

A G E N D A

Architectural Review Board

November 18, 2015

Council Auditorium, City Hall

103 North Perry Street

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 October 27, 2015, meeting

II. Russell Stringer to address the ARB

III. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Law Frazer	Garden District	1745 South Court Street
2.	Joel Cohen	Cloverdale Idlewild	620 Hubbard Street
3.	Stanley & Toneece Price	Cloverdale Idlewild	3303 Norman Bridge Road
4.	Lois Cortell & Willemijn Keizer	Old Cloverdale	1128 Woodward Avenue
5.	Royal & Patricia Dumas	Garden District	1598 Gilmer Avenue
6.	Joseph Powell	Old Cloverdale	1215 Woodward Avenue
7.	Robert & Brandy Price	Old Cloverdale	740 Felder Avenue

IV. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
WEDNESDAY, December 16, 2015 at 5:30 p.m.**

OLD BUSINESS

1. PRESENTED BY: Law Frazer

SUBJECT: Request for approval of a new fence and sign for the property located at 1745 South Court Street (Garden District). PARTIAL VIOLATION

REMARKS: The petitioner is requesting permission after the fact for a 6' wood shadowbox fence that will have shrubs planted in front of it.

The petitioner is also requesting permission to install a two sided 3'x6' sign installed between two 4'x4' wood posts. The sign replaces a previously installed sign on the Court Street side of the property.

This item was carried over from the October 27, 2015 meeting due to no one being present to make the petition. The petitioner was asked via the notification letter to provide a more accurate mock up of the sign for review.

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

- Sign guidelines read: Proposed signs should not exceed 20 square feet of surface area. Designs for the mounting, framing, etc. must be approved. The material for the mounting should be compatible with the materials in the building. Style and color of lettering must be compatible with the building and location. Location of the sign on lot must be approved. Lighting: top or ground lighting such as floods or spots. Interior lighting if shielded. No moving or flashing lights.
- The proposed sign meets the guidelines.
- The Board has typically approved 6' wood privacy fences for residential structures. The layout of the apartment complex doesn't follow the usual single family residential lot layout and the Board to take that into consideration while in determining if the fence placement is appropriate for the property.

COMMENTS _____

ACTION TAKEN _____



1745 S. Court Street



1745 S. Court Street



1745 S. Court Street

FENCE

SCOURT ST

SYDNEY LANIER HS



1 inch = 46 feet

Plywood 3/4

Kourtyard Apts

1745 Court St

Montgomery AL

Management 8725680

b¹

4 4

wood

3

2. PRESENTED BY: Joel Cohen

SUBJECT: Request for approval of parking pad and window replacement for the property located at 620 Hubbard Street (Cloverdale Idlewild). VIOLATION

REMARKS: The petitioner is seeking approval after the fact for an approximately 45'x24' concrete parking pad, and the installation of a vinyl 1:1 window system to replace a 1:1 wood window damaged by fire. At the time the agenda was prepared, the petitioner had not provided specifics on the window (material, manufacturer, model/style).

At the October 27, 2015, the ARB denied the retention of the installed vinyl window. The petitioner was given 30 days to submit a replacement window and frame for review. This item was advertised to accommodate a review in November. To date, nothing has been submitted to our office.

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

- Vinyl windows have not been approved by the Board. The profile of the window does not match the other wood windows in the building.
- The petitioner has been advised that a sample of the window needs to be provided at the meeting.

COMMENTS _____

ACTION TAKEN _____



620 Hubbard Street



620 Hubbard Street



620 Hubbard Street

3. PRESENTED BY: Stanley and Toneece Price

SUBJECT: Request for approval of a storage building for the property located at 3303 Norman Bridge Road (Cloverdale Idlewild). VIOLATION

REMARKS: The petitioner is requesting permission for a duplex tenant to retain a 10'x20' storage building in the rear yard. The building has vertical grooved siding, vinyl window with grid between the glass, a metal or clad door, and no eave overhang.

If the building is allowed to remain, it will be painted to match the duplex, which is a shade of yellow.

At the October 27, 2015 meeting, the ARB tabled this item and asked that the petitioner return at the November 18, 2015 meeting with drawing that illustrate the requested modifications to the shed in order to determine if the building could remain, with alterations, on 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."

DEPARTMENT COMMENTS

- The Board considers compatibility of new outbuildings with the primary structure, paying particular attention to the eave overhang (that it should have one if the house has one), siding material should be a lap siding (wood or cementitious have been approved) and not a vertical groove panel, and door and window materials should not be vinyl with between the glass lite configurations.
- *Not visible in the original photos and difficult to photograph from the street is that the east gable end is comprised of a metal rollup door.*

