

# **A G E N D A**

## **Architectural Review Board**

**May 24, 2016**

**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 April 26, 2016, special called 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.	Bruce George	Old Cloverdale	729 Felder Avenue
2.	Michael & Jewell Pitts	Winona—Capitol Heights	2202 Winona Avenue
3.	Kim Hiscox	Capitol Parkway—Capitol Heights	106 South Capitol Parkway
4.	Joseph Campbell	Cloverdale Idlewild	3276 Montezuma Road
5.	Christy Anderson	Capitol Parkway—Capitol Heights	19 South Capitol Parkway
6.	Kyle Kyser	Lower Commerce	108 Bibb Street
7.	Roger Spain	Old Cloverdale	753 Thorn Place

**III. Other Business/Announcements**

**The next meeting of the Architectural Review Board will be on  
Tuesday, June 28, 2016 at 5:30 p.m.**

**OLD BUSINESS**

**1. PRESENTED BY:** Bruce George

**SUBJECT:** Request for approval of a carport and tree removal for the property located at 729 Felder Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to:

- Construct a 22'x36' carport with a gable roof and round columns as illustrated. The size and location is subject to review by the Board of Adjustment (meets May 19, 2016). The carport will have lap siding (wood or cement board), and Pewter Gray architectural tab shingles. The columns are 8" round to match the front columns, and on a 10" square wood plinth base. Additional drawing details have been provided per the ARB's comments at the April 26, 2016 hearing.
- The petitioner is also requesting permission to remove a ≈24" diameter Hackberry tree from the rear yard. The tree has grown around a failing tree house, and is near the foundation footprint of the proposed carport. No replacement 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**

- This is a corner lot.
- The Board has approved carport/accessory structures that were compatible with the style of the house, and appropriately scaled to the house.
- No objection on the tree removal.

