

A G E N D A

Architectural Review Board

March 1, 2016

Special Called Meeting for February 23 weather cancellation

25 Washington Avenue

3rd Floor Conference Room

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 January 26, 2016, meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Mary Ann Neeley	Old Cloverdale	2511 College Street
2.	James Riley	Cloverdale Idlewild	912 East Fairview Avenue
3.	Forrest Black	Cloverdale Idlewild	3245 LeBron Road
4.	Michael Shows	Lower Commerce	122 Commerce Street
5.	William Wible	Garden District	1545 South Perry Street
6.	Jane Albright	Old Cloverdale	965 Cloverdale Road
7.	David Sumner	Cloverdale Idlewild	655 Hubbard Street
8.	Robert & Brandy Price	Old Cloverdale	740 Felder Avenue

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, March 22, 2016 at 5:30 p.m.**

1. PRESENTED BY: Mary Ann Neeley

SUBJECT: Request for approval of a portable handicap ramp for the property located at 2511 College Street (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install a freestanding metal handicap ramp at the front of the house. The ramp will run from the driveway and make a turn to enter the front door. The style and layout of the ramp is attached.

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

- While this is not a permanent installation and will not impact the structure, it will create a visual change to the property. The Board needs to decide if a metal ramp is appropriate on the front of the house.
- There is, and has been, a metal ramp installed (and not reviewed—it was in place when I arrived), further up College Street that we have received complaints about over the years.

COMMENTS _____

ACTION TAKEN _____



2511 College Street



2511 College Street

American Access works closely with the Veterans Administration by assessing your home to provide safe access into your home. Our Wheelchair ramps are modular in design to accommodate the VA's Guidelines which they require a 1:12 ratio. In plain English if your porch is 20 inches high we are required to place a 20' ramp in length, this does not include any platforms that could be included. We will work diligently to place the ramp at the best location to fit the needs of both the Veteran and the Veterans Administration.

Monday – Friday
8:00 a.m. – 5:00 p.m. Central time.
1-888-790-9269
Ask for our VA Sales Department.



Quality

- ✓ Top-grade American Made Aluminum
- ✓ Most aggressive non-skid surface available
- ✓ All stainless steel hardware
- ✓ 100% Recyclable



Features

- ✓ Made in the USA
- ✓ 1000lb weight capacity
- ✓ Seamless Connections
- ✓ Round Handrails offering greater gripping surface
- ✓ Designed with ADA in mind
- ✓ 3 year Warranty
- ✓ Modular in Design



American Access was founded in 1997 in Memphis TN by Brian Clark driven by his desire to serve the accessibility needs of our country's Veterans. The company grew and soon 2 more of the Clark brothers were working shoulder to shoulder to provide service to our Veterans. It is our honor to bring peace of mind and independence to our Veterans and their families. Over the years, we've had the pleasure of meeting and serving thousands of Veterans, each of them unique just like you.

2. PRESENTED BY: James Riley

SUBJECT: Request for approval of a door cover and pergola structure for the property located at 912 East Fairview Avenue (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to install a door hood over a rear entry door. The hood will be a have a wood frame and shingled to match the house, and be similar to an existing door cover in one of the photos.

The proposed pergola will be construction of wood, with 2"x8" joists and 2"x12" support beams, the support posts will be cased to match the existing porch columns on the front of the house. A second column will be added to provide visual balance. The structure will be attached to the fascia of the porch and house, and the ends shaped to match the existing trim. It will be painted to match the columns on 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

- The Board discussed the possibility of building a pergola to replace the iron structure when Mr. Riley previously appeared before the Board.

COMMENTS _____

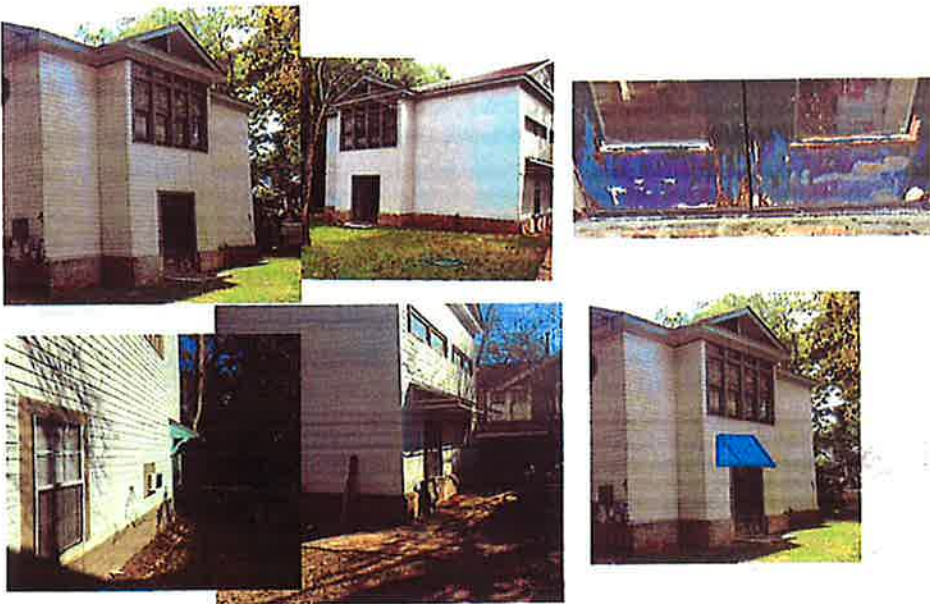
ACTION TAKEN _____



912 East Fairview Avenue



1. Add a cover over an existing double door to protect it from the weather. Current building has three entries – two of which are covered but this one is being used as main entrance and existing doors are rotten from water. At this time rain water is entering the rooms due to this issue.
2. Replace an old iron décor structure that was existing on the right end of the houses front porch area with a pergola structure to match the exterior of the house.





3. PRESENTED BY: Forrest Black

SUBJECT: Request for approval of a new outbuilding for the property located at 3245 LeBron Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting a permission to construct a 20'x30' wood frame parking structure (part enclosed garage, part open parking) at the rear of the lot. The building will be sided with a Hardie lap siding, shingled and painted to match the house. The doors will be constructed on site as illustrated. The building footprint and location will not require a variance for coverage or setbacks.

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

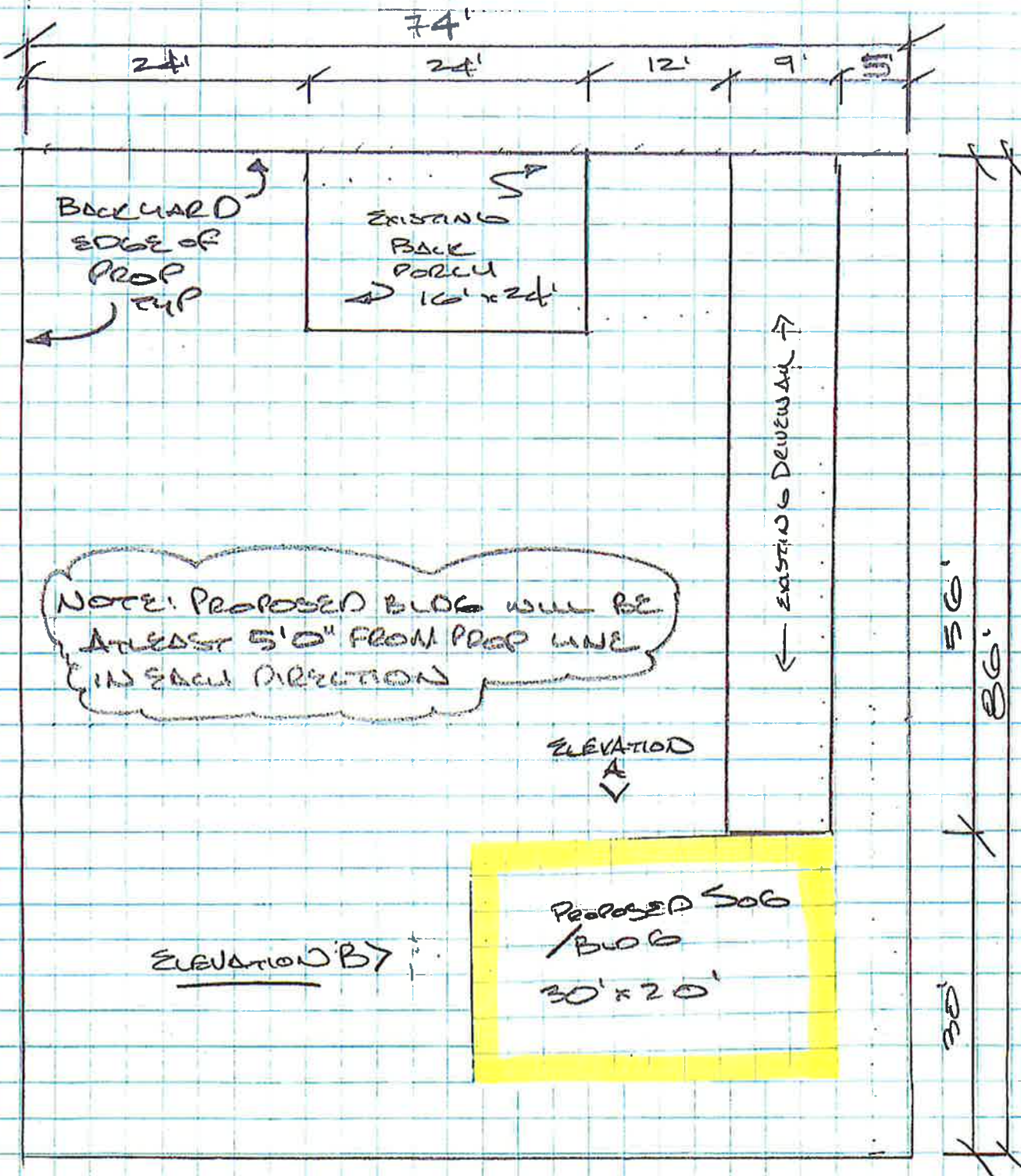
- As proposed, the use of lap siding with an overhanging eave is compatible with the historic district.
- The Board has approved garages and carports that were compatible; this is a combination of the two.