COMMENTS _____

ACTION TAKEN _____



3303 Norman Bridge Road



Existing garage on the property

3303 Norman Bridge Road

PLYMOUTH ST

3303

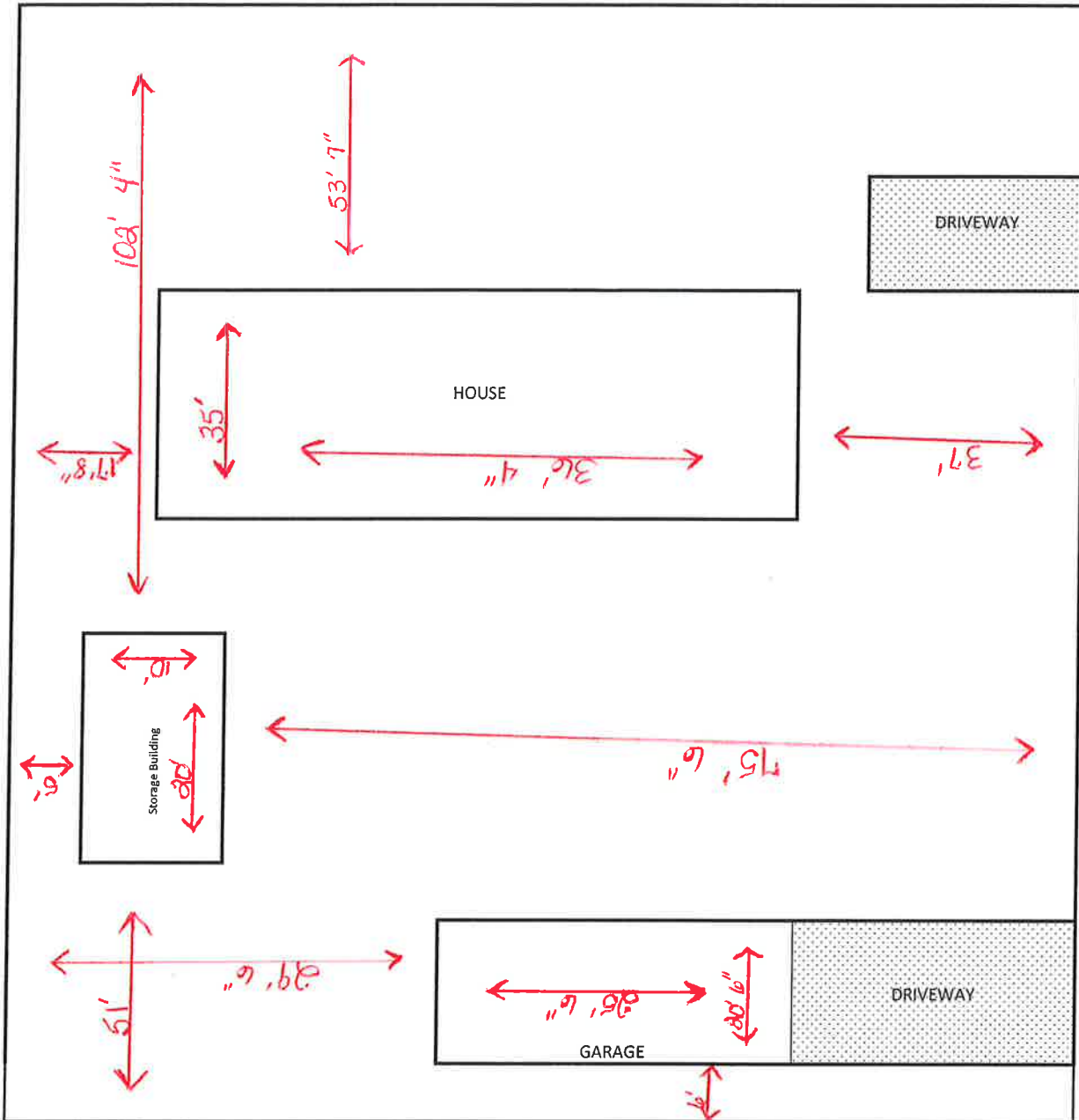
NORMAN BRIDGE RD



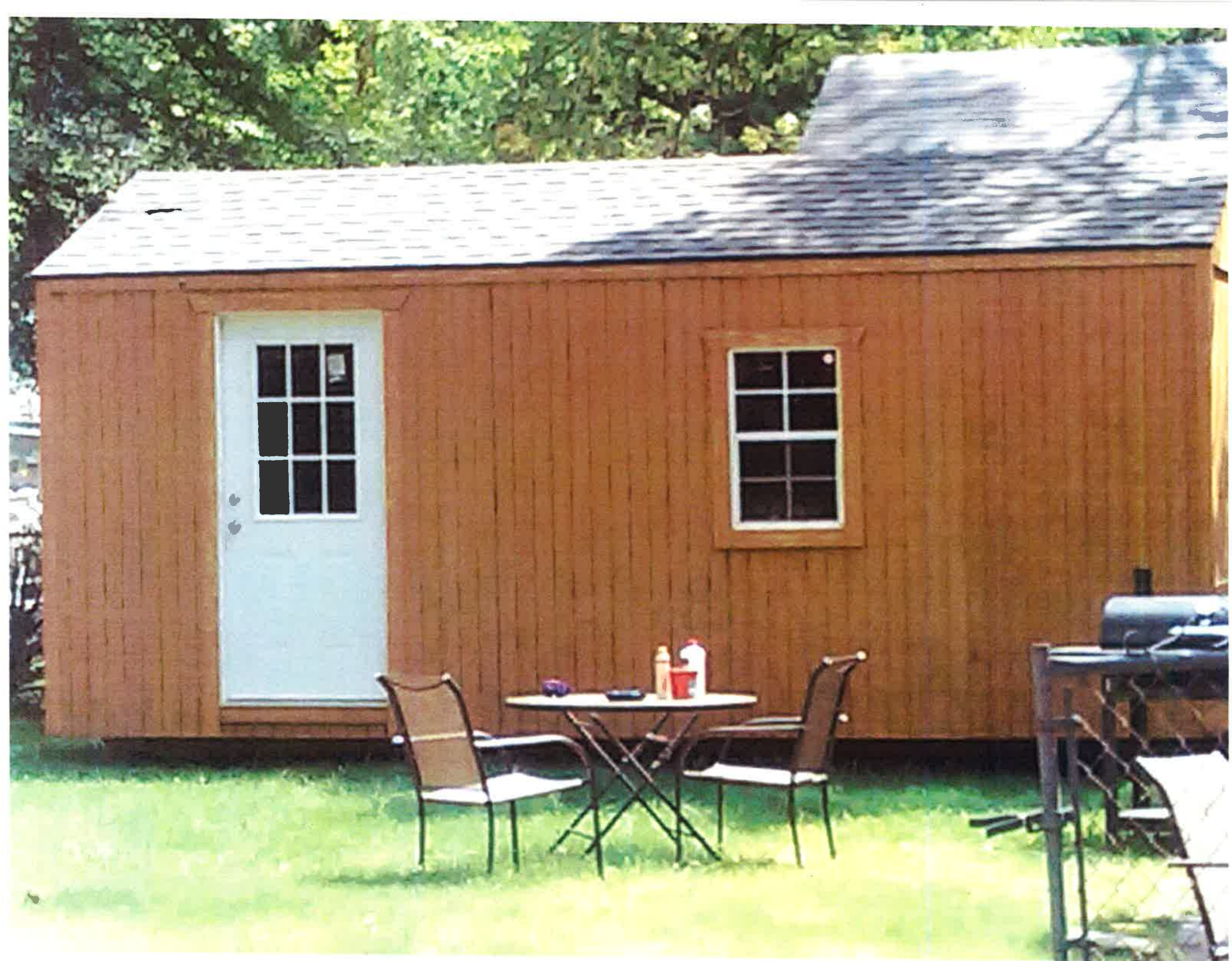
3303 Norman Bridge Road
Extant garage structure at rear of the yard

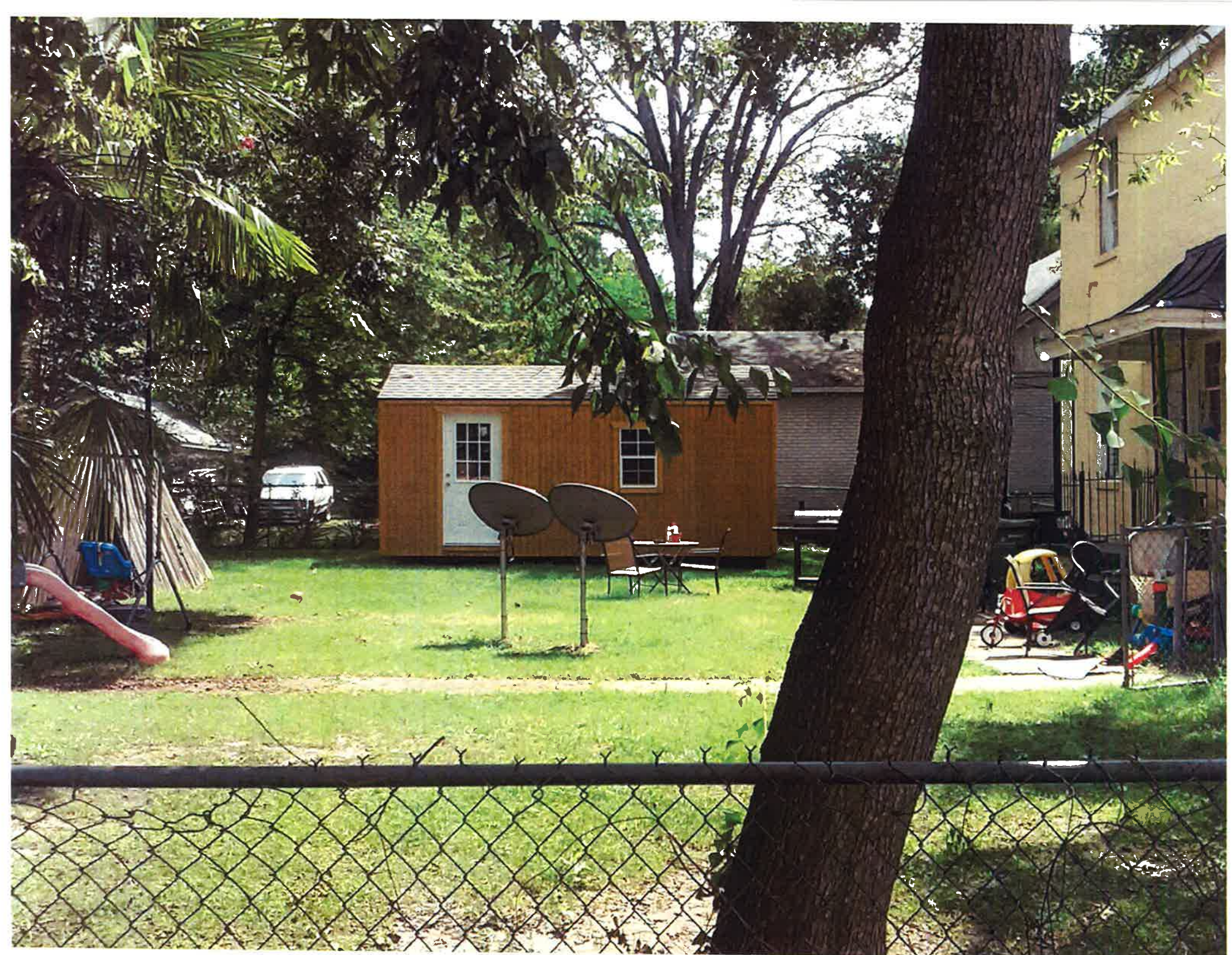
1 inch = 20 feet

Norman Bridge Road



Plymouth





NEW BUSINESS

4. PRESENTED BY: Lois Cortell and Willemijn Keizer

SUBJECT: Request for approval of a community garden plan (includes fences, storage building, and pergola) for the property located at 1128 Woodward Avenue (Old Cloverdale).