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

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



729 Felder Avenue



729 Felder Avenue

1702

1727

1710

1733

1722

1741

SANFORD ST

571

573



575

739

577

753

579

729

581

FELDER AVE

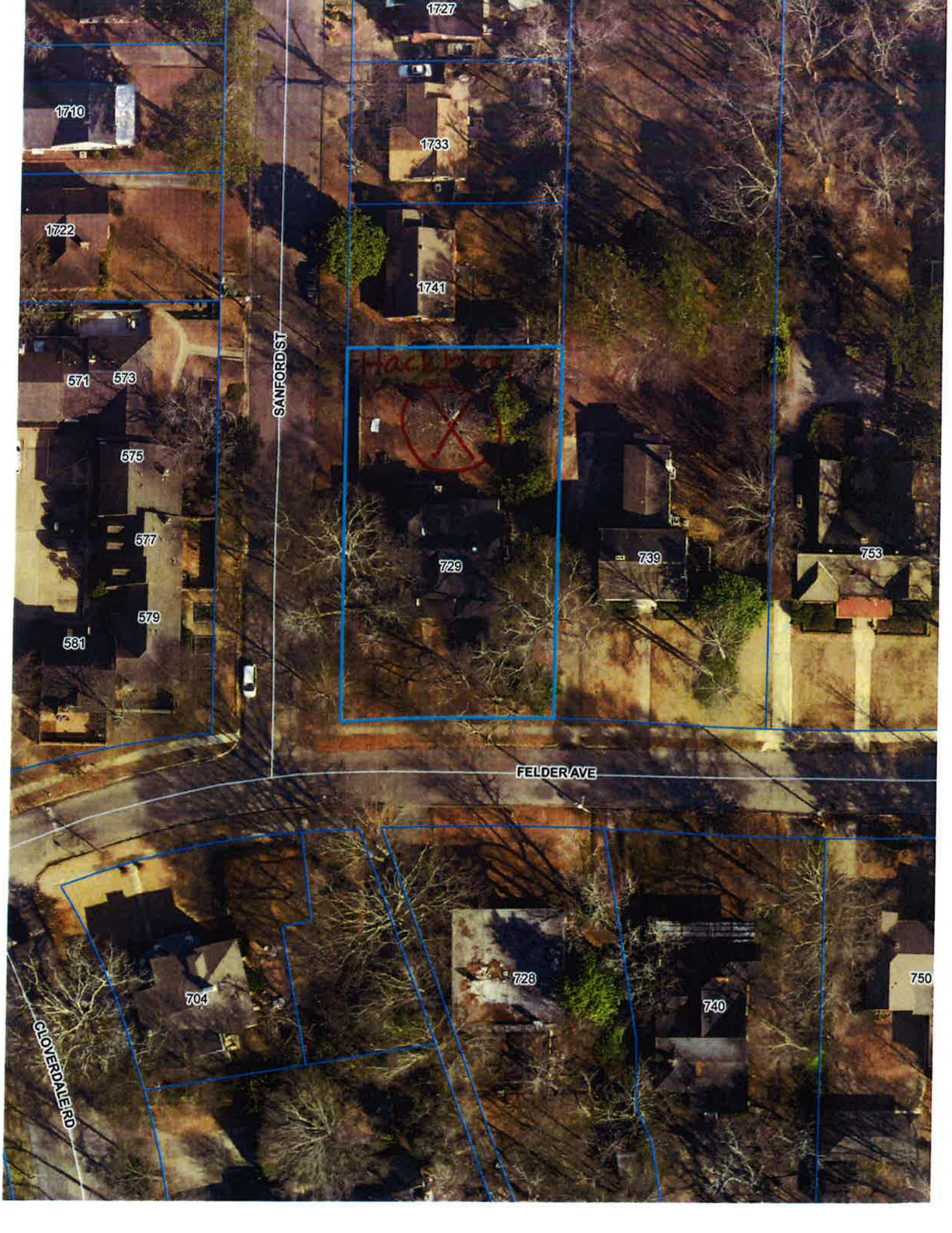
704

728

740

750

CLOVERDALE RD









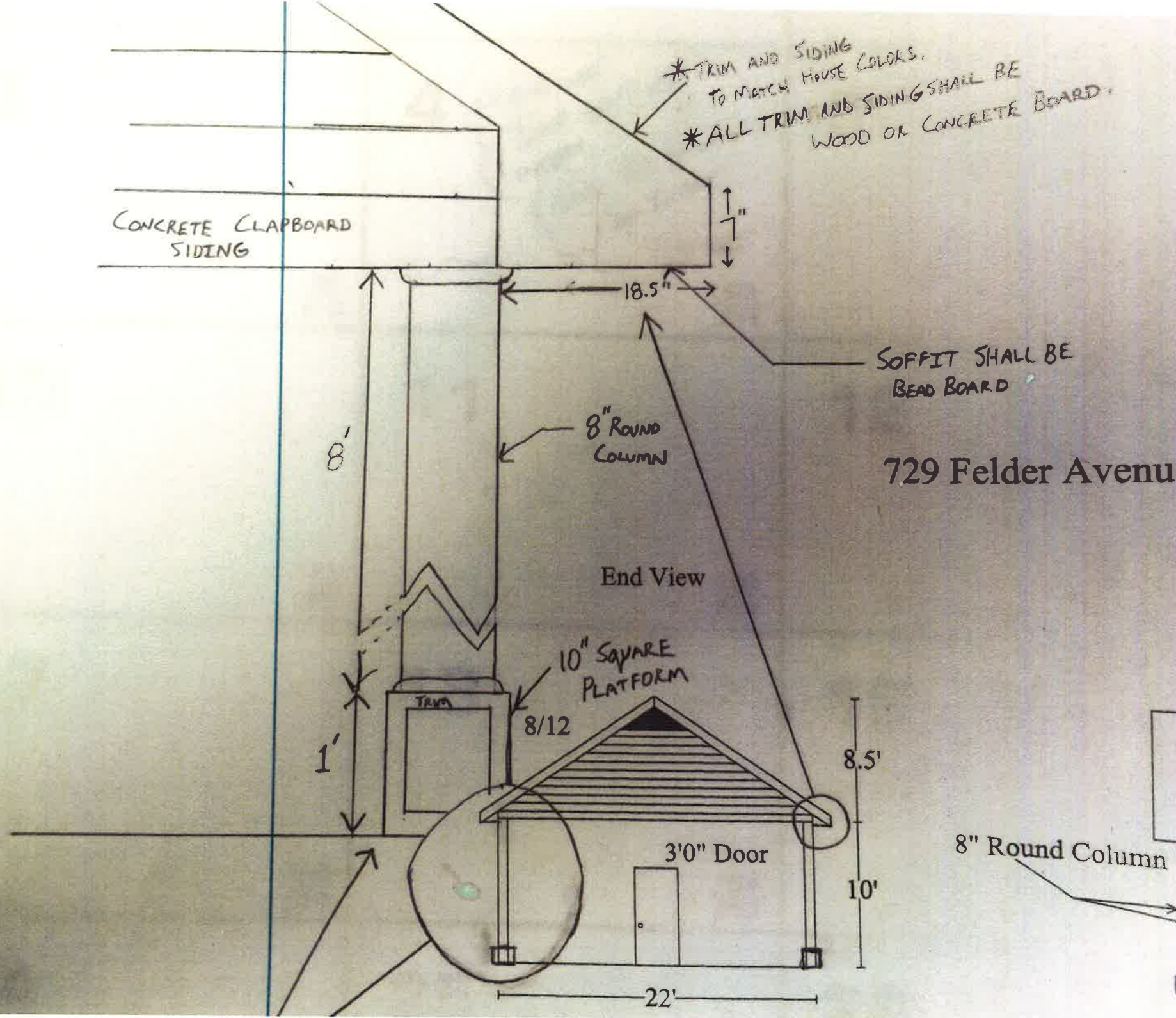
# ' Column Rnd F/G

☆☆ (0)



65689





729 Felder Avenue

**NEW BUSINESS**

**2. PRESENTED BY:** Michael and Jewell Pitts

**SUBJECT:** Request for re-approval of a previously approved rear screened porch project for the property located at 2202 Winona Avenue (Winona—Capitol Heights).

**REMARKS:** The previously approved project from the September 22, 2009 ARB hearing is as follows:

The petitioner would like to construct a 15'x13' wood screened deck off the rear of the house. The overall height will be 9' sloping to 7' and shingled to match the house. The walls will be screened and wood slats will be painted to match the trim on the house, Palette Color 400-1.

The house is located on a corner lot and the addition will be visible from the street.

The only alteration to the plan is that the enclosure may or may not be screened.

**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 project was unanimously approved by those Board members present: Robert Daniel; Jennifer Norris; Walter Bush; Brandon Brazil; David Payne; Willie Welch.
- This is a corner lot.