COMMENTS _____

ACTION TAKEN _____

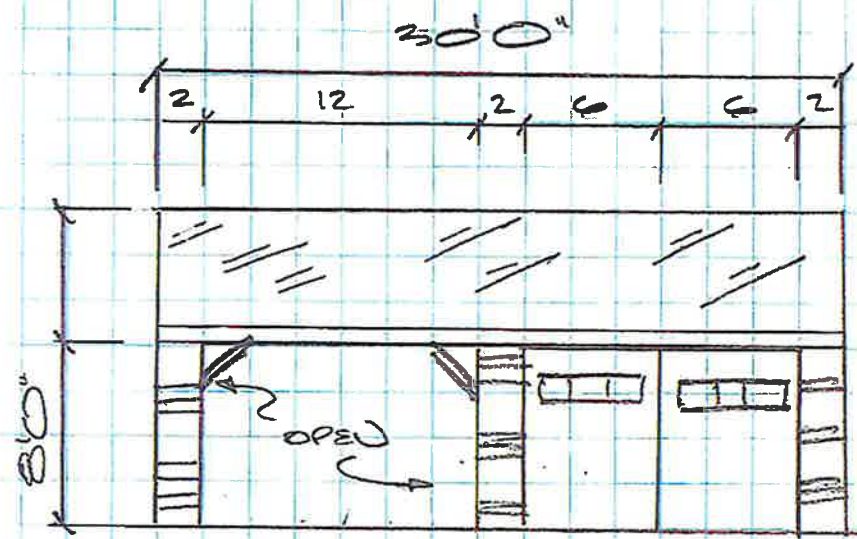


3245 LeBron Road

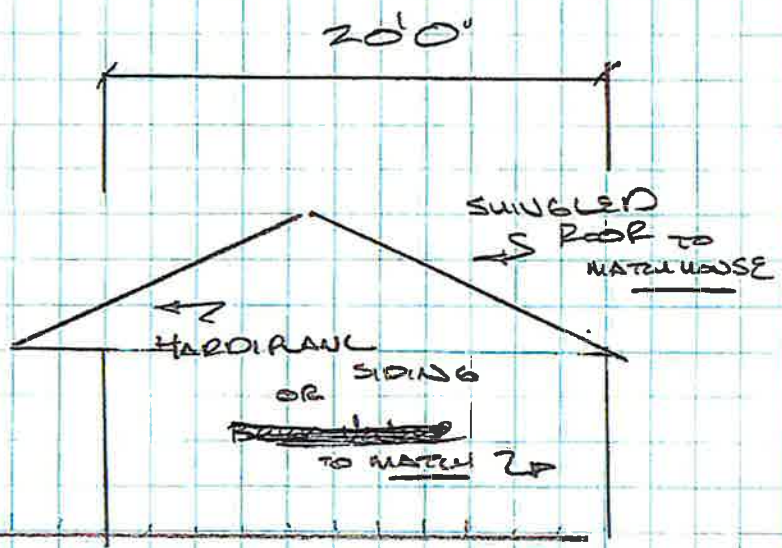


BACK YARD PLAN VIEW

SCALE: 1/4" = 3 FT

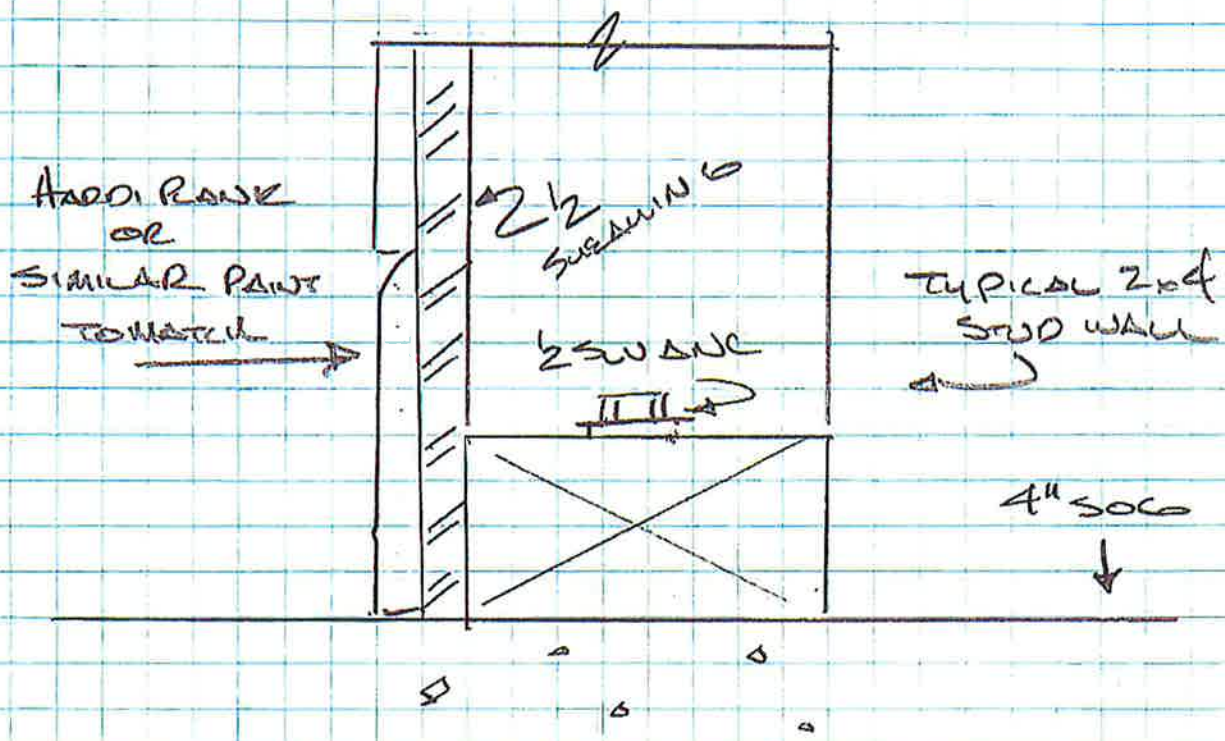


ELEVATION A



ELEVATION B

SCALE: 1 SQ = 2 FT



TYPICAL WALL SECTION

3 of 3

SCALE: 1/8" = 1/2" WALL



4. PRESENTED BY: Michael Shows

SUBJECT: Request for approval of alterations to the Bibb and Coosa Street elevations, which include graphic art installations, for the property located at 122 Commerce Street (Lower Commerce).

REMARKS: The petitioner is requesting permission to make the following alterations to the property to accommodate the conversion of existing parking space to museum space:

- Install a new egress from the building into the Alley. The doors would be solid and painted to match the wall. This is to function as an emergency exit to meet code requirements for the new first floor use.
- On the Coosa Street elevation, remove the roll up drive through door and install steel framed glass doors and panels in the existing opening; install a new exit door, and reintroduce a window fenestration pattern on the lower right side of the façade to make the façade symmetrical. Windows to match existing 2:2. All new brickwork and exit door will be painted to match the existing brick.
- Bibb Street elevation. Remove 4 window openings (2 are already boarded up) and brick them in to match the brick wall, painted to match the existing. Removed windows will be relocated to the Coosa Street elevation.
- Public Art.
 - Two option for the existing (and previously approved) window screens. The first is to install backlit light boxes with graphics; the second is to apply the graphics to the window screens. No windows would be removed with either option.
 - Bibb Street elevation, paint or applied vinyl messaging to the blank wall. As the message is not advertising or the name of a business, the sign standards in this case do not apply. No illumination is proposed.