REMARKS: The Old Cloverdale Association acquired a vacant lot where a non-historic house was demolished several years ago. The OCA wishes to turn the space into a community garden to include:

- Approximately 16 raised beds, 24” tall constructed of pine or cedar. The existing gravel on site would be retained as paths between beds;
- Picnic tables under the mature cherry laurel in the south center portion of the lot, and a 10’x10’ cedar pergola between the cherry laurel and raised bed as illustrated on site plan. The assembled height is 93”, lumber dimensions are noted on the drawing;
- 6’x10’ tool shed where illustrated on site plan. Shed will have gable roof, sheathed in 5 v-crimp panel in Burnished Slate with a 1 in 2 pitch, and a ridge peak of 9’4”. The shed will have painted lap siding, finished in Sherwin Williams Pantry Gray, #28 from the pre-approved palette. The windows are salvaged wood window from Rescued relics, the door will be constructed as a sliding barn door;
- Fences. To supplement locations where the brick wall is absent or has failed, OCA is proposing a 4’ tall Long Islander style metal fence on the front/NW corner of the lot to direct entry at the NE corner; a 6’ cypress privacy fence to replace a section of failing wall at the rear, western portion of the lot where illustrated on the site plan.

A full description of the project, site plan and elevations of proposed structures are attached. A separate application for a variance from the Board of Adjustment has been submitted to secure permission to construct an accessory structure on a lot with no main dwelling.

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 considers compatibility of new outbuildings with the primary structure, paying particular attention to the eave overhang (that it should have one if the house has one), siding material should be a lap siding (wood or cementitious have been approved) and not a vertical groove panel, and door and window materials should not be vinyl with between the glass lite configurations.
- The proposed building **meets** those basic criteria.

COMMENTS _____

ACTION TAKEN _____



1128 Woodward Avenue



1128 Woodward Avenue

WOODWARD AVE

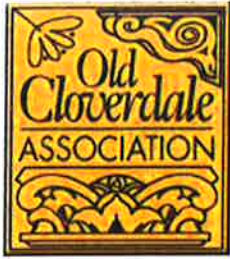
GIRARD ST

1124

1128



1128 Woodward Avenue



Application to Architectural Review Board

Old Cloverdale Community Garden (OCCG) – 1128 Woodward Avenue:

Request for two fences, tool shed and pergola

The house at 1128 Woodward was abandoned 15 years ago. Eventually, the roof collapsed and in 2008, the City demolished it and put a lien on the property. It went into foreclosure, tax sale and became very overgrown and a nuisance to the district. The lien grew to over \$6,000. Around the same time, the Old Cloverdale Association (OCA) completed the process to become a registered non-profit 501(c)(3), to enable it to better tackle problems in its historic neighborhood, including derelict properties.

The tax sale owner agreed to donate the property to OCA at the end of June 2015, knowing the intention of becoming a community garden, asking for the garden to honor his deceased mother. There is a similar community garden nestled among single family homes located at 1140-44 Broughten Street, at the intersection with Emerson Street.

The OCA established a fund for the Old Cloverdale Community Garden (OCCG) and a standing committee to address this problem property. After twelve clean ups and hundreds of volunteer hours, the lot is now stable and clear. That work is well documented on Facebook and Instagram. Fundraising has begun to implement the goal of creating a peaceful place to greet neighbors and to grow food. We seek ARB blessing to move forward.

The overall plan is described as follows:

1. The garden would have approximately 16 raised beds. We expect to build them from cedar or pine and to have them be 24" high. They vary a bit in length from 8' to 12' as shown on the site plan. They may need to be built in phases, over a couple of years.
2. Between the raised beds, we would keep the existing gravel for paths. Paths would be 3' wide in between the beds and 5' wide down the main aisles. We are attempting to keep and repair the existing brick patio and path areas as shown.
3. The existing circular concrete driveway would remain as shown, providing about four potential on-site parking spots from existing curb cuts. We also expect bike parking.
4. We propose picnic tables under the mature Cherry Laurel on the south side. We have also proposed a very basic wood pergola, 10'x10' in size between the Laurel and the

raised bed area. The pergola would be built as part of the last phase, and so we'd ask for an extra year for the structure authorization to remain.

- a. An image is attached with full dimensions.
- b. It is a 10'x10' cedar pergola with four upright pergola posts made from cedar that are 5-1/2 inches on each side. Diagonal braces make a strong structure.
- c. The joists are shown to be 1 3/8" x 5 1/4" inches and the purlins are 1 3/8" x 1 3/8".
- d. Post-to-post dimensions inside is just under 7'x7'. Assembled Height is 93 inches.

5. We would like a Tool Shed for use by users and caretakers of the garden:

- a. Shed would be 6' x 10' – a floor plan and elevations of front and side are attached with details.
- b. Shed would be located at least 5' east from the western property boundary and 33' north from the southern property boundary – location is indicated on attached site plan.
- c. Shed would have a gable style metal roof with overlapping eaves and brackets. A sample can be available at ARB. We are proposing a 5 v-crimp metal panel in Burnished Slate. The roof pitch is 1 in 2. The front wall at the door is 7'6" from top of footing, about 9'4" (plus or minus) to the peak of the roof.
- d. Sides would have painted louvers with a screen
- e. Shed with have painted lap siding; most likely Sherwin Williams Pantry Gray, 28 from the historic palette.
- f. Front elevation is to have a sliding barn door with latch for combination lock and handle, and a threshold step, of concrete or granite
- g. Two found sashes have been donated to the OCCG for the shed by Rescued Relics, approximately 24"x36", six window panels. On the front of the shed is another Rescued Relics sash, with four window panels that would be for covering a small bulletin board behind it for garden notices. A photo is included.

6. We are going to keep as much of the existing brick wall that lines the property as possible. It adds a lot of character to the lot and blends with the neighborhood. It is in need of repair however. Here are the wall/fence requests:

- a. North side: keep the existing brick wall, repair. Add an aluminum fence across the 16' opening on the northwest corner to encourage main entry from the north east corner. We have a bid based on a 4' "Long Islander" style fence, example photo included. We are, however, seeking donated iron fencing from the community but are not relying on that to come in.

- b. East side: keep existing brick wall with minor repairs which is already fallen down in parts to its base height in areas of instability. Photo is included.
- c. South side: keep existing brick latticed wall. We are expecting the Westmoreland fronting neighbor to build a wood privacy fence across her back yard on her side, via a separate application.
- d. West side: keep existing brick wall from front, going back about 69'. At that point the upper wall becomes unstable and is leaning. We have gotten professional opinions and costing options; they think this section needs to come down.
 - i. We would propose to install a 6' cypress wood privacy fence for the rear part of the western wall, approximately 56', as shown on the site plan. Photo included.
 - ii. The tool shed, five pine trees and vegetation will soften if not completely hide the transition of materials.
 - iii. The wood privacy fence also provides the most security and visual separation to and from the adjacent neighbor along her backyard.