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

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



2202 Winona Ave



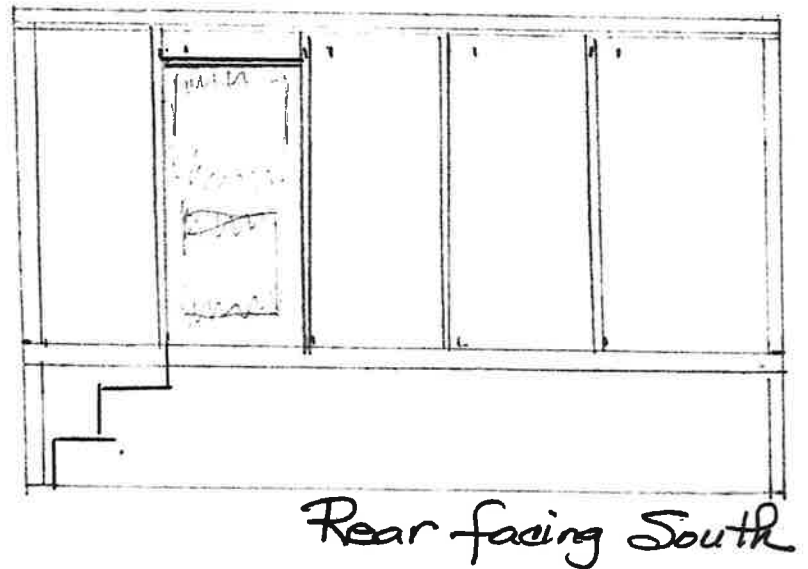
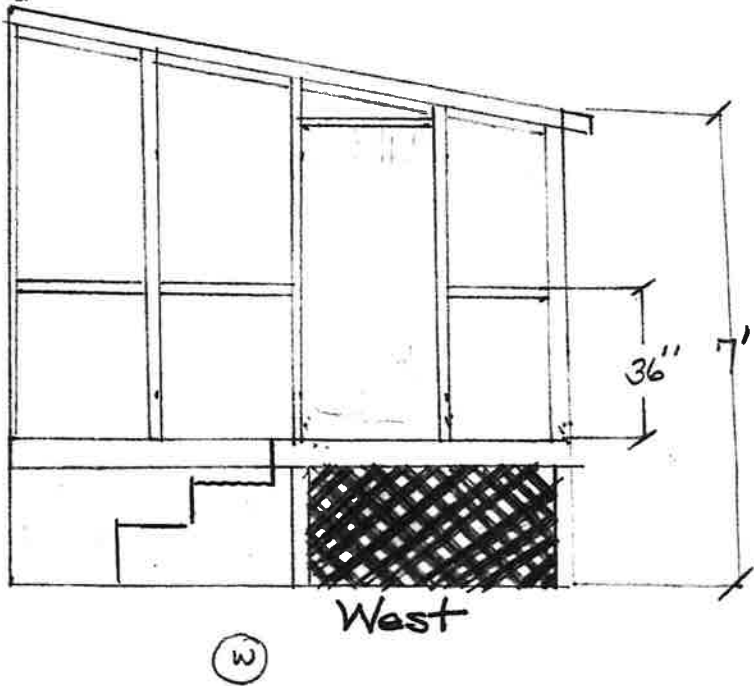
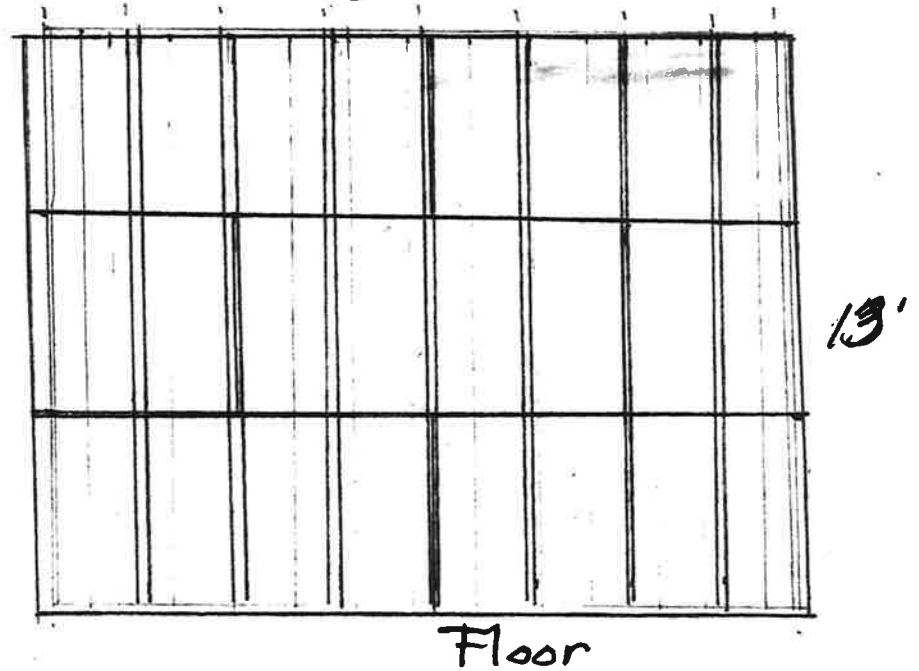
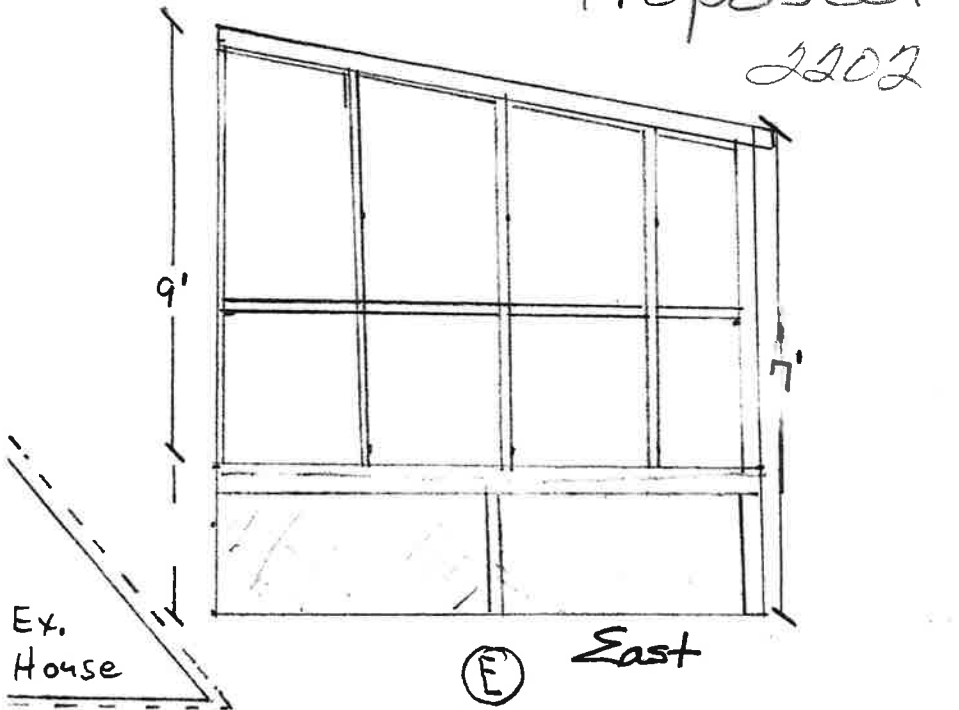
2202 Winona Ave