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

DEPARTMENT COMMENTS

- The Board needs to determine if the proposed art installations are appropriate for a commercial historic district. SmartCode permits public art in T5 zoning.

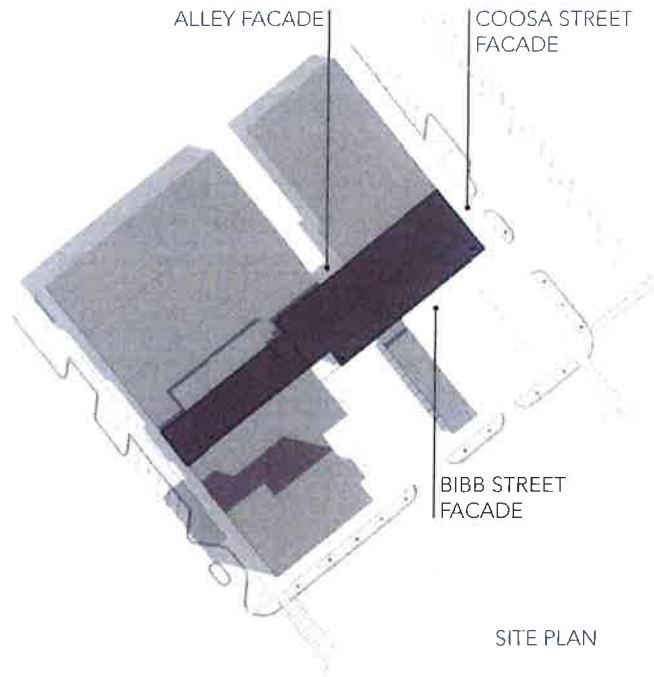
COMMENTS _____

ACTION TAKEN _____



122 Commerce Street, Coosa and Bibb Street elevations

EXISTING CONDITIONS



SITE PLAN

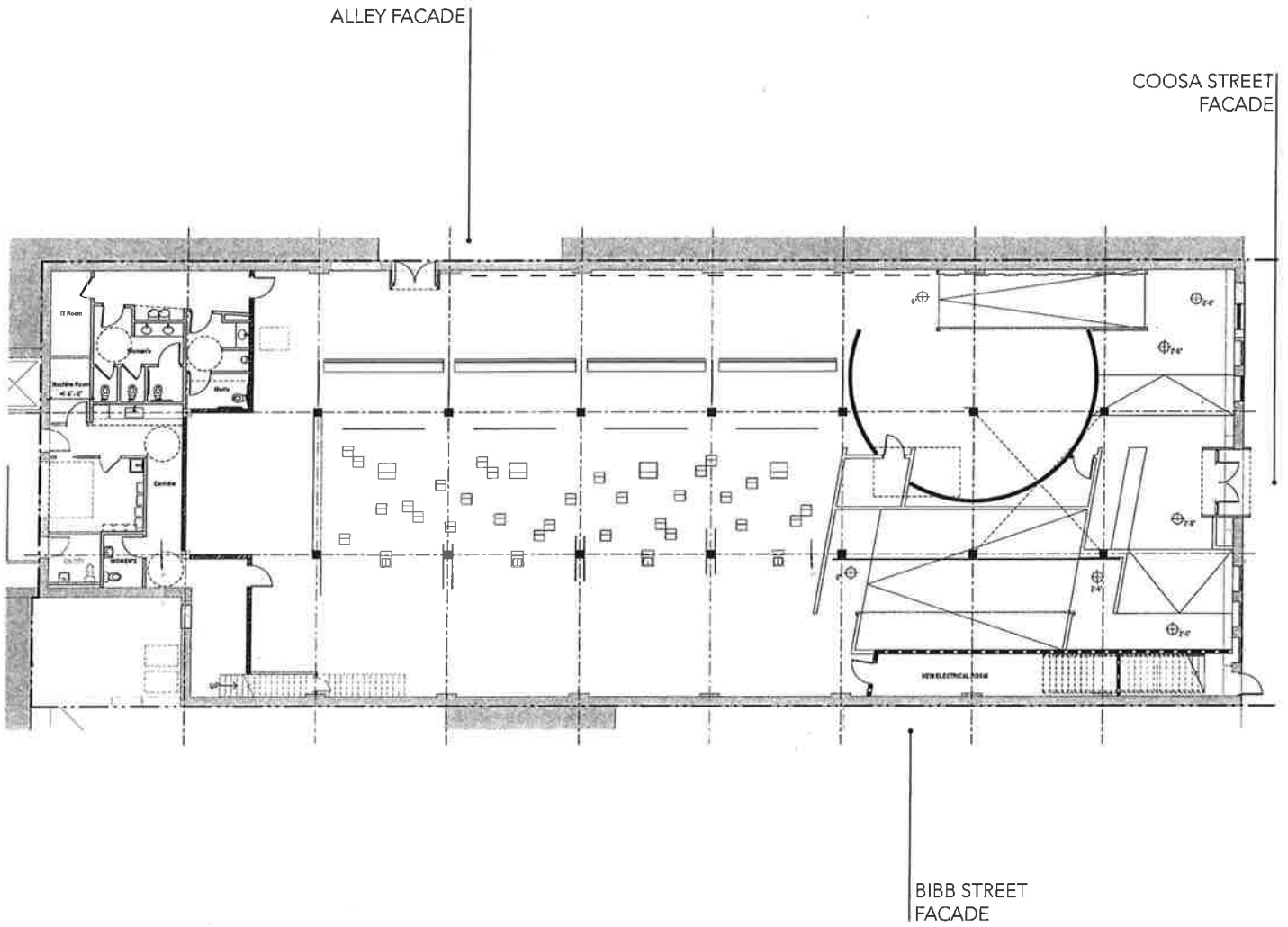


BIRDS EYE VIEW



COOSA STREET / BIBB STREET CORNER PERSPECTIVE

EXISTING CONDITIONS: FLOOR PLAN



EJI MUSEUM: ARB APPLICATION SUPPORTING DOCUMENTS

FACADE RESTORATION STRATEGY: COOSA STREET

The current Coosa street facade (right) is a two-story brick facade with 13 of the original 15 windows still in place, currently covered up by perforated metal privacy screens. Two of the windows appear to have been removed to accommodate a new exit stair that serves as the primary exit for the second floor. The current use of the ground floor of the building is a parking garage and exhibits an automatic roll-up door in the center of the facade on street level.



COOSA STREET EXISTING FACADE

- ▶ The proposed restoration of this facade is to alter the floor plan and move the exit stair to the left side of the elevation requiring a new exit door to the left the existing windows. We will restore the ground floor symmetry of the windows by filling in the brick where the exit stair once was to be "in plane" with the rest of the facade and replace the two missing windows. A new "all glass" entry will replace the metal roll up door with no proposed changes to the existing size of the opening.