1128
Woodward
Avenue,
looking south
along the east
right of way
with Girard



North frontage
on Woodward,
existing brick
to remain. The
gap of 16' on
the right is to
be enclosed
with an
aluminum
fence, equal to
the wall height
of 4'.



East brick wall to remain, with "windows" into the lot



Central area, gravel is where the house used to be, location of the future raised beds



Lot looking north, along the western most brick wall to remain



Worst of the brick wall, from the pier at the right of the right pine, going south. To be replaced by wood privacy fence.



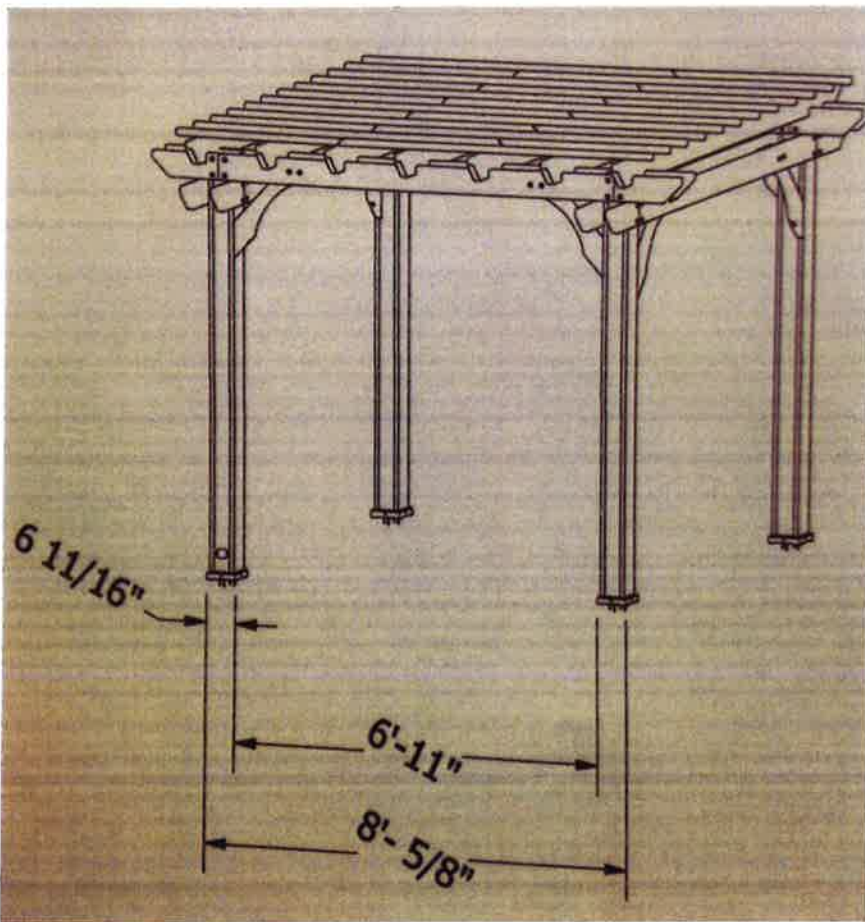
Three donated window sashes from Rescued Relics for the two side windows and the front notice board.

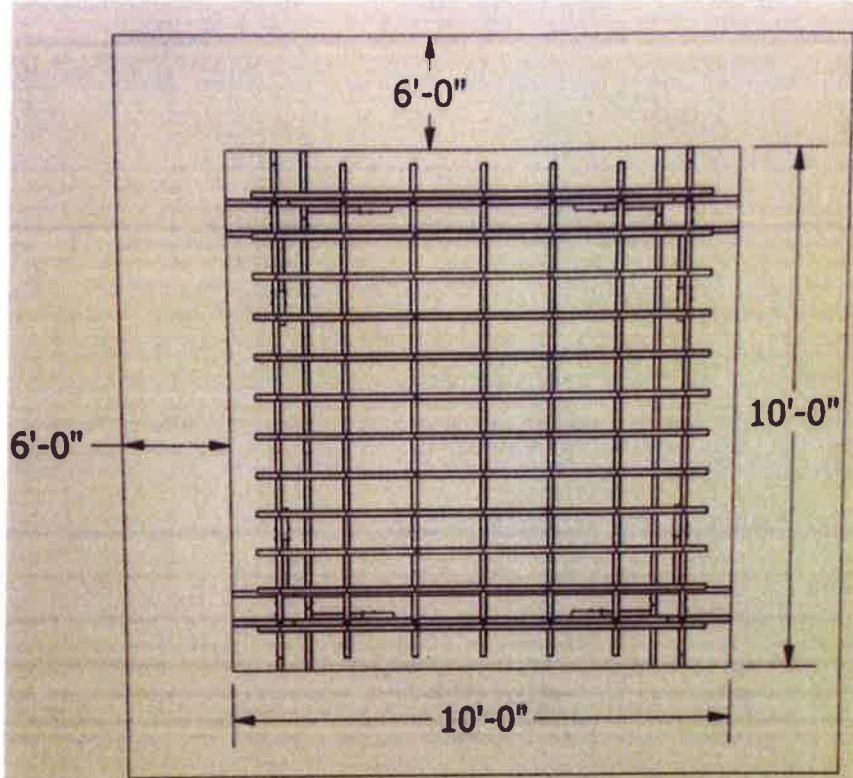


10'x10'
pergola

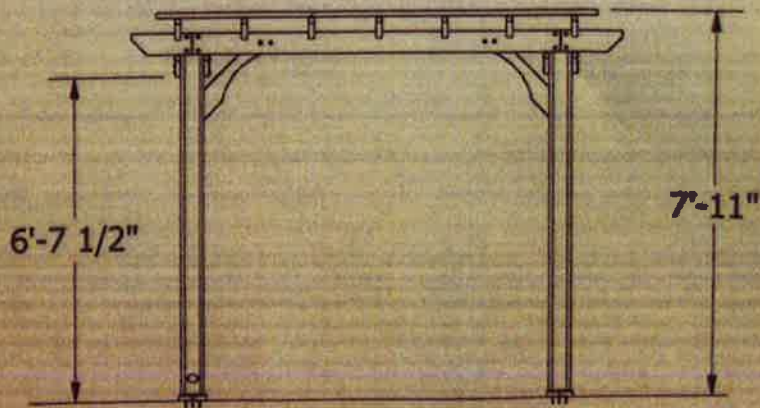
Posts are 5 1/2
inches on a
side

Joists are 5 1/4"





