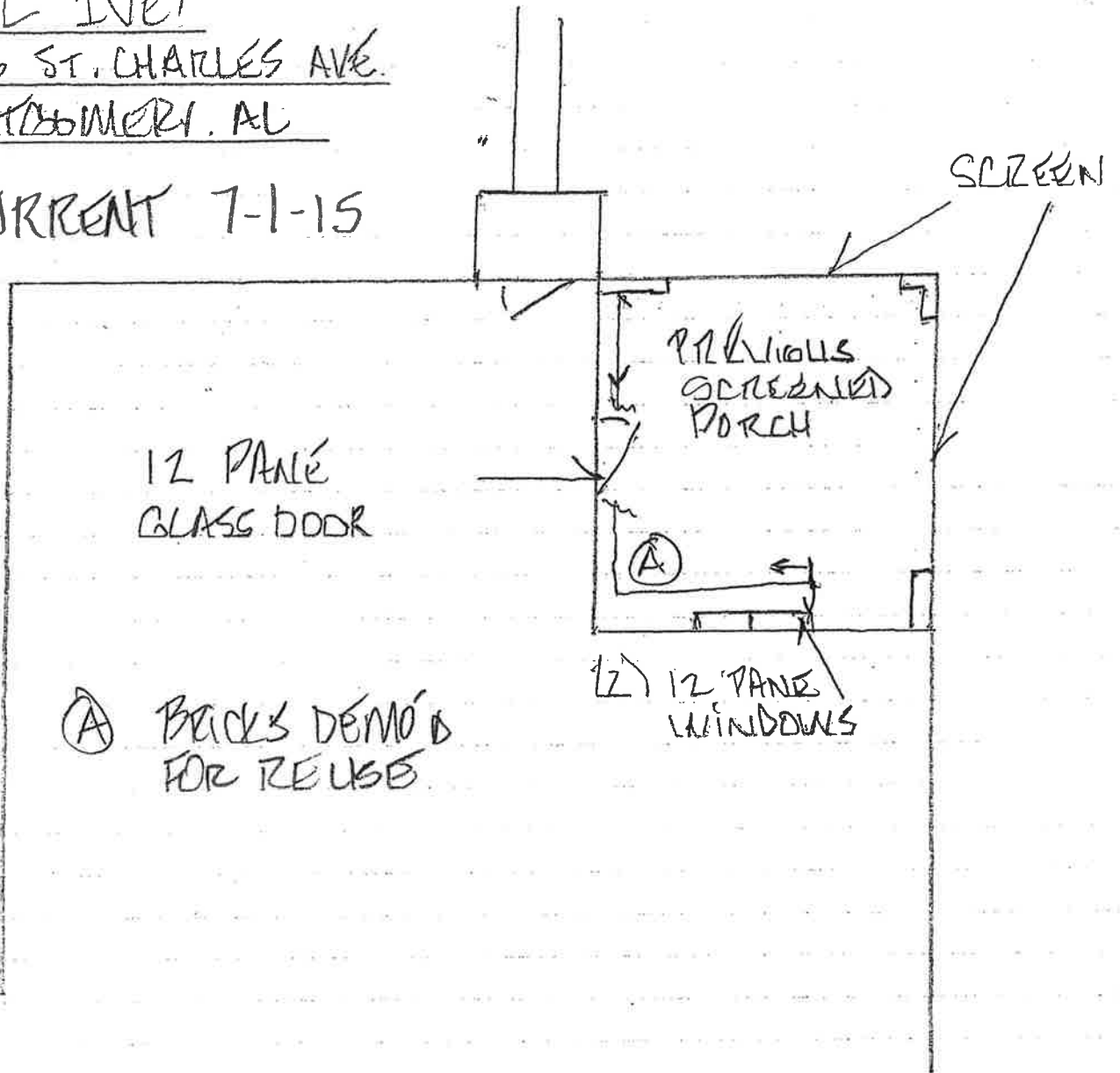
- (A) RELOCATED USED BRICKS
- (B) HARDIE BOARD @ SCREEN OPENING
- TRIM AROUND WINDOWS TO MATCH OPPOSITE FRONT SIDE.
- OUTSIDE PAINT - MATCHING WHITE
- TRIM FOR DOOR RE-USED ALONG W/ FLOOR BEAMS
- NO LANDSCAPING TO BE ALTERED



PAUL IVET  
2146 ST. CHARLES AVE.  
MONTGOMERY, AL

NOT TO SCALE

CURRENT 7-1-15



**8. PRESENTED BY:** Russell Stringer

**SUBJECT:** Request for approval of tree removal and replacement in the city right-of-way for the property located at 1123 Magnolia Curve (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to remove 5 popcorn trees from the City Right of Way and replacing the trees with 2" caliper overcup oaks in the ROW in January 2016.

**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**

- The Urban Forester seems to have a bias against popcorn trees, which turn a lovely shade of red in the fall.