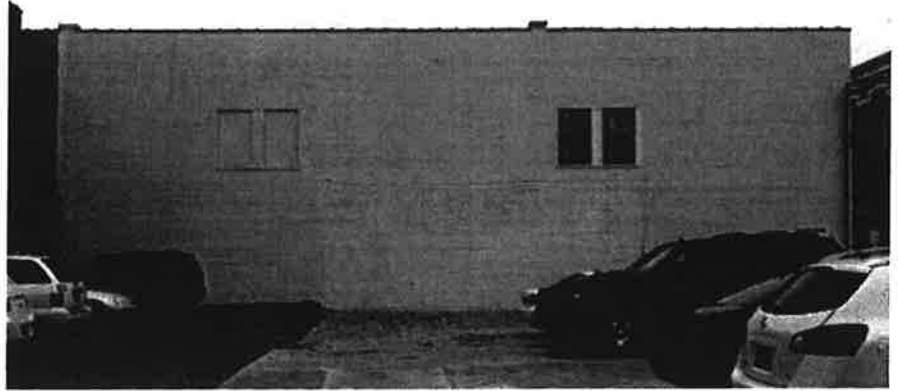
COOSA STREET PROPOSED FACADE



EJI MUSEUM: ARB APPLICATION SUPPORTING DOCUMENTS

FACADE RESTORATION STRATEGY: BIBB STREET

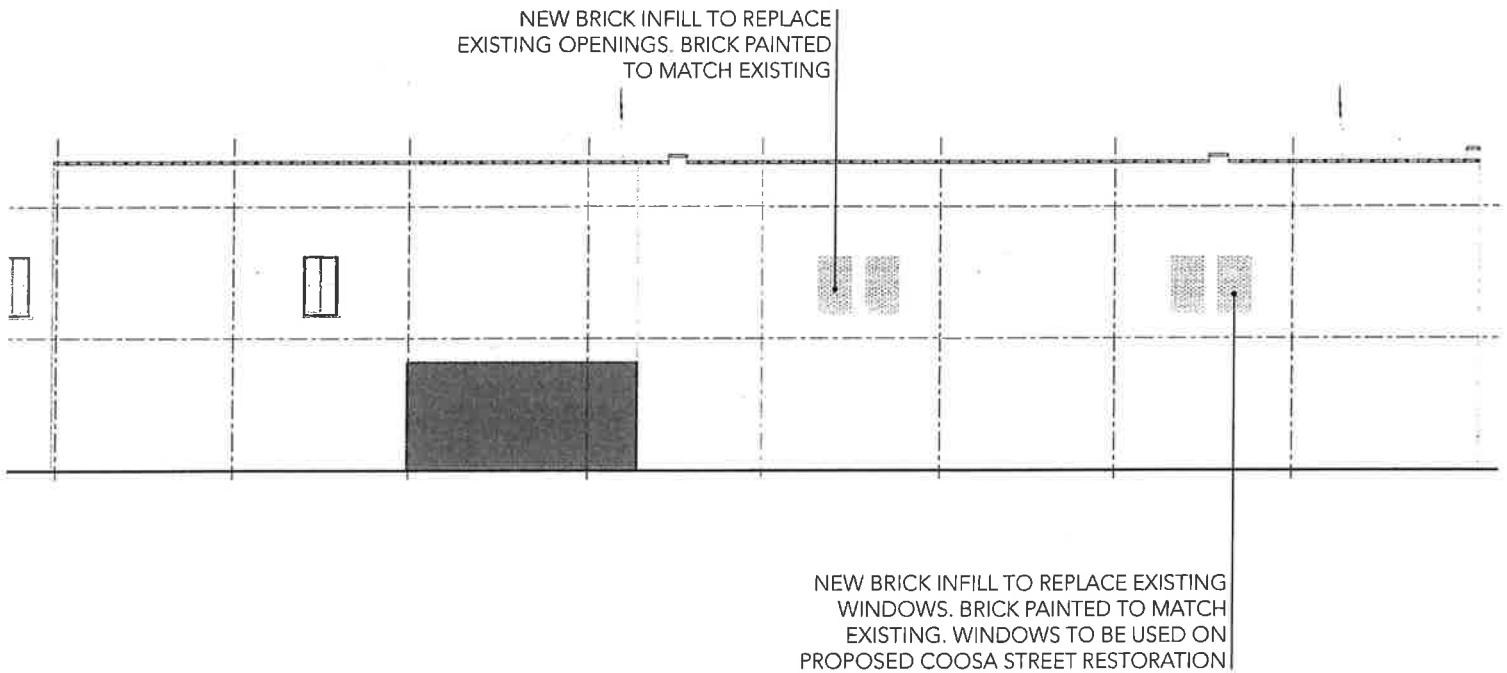
The current Bibb Street facade (right) is two stories tall with two-thirds of the exposed wall painted white/cream matching existing Coosa Street elevation. Two of the 4 windows on the facade have been boarded up while the other two remain in place.



BIBB STREET EXISTING FACADE

- ▶ The proposed alteration to the facade is to remove the remaining two windows and re-use them on the Coosa Street facade proposed restoration of the ground floor windows. The existing steel lintels, brick sill & openings will be in-filled with brick and painted to match the existing painted brick.

BIBB STREET PROPOSED FACADE



EJI MUSEUM: ARB APPLICATION SUPPORTING DOCUMENTS

FACADE EXIT DOORS: THE ALLEY

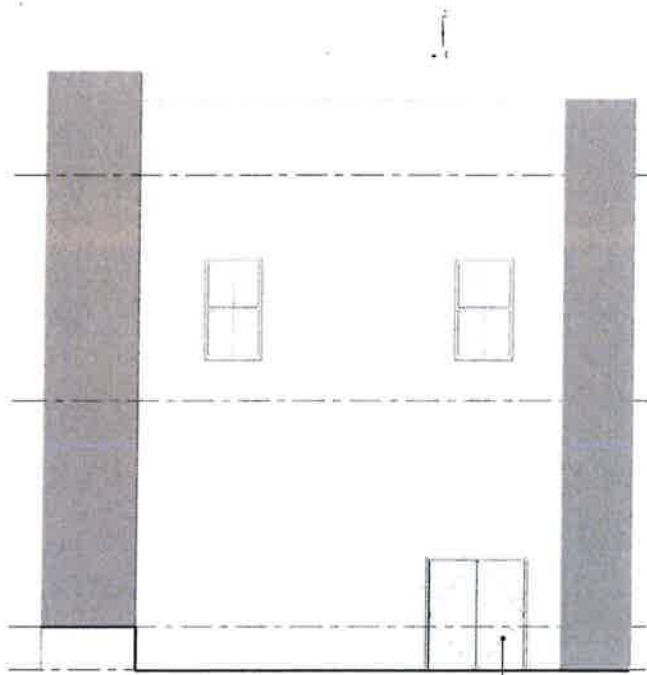
The current Alley facade (right) is two storied tall with the bottom half painted red. There are two existing windows on the second floor.

- ▶ The proposal is add a pair of hollow metal exit doors recessed into the ground floor space of the proposed museum that allow code required exit from the building. The new doors will have no ornament and be painted the color of the existing painted brick.



ALLEY EXISTING FACADE

ALLEY PROPOSED FACADE



NEW EXIT DOORS. HM DOOR AND FRAME, PAINTED TO MATCH BRICK



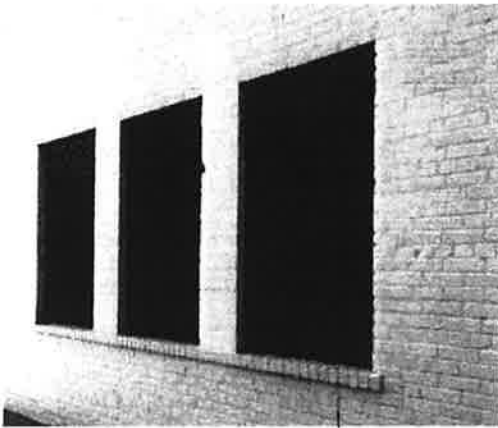
NEW WINDOWS, RE-USED FROM BIBB STREET FACADE

EJI MUSEUM: ARB APPLICATION SUPPORTING DOCUMENTS

COOSA STREET: GRAPHIC WINDOW PANELS

- ▶ The proposed art installation for this facade is to apply install "light boxes" in from of the existing windows that display a solid backlit image within the existing opening of the brick. (option 1)
- ▶ An alternate solution would be to apply graphics to a perforated metal panel as a screen to existing windows similar to the current strategy. (option 2)

In both cases the proposals are additive and do not propose removal or damage of the existing windows.



EXISTING CONDITION OF WIDOWS



OPTION 1 - BACKLIT LIGHT BOXES



OPTION 2 - IMAGE PRINTED ON PERFORATED METAL PANELS

BIBB STREET: GRAPHIC ART INSTALLATION

- ▶ The proposed art installation for this facade is to apply graphics (see below) via paint medium or applied vinyl to the existing painted wall. The intent of the graphic is to support the content of the proposed museum and engage the public from a distance.



BIBB STREET EXISTING FACADE



BIBB STREET FACADE INSTALLATION

5. PRESENTED BY: William Wible

SUBJECT: Request for approval of modification to previously approved plans for an addition and tree removal for the property located at 1545 South Perry Street (Garden District).

REMARKS: The petitioner is requesting approval of modifications to a previously approved plan for an addition to the main structure. The modification deletes an 8'x22' area on the north side of the main rectangular addition; the main 1 ½ story addition now moves 8' closer to the existing house but remains connected to the existing house by a 20' long connecting hallway. The change both reduces construction costs and results in a form that better reflects the form of the existing house. All materials to match previously approved (shingles, brick, and paint to match existing; standing seam metal on connector, aluminum clad wood windows—as illustrated on elevations). The modification to the plan will now require the removal of a 33" diameter magnolia tree at the rear of the house. A replacement of a sasanqua (camellia) of 3-4" caliper to be installed in the fall is proposed.