TOP VIEW



FRONT VIEW

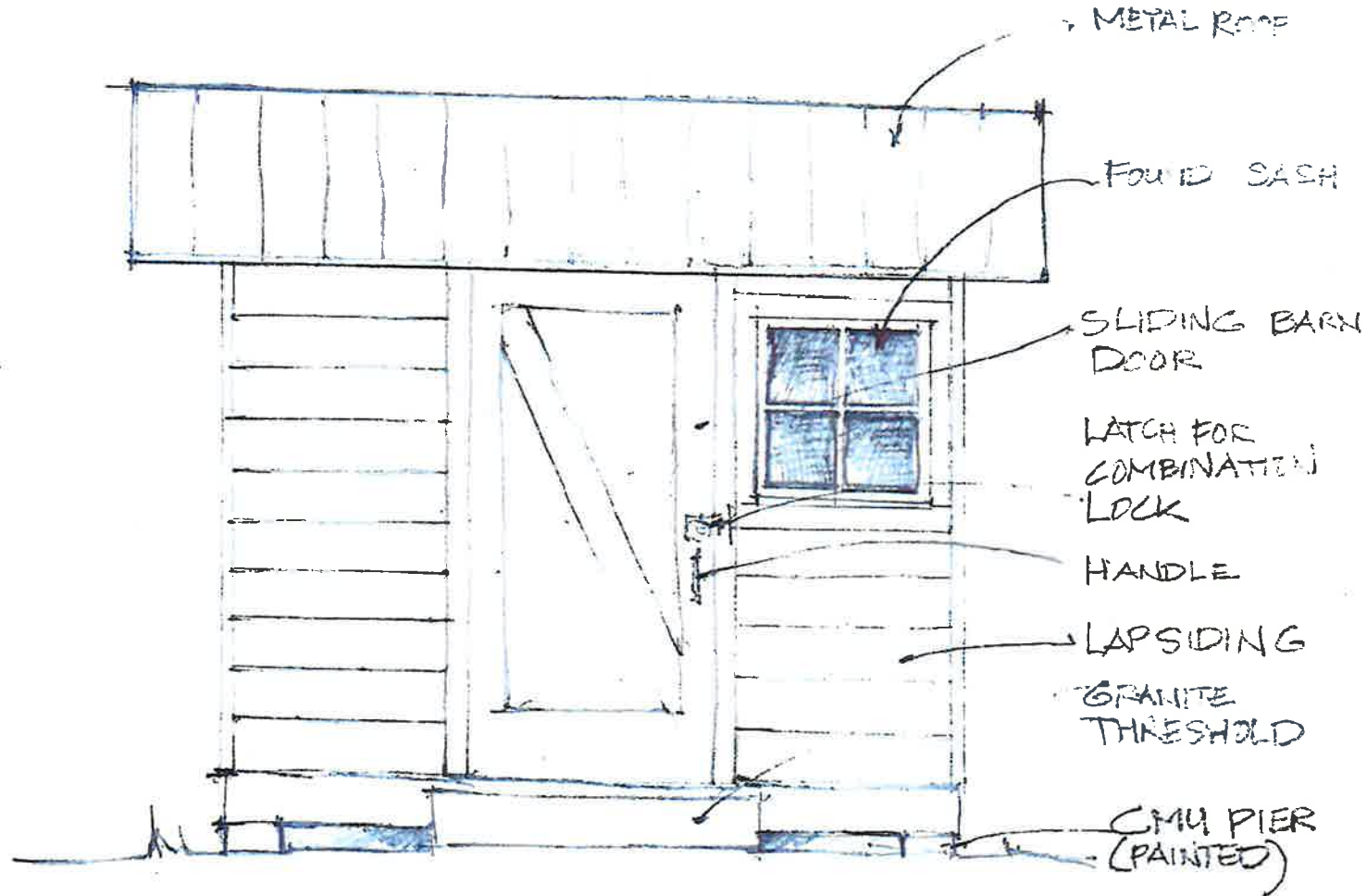


Aluminum fence example for 16' gap on north side.

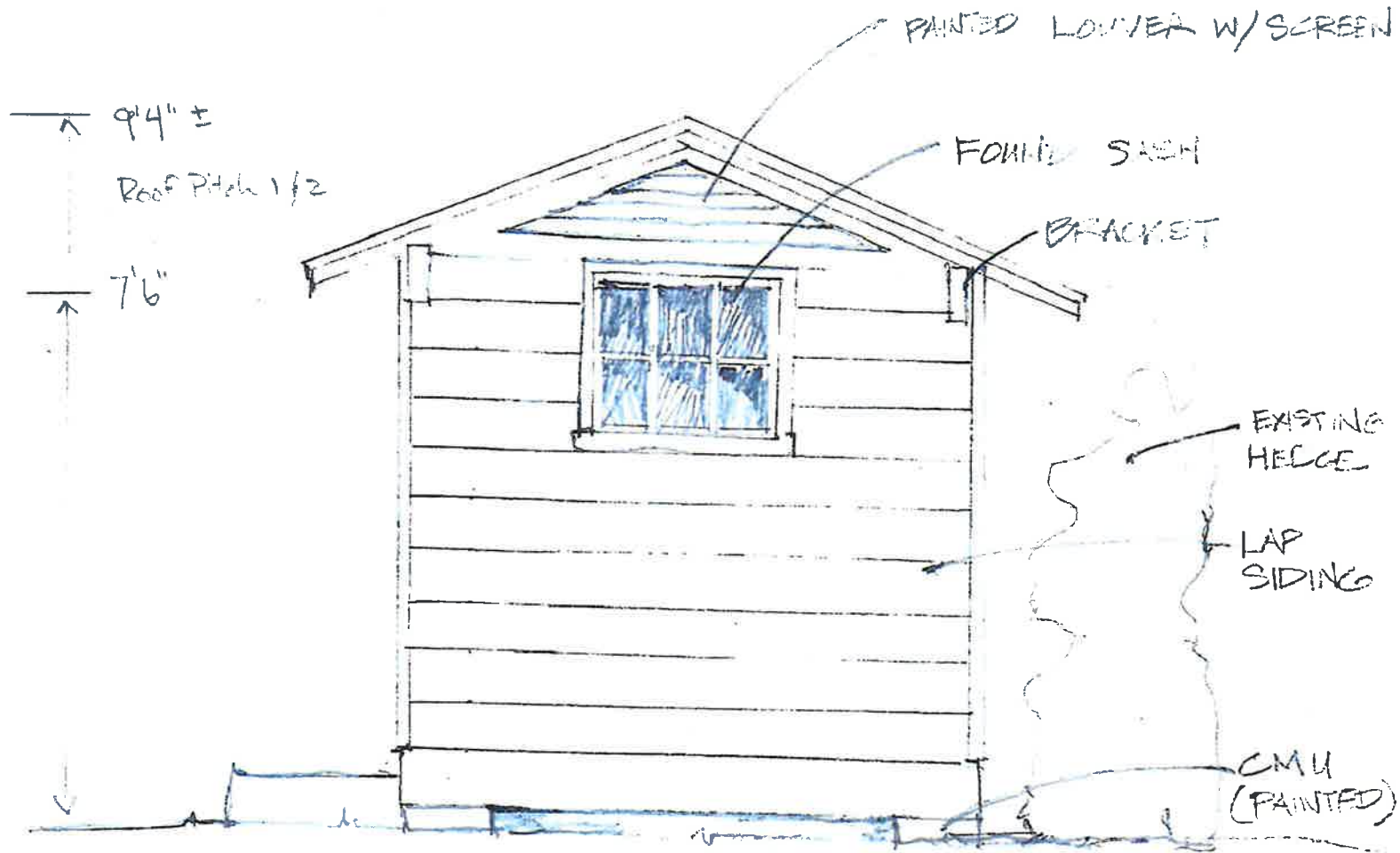


Single-sided wood privacy fence example for back/west side.