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

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



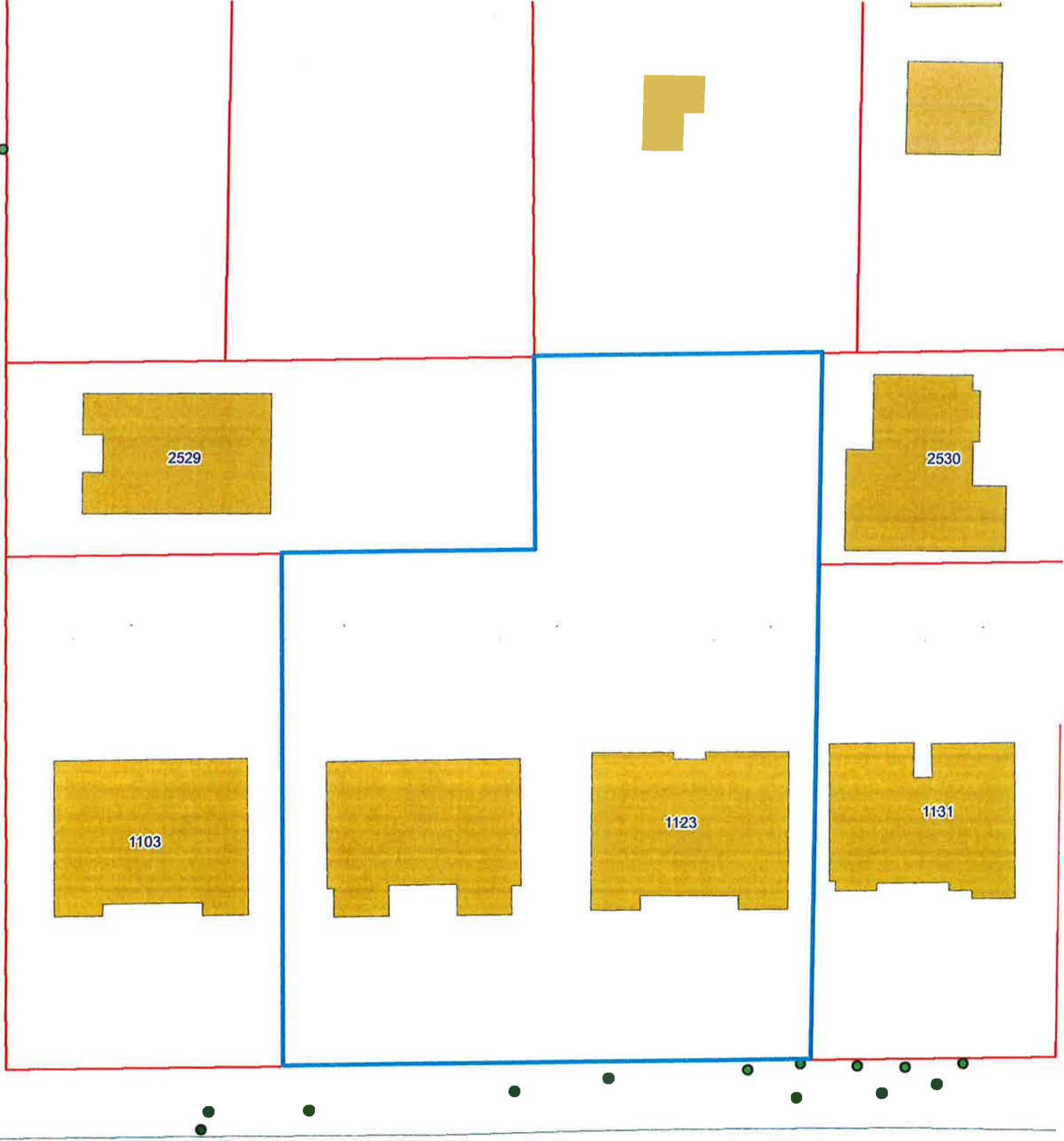


1123 Magnolia Curve ROW

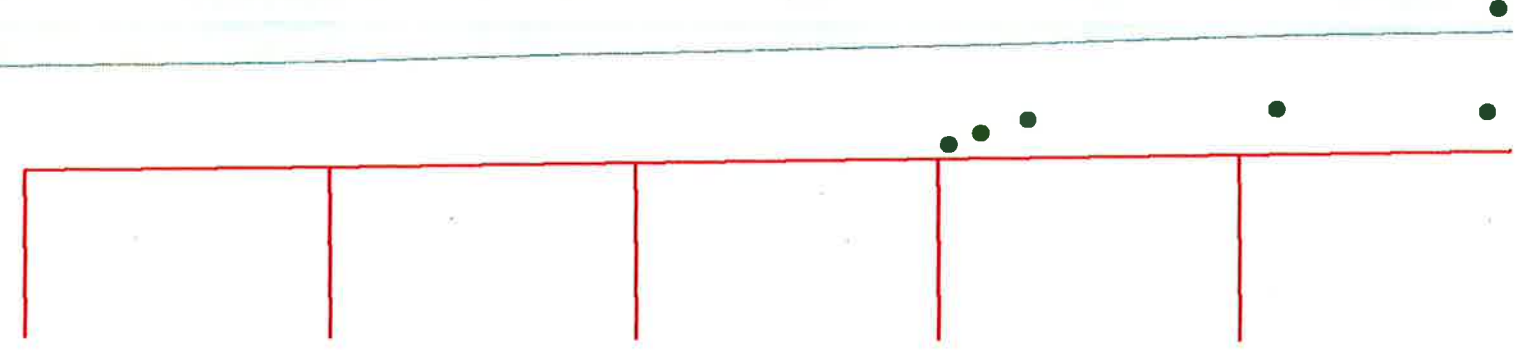


1123 Magnolia Curve ROW





MAGNOLIA CURV



**9. PRESENTED BY:** Robert & Brandy Price

**SUBJECT:** Request for approval of constructed related alterations to a previously approved plan for the property located at 740 Felder Avenue (Old Cloverdale).

**REMARKS:** This is a placeholder item in the event changes are required during the extensive renovation process. At the time the agenda was prepared, nothing had been submitted for discussion.

**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**

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

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