Full sized plans will be available at the 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

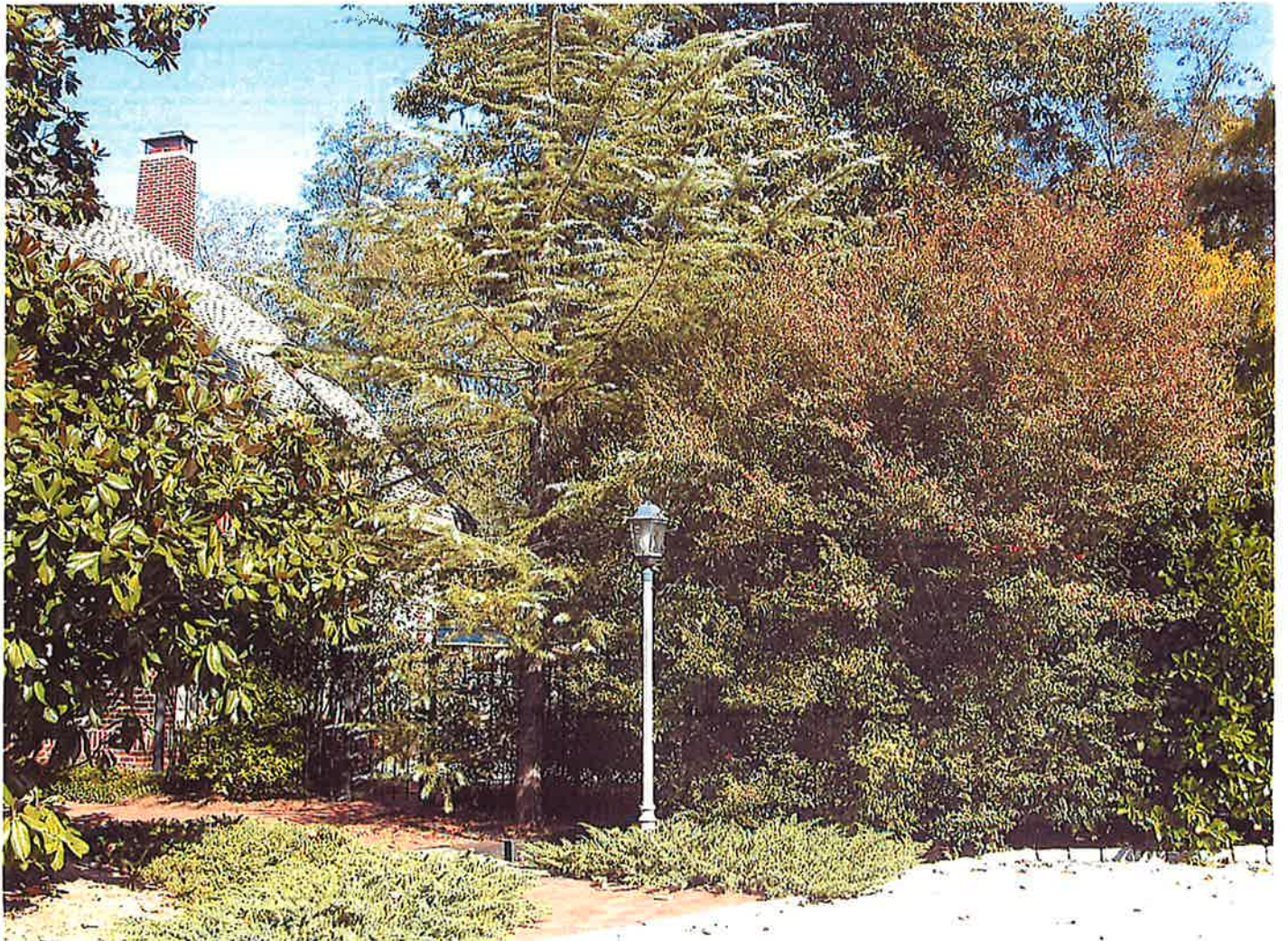
- The tree to be removed is large, healthy, and a significant part of the property.
- If removal is allowed, a large magnolia would be more appropriate for replacement.
- Plans are inserted into the agenda packet separately on 11x17 paper, the previously approved plan is attached.

COMMENTS _____

ACTION TAKEN _____



1545 South Perry Street





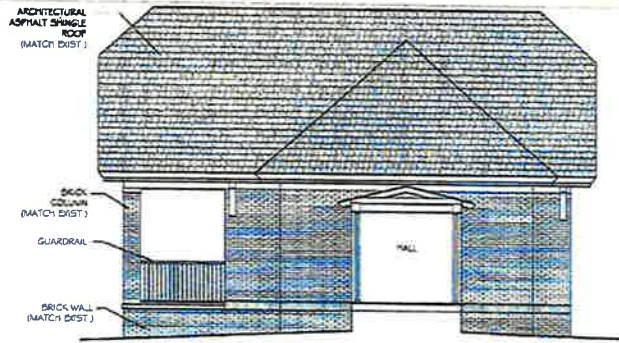




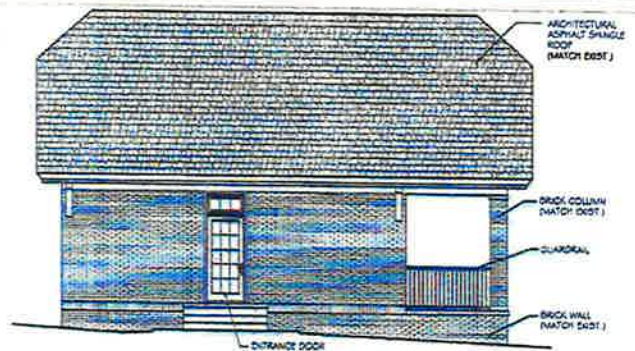
WEST ELEVATION (FRONT)
SCALE 3/8"=1'-0"



EAST ELEVATION (REAR)
SCALE 3/8"=1'-0"



NORTH ELEVATION
SCALE 1/8"=1'-0"

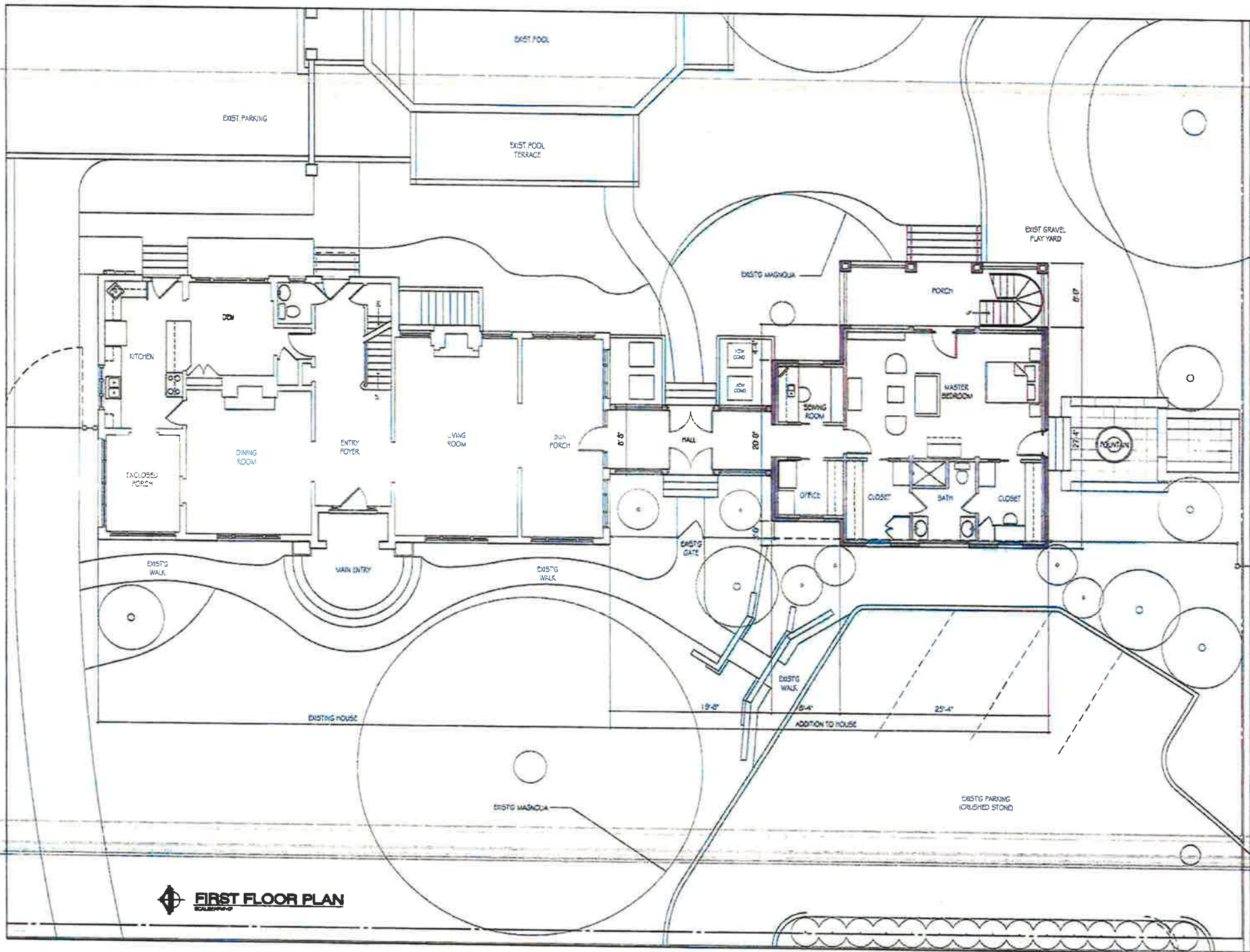


SOUTH ELEVATION
SCALE 1/8"=1'-0"