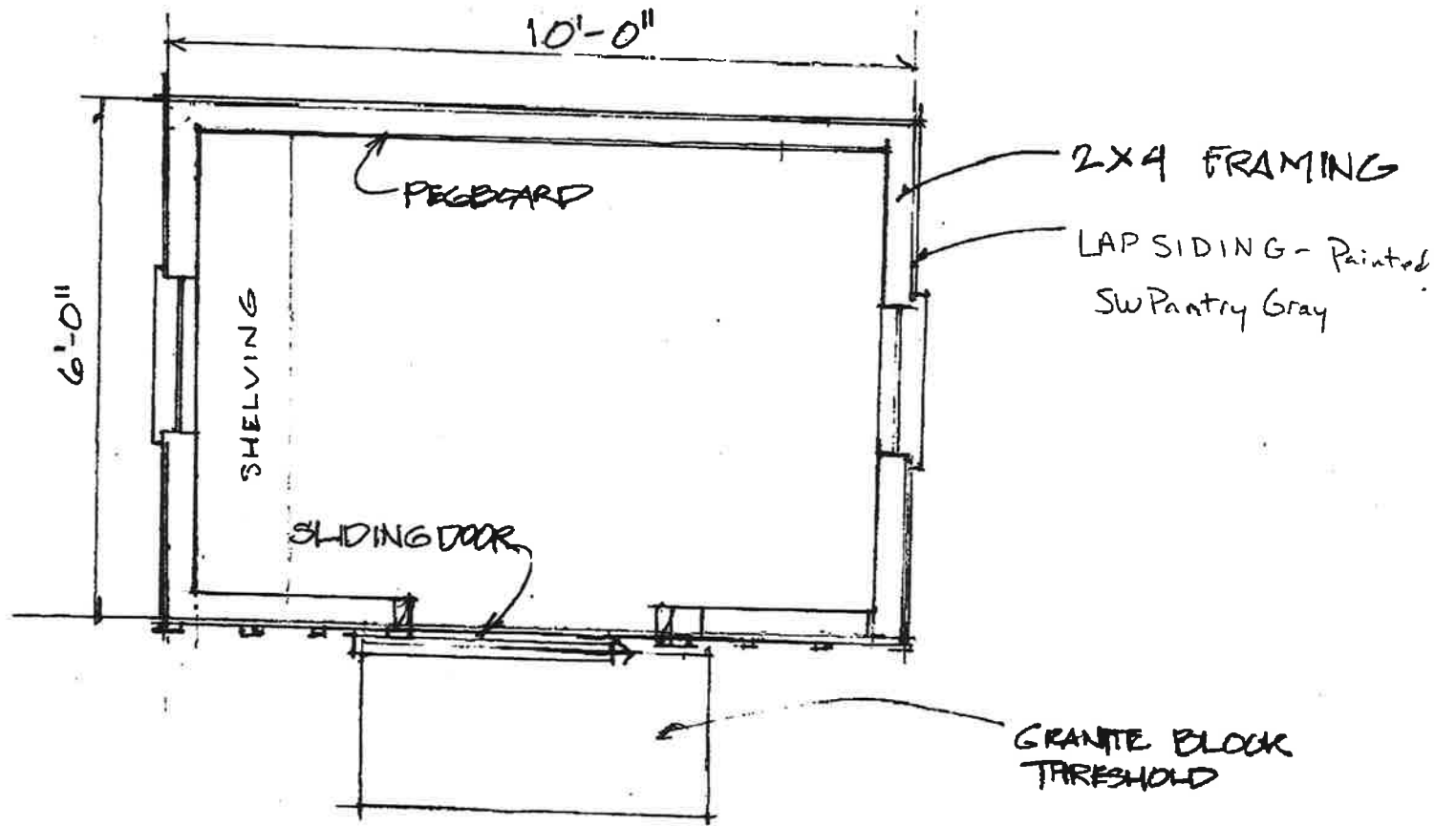
1128 Woodward Avenue
Tool Shed



FRONT VIEW



RIGHT SIDE VIEW (LEFT SIMILAR)



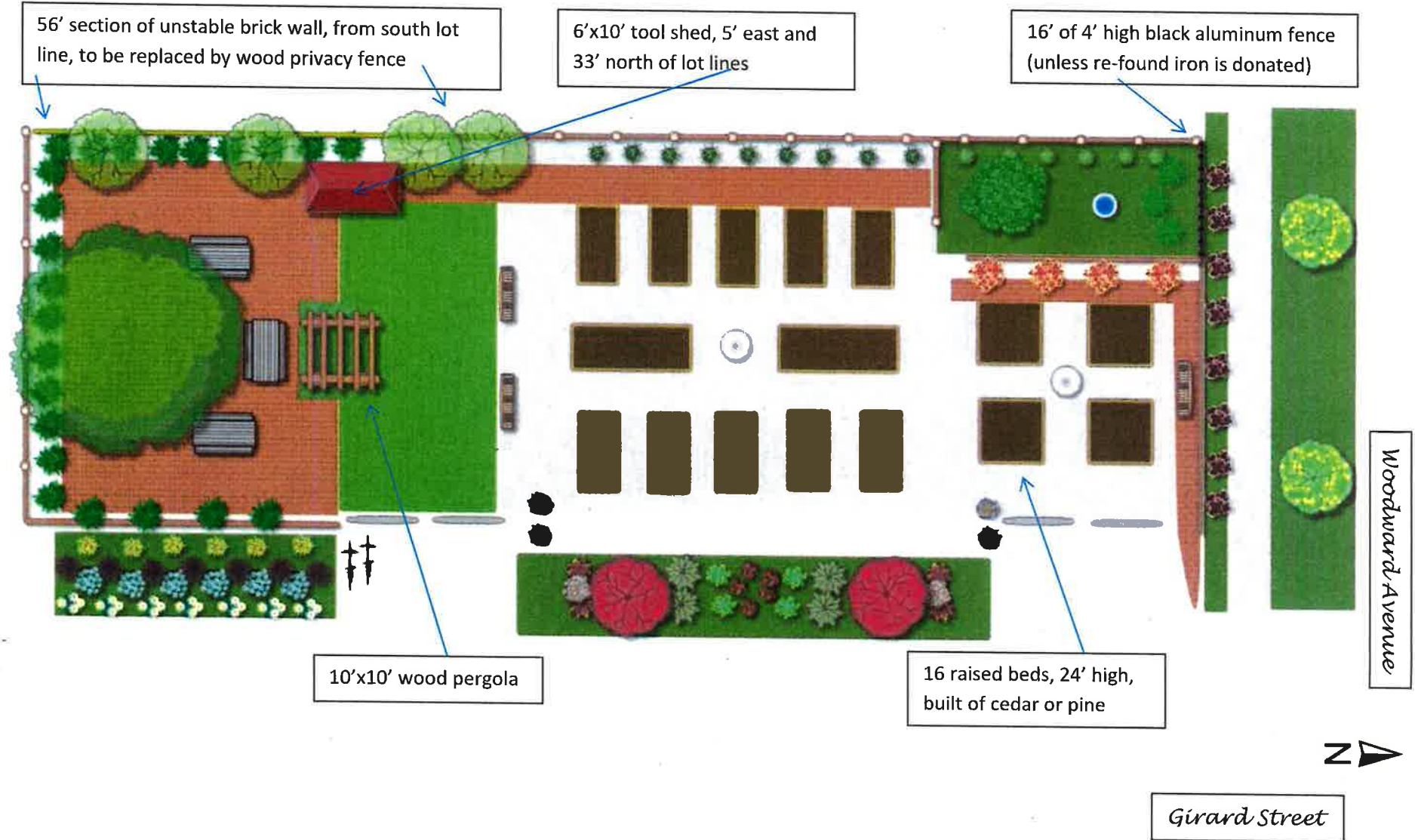
PLAN - Floor

$\frac{1}{2}'' = 1'-0''$



Old Cloverdale Community Garden

1128 Woodward Avenue - Site plan 10-13-15



5. PRESENTED BY: Royal Dumas

SUBJECT: Request for approval of window alterations and replacement for the property located at 1598 Gilmer Avenue (Garden District).

REMARKS: The petitioner is requesting permission to replace the 4 first floor, front windows from a 9 over 9 sash to an 8-lite casement or fixed window that matches those on the front of the house next door, which was designed by the same architect. The window openings would remain the same size. Similar windows are located on the rear of this house. The other windows in the house would be replaced to match those already in place, predominately 6:6. All windows will be Weathershield aluminum clad windows with simulated divided lites (permanent grid on the glass).

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

DEPARTMENT COMMENTS

- Weathershield Aluminum clad SDL windows have been approved by the Board. The question is whether or not the stylistic change materially impairs the appearance of the house.
- According to the County Tax records, the house was built circa 1970.
- The Garden District’s National Register nomination has this listed as a non-contributing resource (c. 1970), and notes that it is a Colonial Revival, modeled after Carter’s Grove in Virginia.