SECTION
SCALE 1/8"=1'-0"

An Addition to the Residence of
Mr. and Mrs. William R. Wible



 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"

An Addition to the Residence of

6. PRESENTED BY: Jane Albright

SUBJECT: Request for approval of rear additions, driveway alterations and paint colors for the property located at 965 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to build two symmetrical additions on the rear and extend an existing rear porch roof line with an added slope (the current roof is flat) to promote drainage. The existing structure is brick veneer, the additions would be bricked and painted, all trim, siding, and column wraps will be hardi plank, new louvers in gable, standing seam metal roof as illustrated with the color to match the shingles, the gable roofs will be shingled with a charcoal black architectural tab, which will be used to reroof the entire house. Windows and doors will be wood with true divided lites to match the existing. The proposed paint color is Glidden Stone White (CN48—30GY 76/017). A paint color sample will be provided at the meeting.

The petitioner is also requesting permission to move the existing brick retaining wall along the north side of the driveway approximately 18” and repouring the driveway.

Full sized plans will be available at the 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

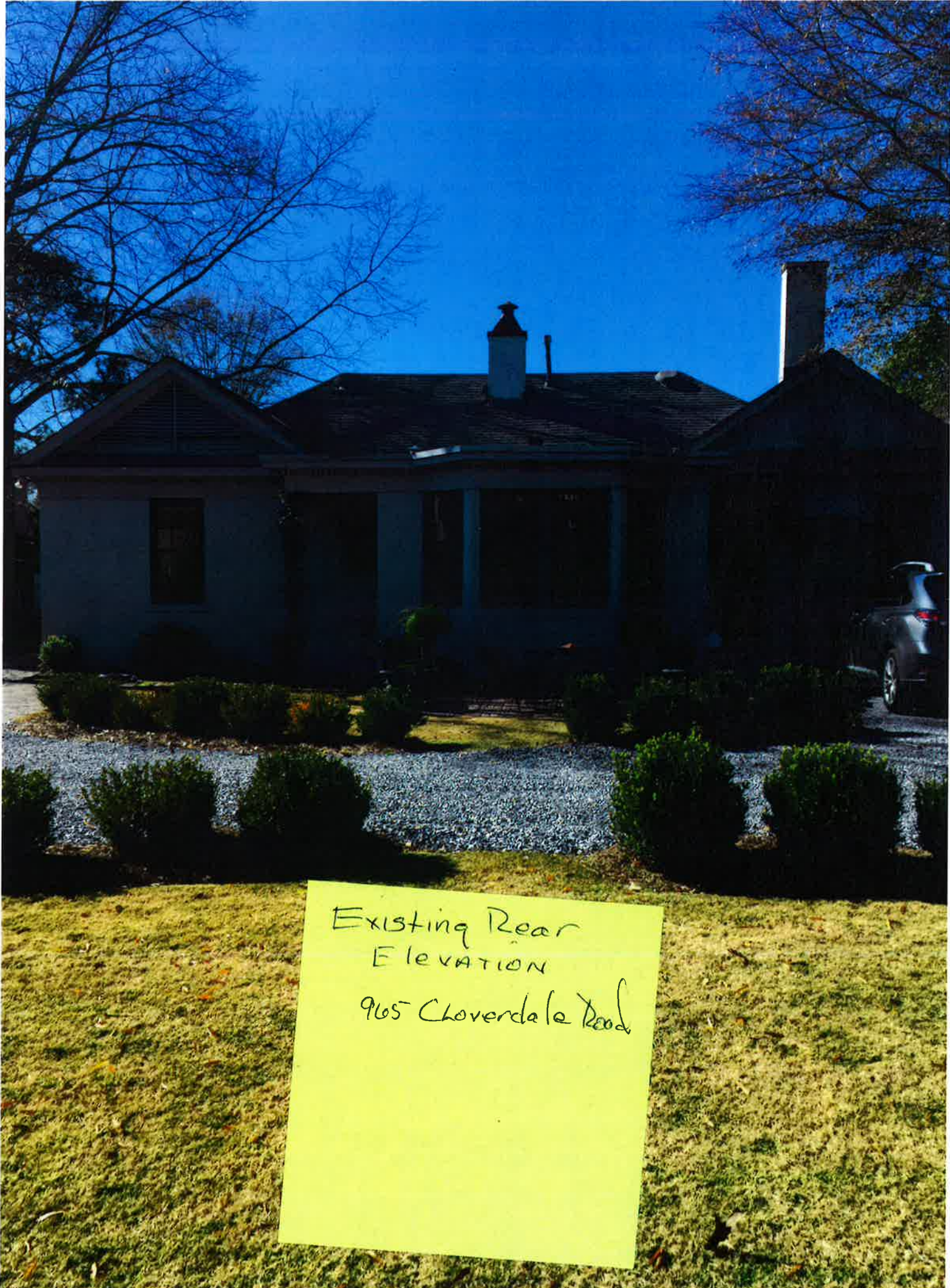
- The Board has previously approved the use of metal roofs on porches and low slopes to help address drainage issues.
- Plans are inserted into the agenda packet separately on 11x17 paper

COMMENTS _____

ACTION TAKEN _____



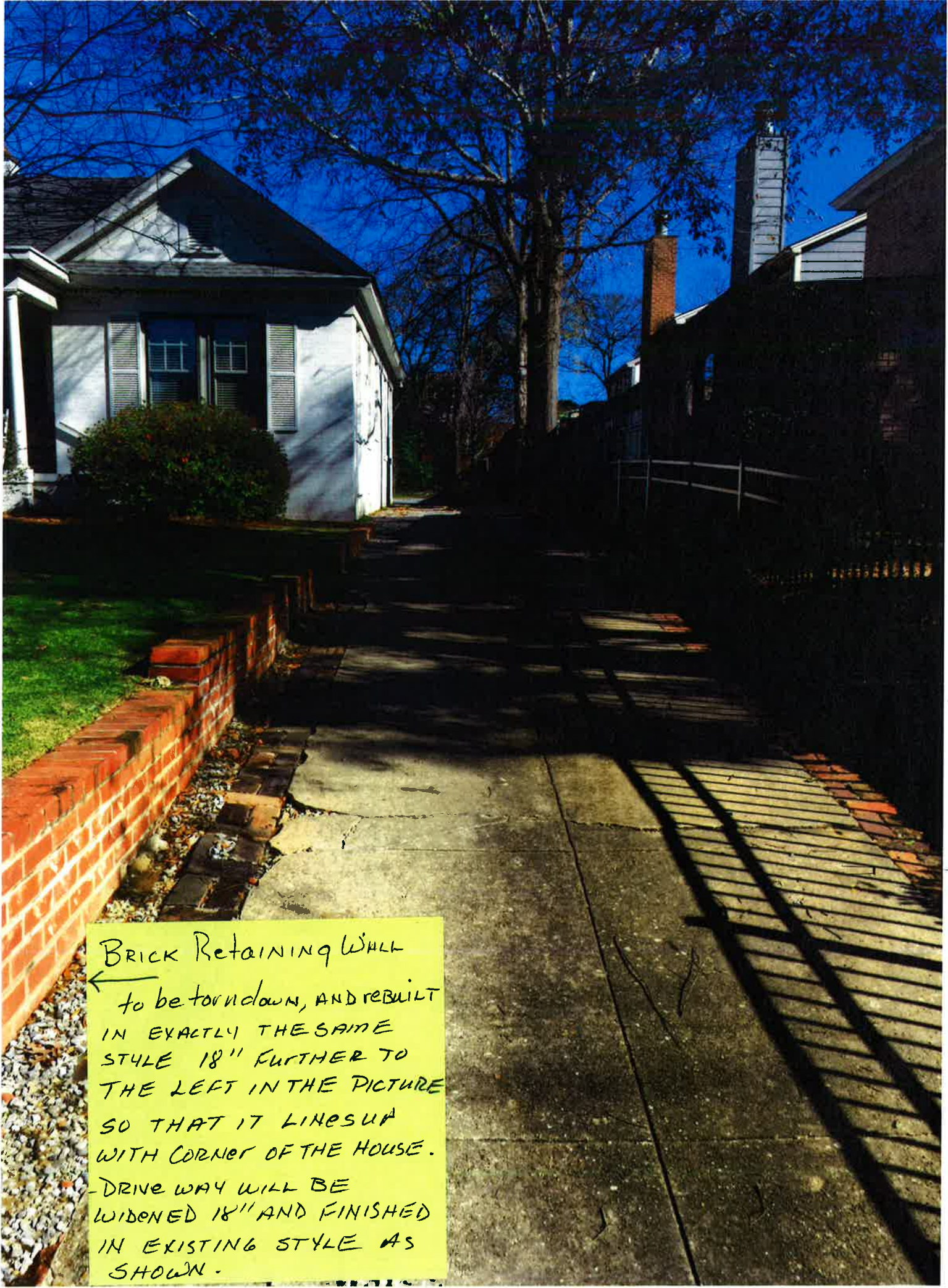
965 Cloverdale Road



Existing Rear
Elevation
965 Cloverdale Road



CLOSE UP OF
WALL ALTERATION
←



BRICK Retaining Wall

← to be torn down, and rebuilt
IN EXACTLY THE SAME
STYLE 18" FURTHER TO
THE LEFT IN THE PICTURE
SO THAT IT LINES UP
WITH CORNER OF THE HOUSE.

- DRIVEWAY WILL BE
WIDENED 18" AND FINISHED
IN EXISTING STYLE AS
SHOWN.

**Wind
Warranty***
*See warranty for
application requirements.

specific details and limitations.

Made in USA

Shown in Weathered W

enna

Charcoal Black

Colon

hite

Moire Black

Moja

Charcoal Black
Architectural
Shingle →

- Metal Roof Color to
MATCH SHINGLE



7. PRESENTED BY: David Sumner

SUBJECT: Request for approval of a side porch enclosure for the property located at 655 Hubbard Street (Cloverdale Idlewild). VIOLATION.

REMARKS: The petitioner is requesting permission to retain and continue a project that encloses a side porch that lies in the same plane as the front wall of the house. An existing window would be relocated to the front wall (south); the east wall is solid; and the rear wall (north) would have an existing door relocated to it. Proposed wall cladding is LP smart lap siding, gable treatment would be half timbered, similar to a gable treatment on an adjacent street (see example photo). Corners would have cornerboards and would not be mitered. The petitioner would like to remove a door behind the porch and brick it in, as it is not currently in use. The brick work would remove the surround and work the brick in to make the opening disappear. All siding and trim would be painted to match the existing colors on 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

- The Board has previously approved the enclosure of side porches that have been set back from the front plane of the house.
- The Board denied the enclosure of a side/front porch where the porch made up half of the front elevation.