COMMENTS _____

ACTION TAKEN _____



1598 Gilmer Avenue



1598 Gilmer Avenue



House next door with 1st floor windows petitioner would like to copy

1598 Gilmer Avenue



Neighbors window to be duplicated

6. PRESENTED BY: Joseph Powell

SUBJECT: Request for approval of a storage building for the property located at 1215 Woodward Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to construct a 10'x12' storage building in the rear corner of the yard. The shed will be constructed on a concrete slab, 10' wall height, and 6' doors. The siding, roof shingles, paint, and roof pitch will match the house.

At the time the agenda was prepared, details of the proposed doors were not available.

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 considers compatibility of new outbuildings with the primary structure, paying particular attention to the eave overhang (that it should have one if the house has one), siding material should be a lap siding (wood or cementitious have been approved) and not a vertical groove panel, and door and window materials should not be vinyl with between the glass lite configurations.
- As drawn, this appears to meet the basic criteria of the Board for accessory structures.

COMMENTS _____

ACTION TAKEN _____



1215 Woodward Avenue



1215 Woodward Avenue



Approximate size and location of proposed shed.

1207

1215

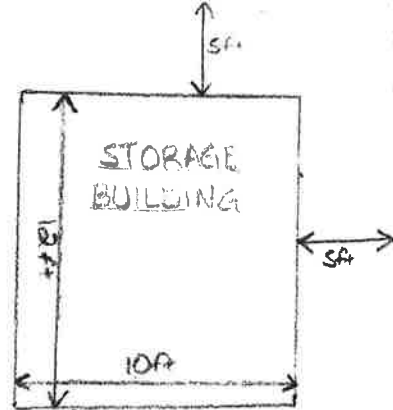
1221



1215 Woodward Avenue

**The large metal storage building that appears in the aerial photo is no longer on the property.

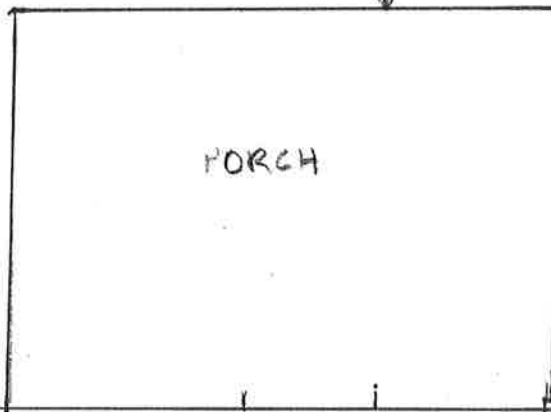
PROPOSED
STORAGE BUILDING
PLACEMENT



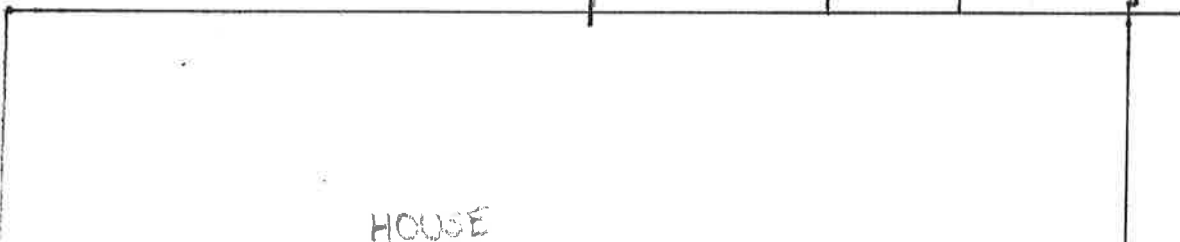
PROPERTY LINE

PROPERTY LINE

25ft

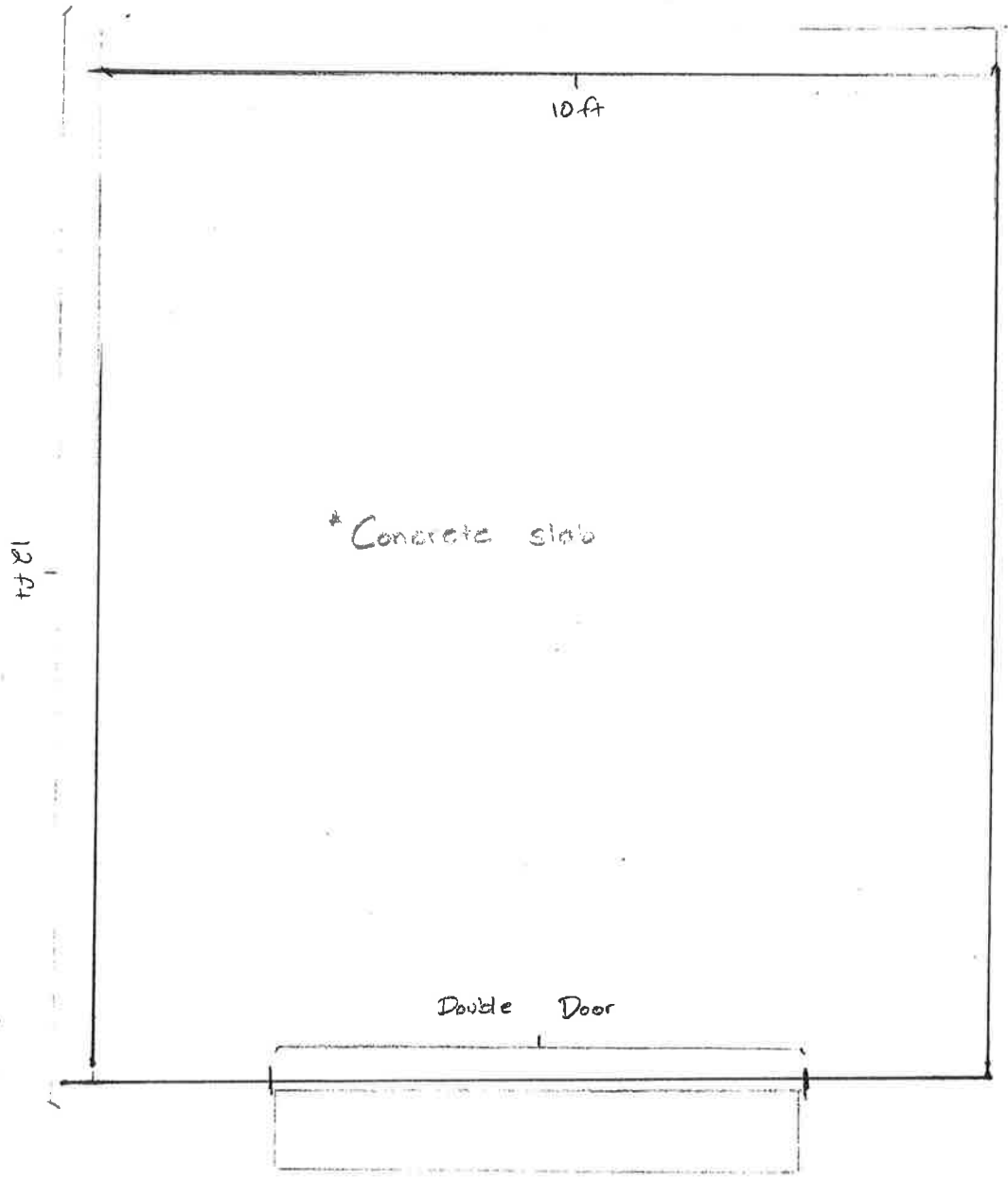


PORCH

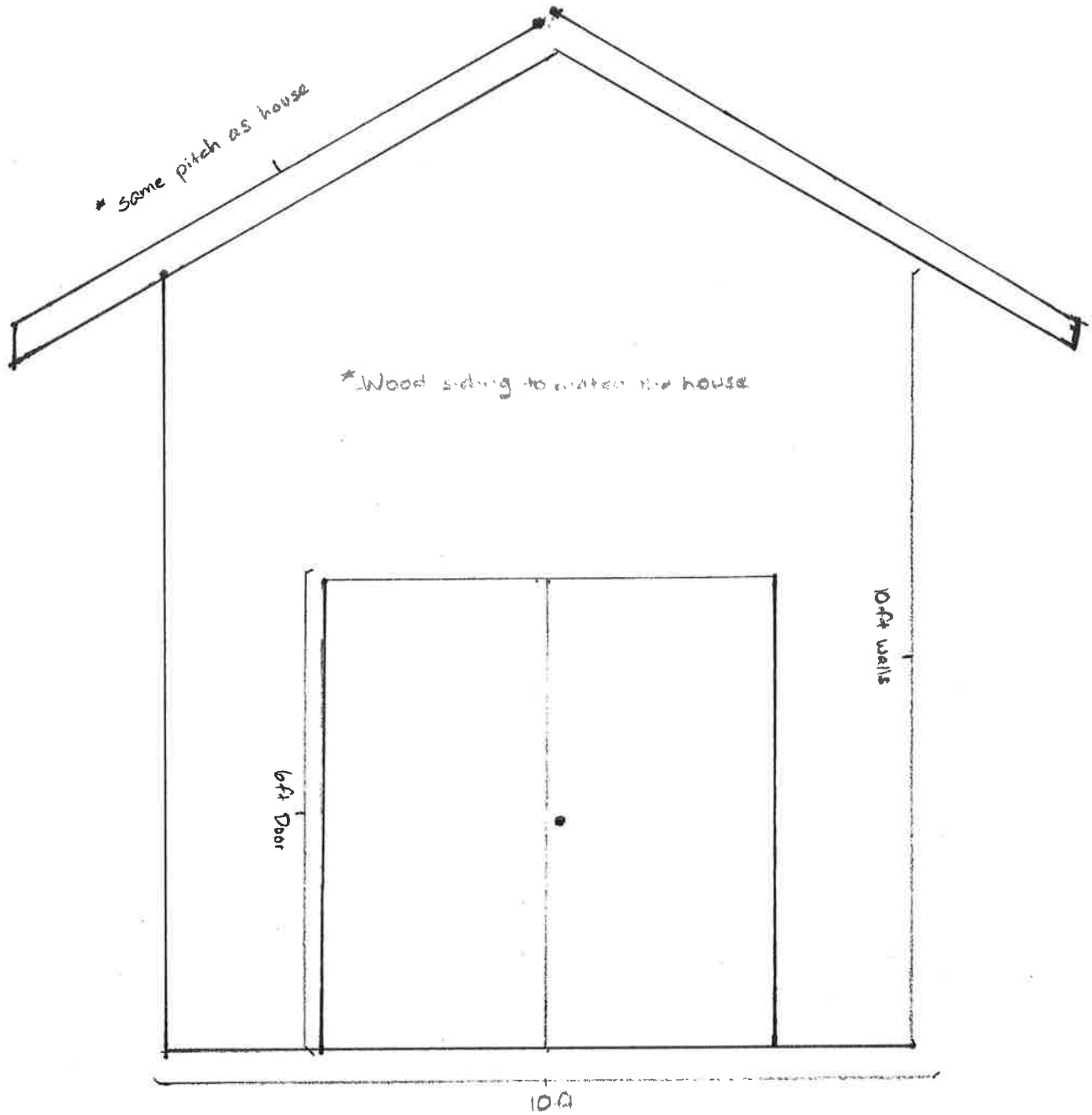


HOUSE

1215 Woodward Ave.
Montgomery AL 36106
Storage building

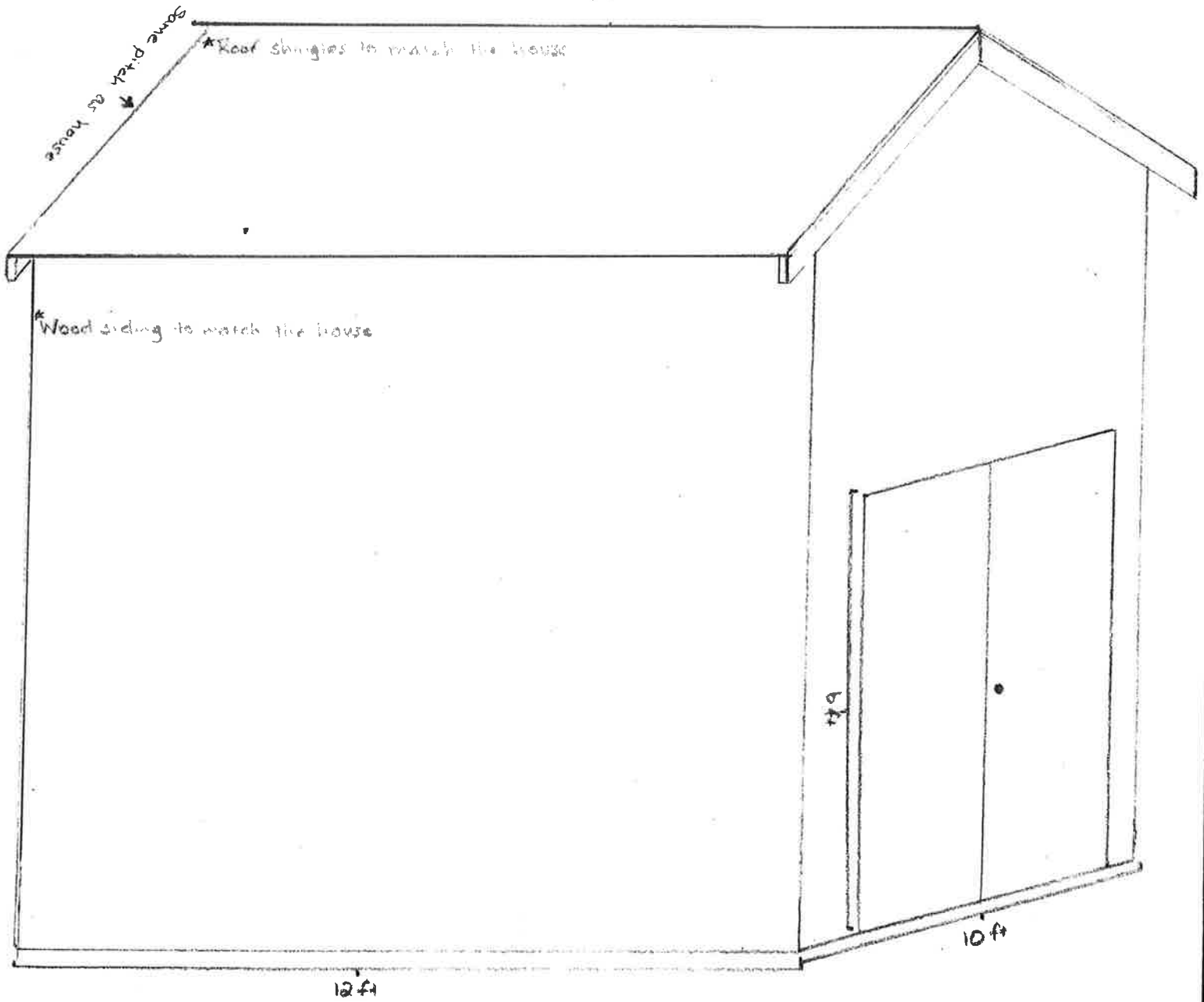


Front View



1215 Woodward Ave
Montgomery, AL 36106
Storage Building

Side View



1215 Woodward Ave
Montgomery, AL 36106
Storage Building

7. PRESENTED BY: Robert & Brandy Price

SUBJECT: Request for approval of construction related alterations for the property located at 740 Felder Avenue (Old Cloverdale).

REMARKS: This item is on the agenda as a placeholder for issues that arise during renovation to keep the project on track. At the time the agenda was prepared, no specific item/issue had been raised for review.

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 _____