COMMENTS _____

ACTION TAKEN _____



655 Hubbard Street



Examples of half timbered gables in neighborhood



Previously reviewed on LeBron

655 Hubbard Street



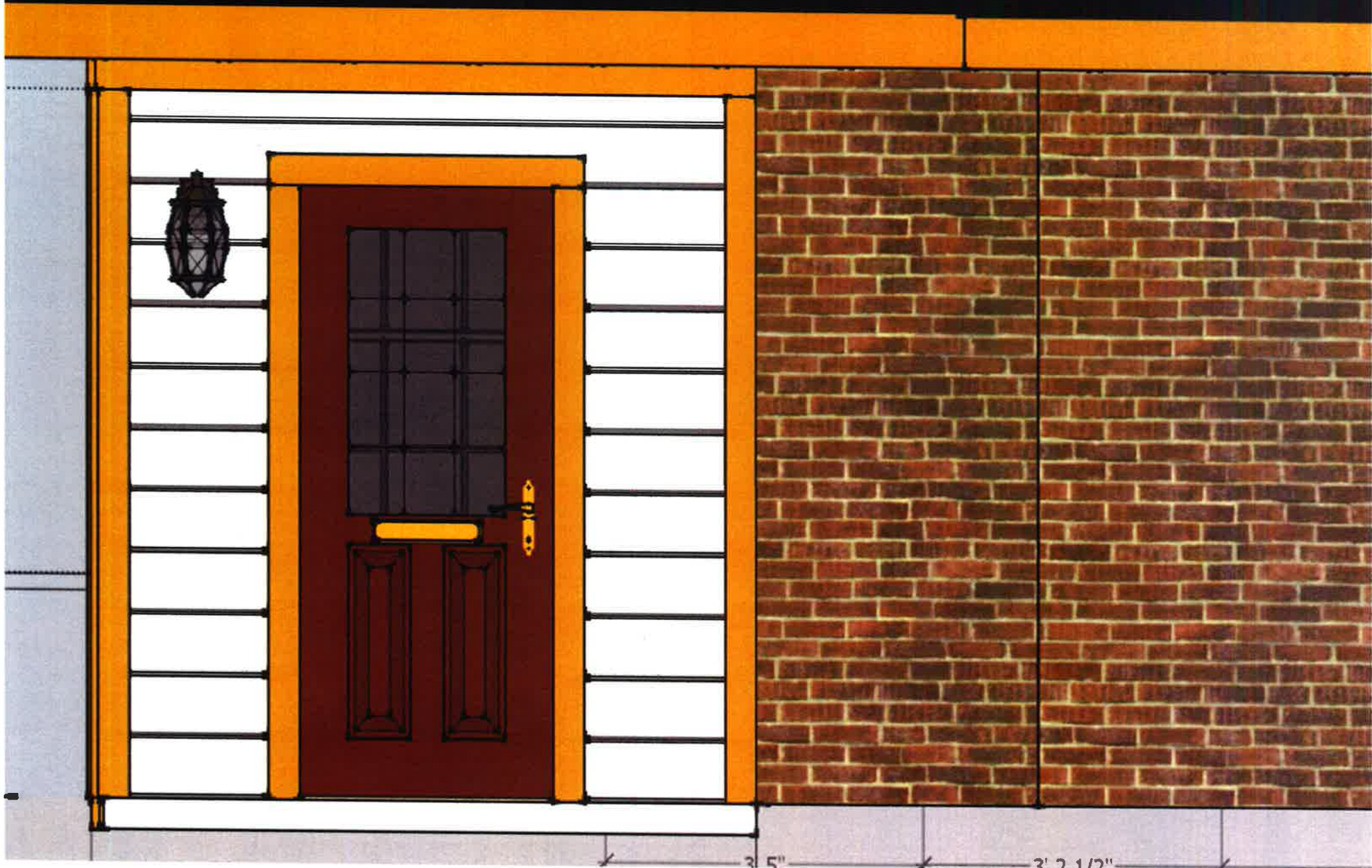
Directly behind on Ponce de Leon

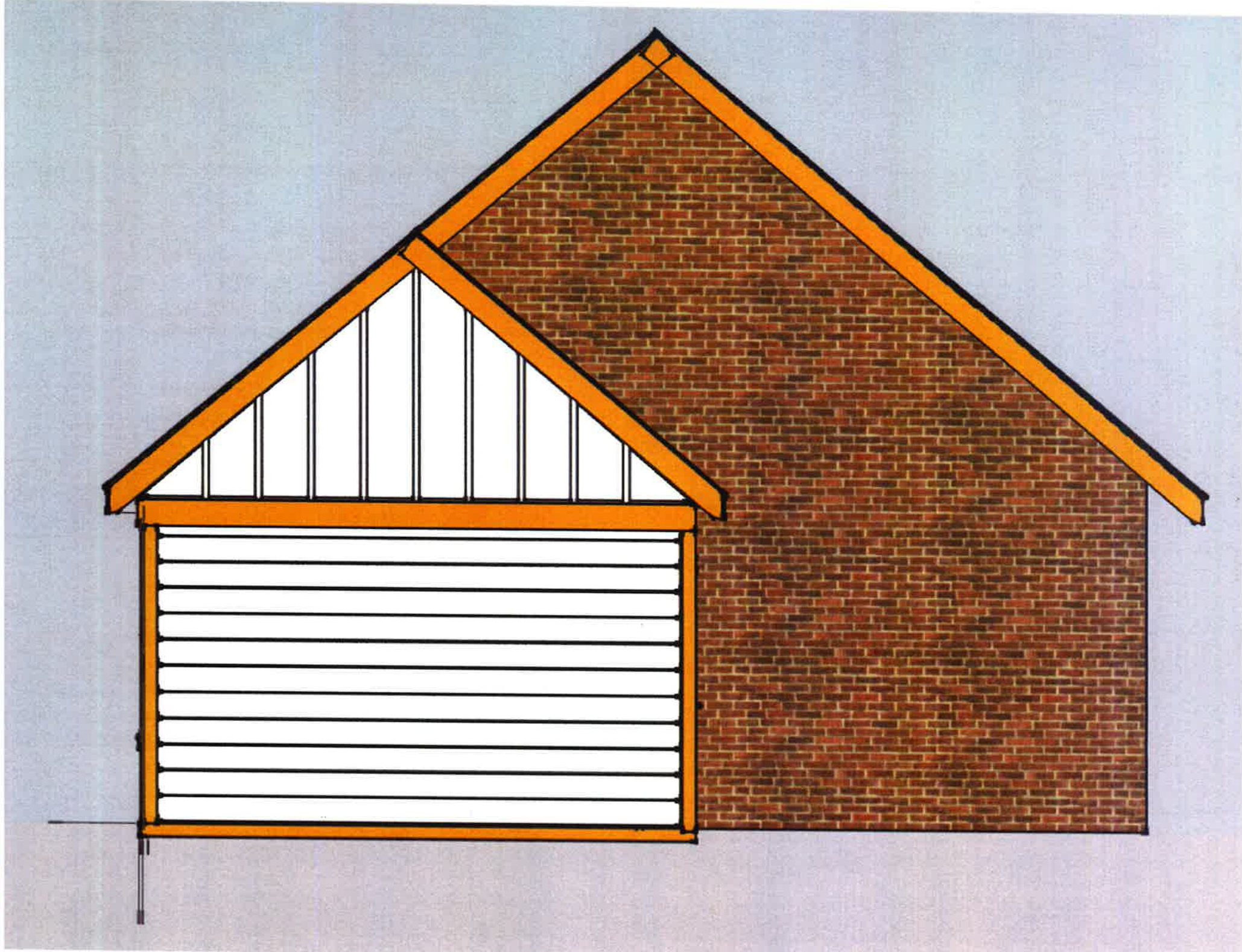
655 Hubbard Street



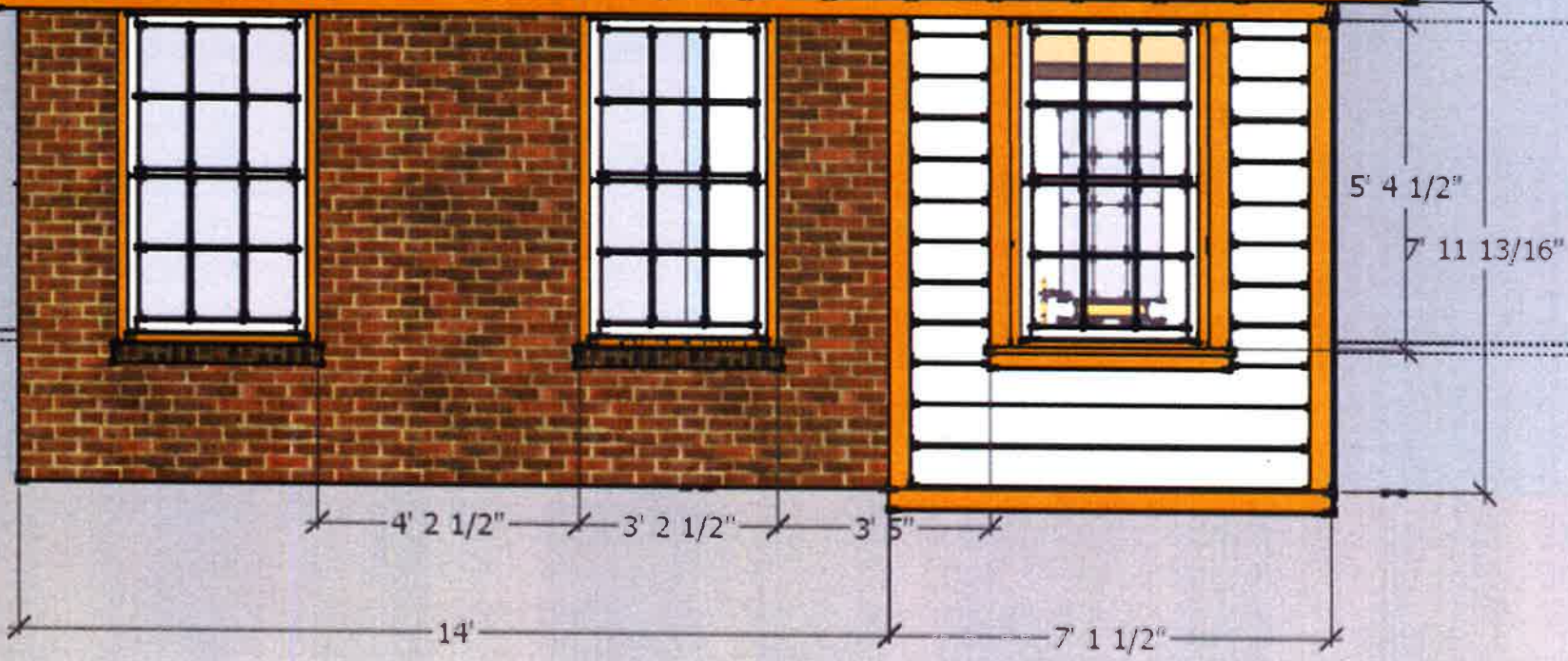
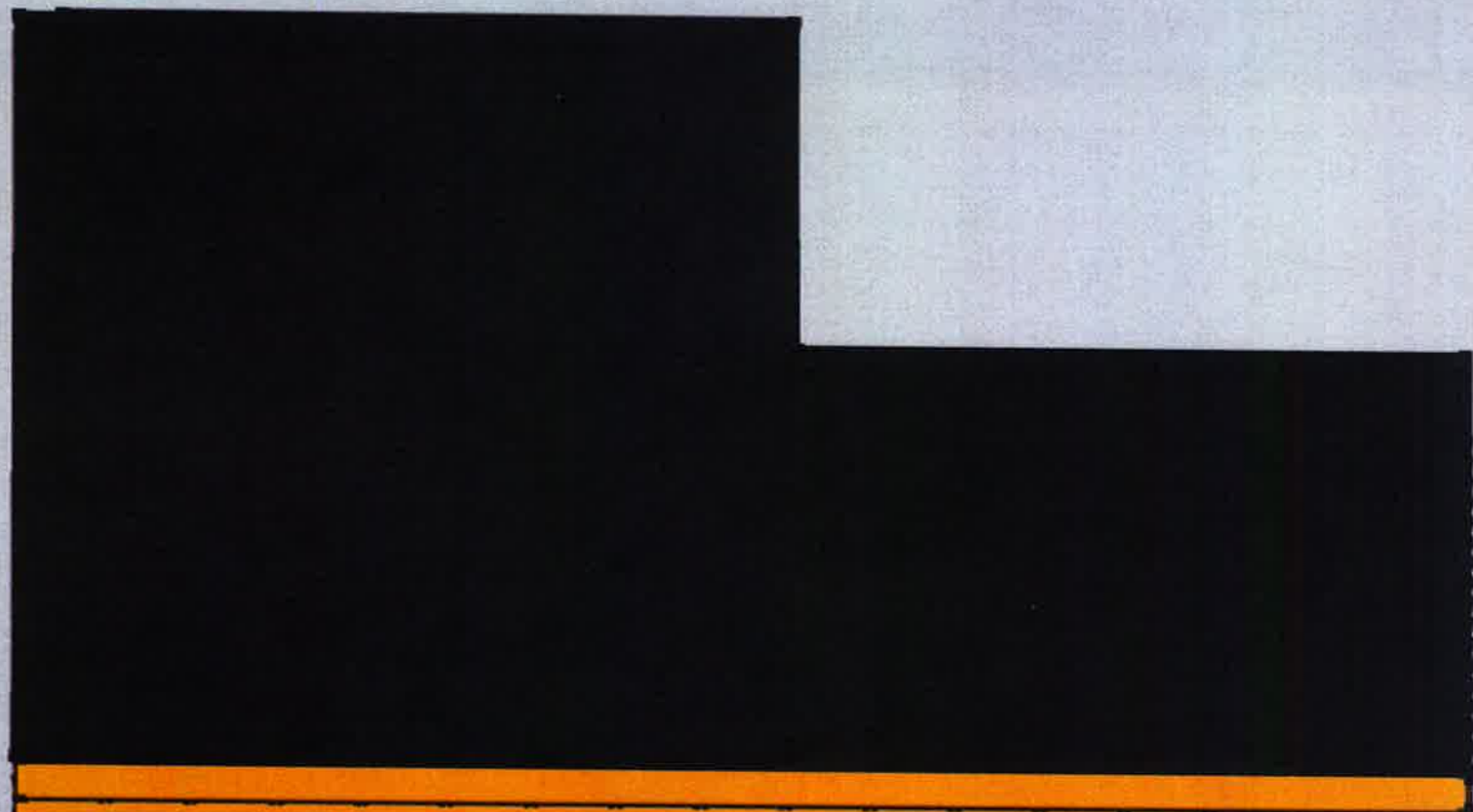












8. PRESENTED BY: Robert & Brandy Price

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 _____