Rear view of residence  
(Proposed construction  
site)  
2202 Winona Avenue



# Proposed Construction (Screened Deck) 2202 Winona Avenue, 51





**3. PRESENTED BY:** Kim Hiscox

**SUBJECT:** Request for approval of front door replacement for the property located at 106 South Capitol Parkway (Capitol Parkway—Capitol Heights).

**REMARKS:** The petitioner is requesting permission to replace the current 9-lite wood front door, which is racked in the jamb and will no longer lock with a new wood door. Two options are proposed: a mahogany 2/3 lite window with leaded frosted glass in an arts & crafts pattern; a 1/4 lite, 6-lite mahogany craftsman door with 3 vertical wood panels.

**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**

- If the Board approves the project, staff recommends the removed door be donated to Rescued Relics, 423 Madison Avenue. All material donations are tax deductible, call 240-4512 for more information.

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

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



*106 South Capitol Parkway*



2441 Agnew Street



106 South Capitol Parkway



Front  
Door  
Option  
# 1

Hiscox  
106 S.  
Capital Pkwy

# Mahogany Prefinished



Front  
Door  
Option  
#1

Hiscox

106 S.  
Capitol  
Pkwy

# Mahogany Prefinished



Front Door  
Option

#2

Hiscox

106 S.

Capital Pkwy

**4. PRESENTED BY:** Joseph Campbell

**SUBJECT:** Request for approval of a new driveway for the property located at 3276 Montezuma Road (Cloverdale Idlewild).

**REMARKS:** The petitioner is requesting permission to remove the existing concrete driveway apron, grade it so that you can pull in without scraping the bottom of a vehicle, and pour a new concrete driveway approximately 8' wide with an apron of 11'5" and 65' in length as shown 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**

- As a standard parking place is 9' wide, the petitioner may want to consider a slightly wider driveway to keep tires off the grass.

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

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





*3276 Montezuma Road*



PITCOURT ST

MONTEZUMARD

2210

2216

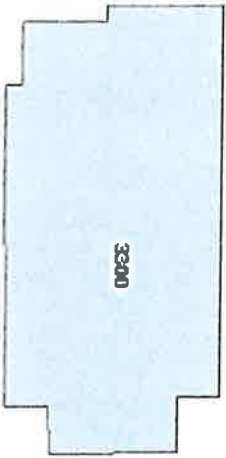
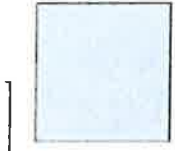
2270

1 inch = 30 feet

65

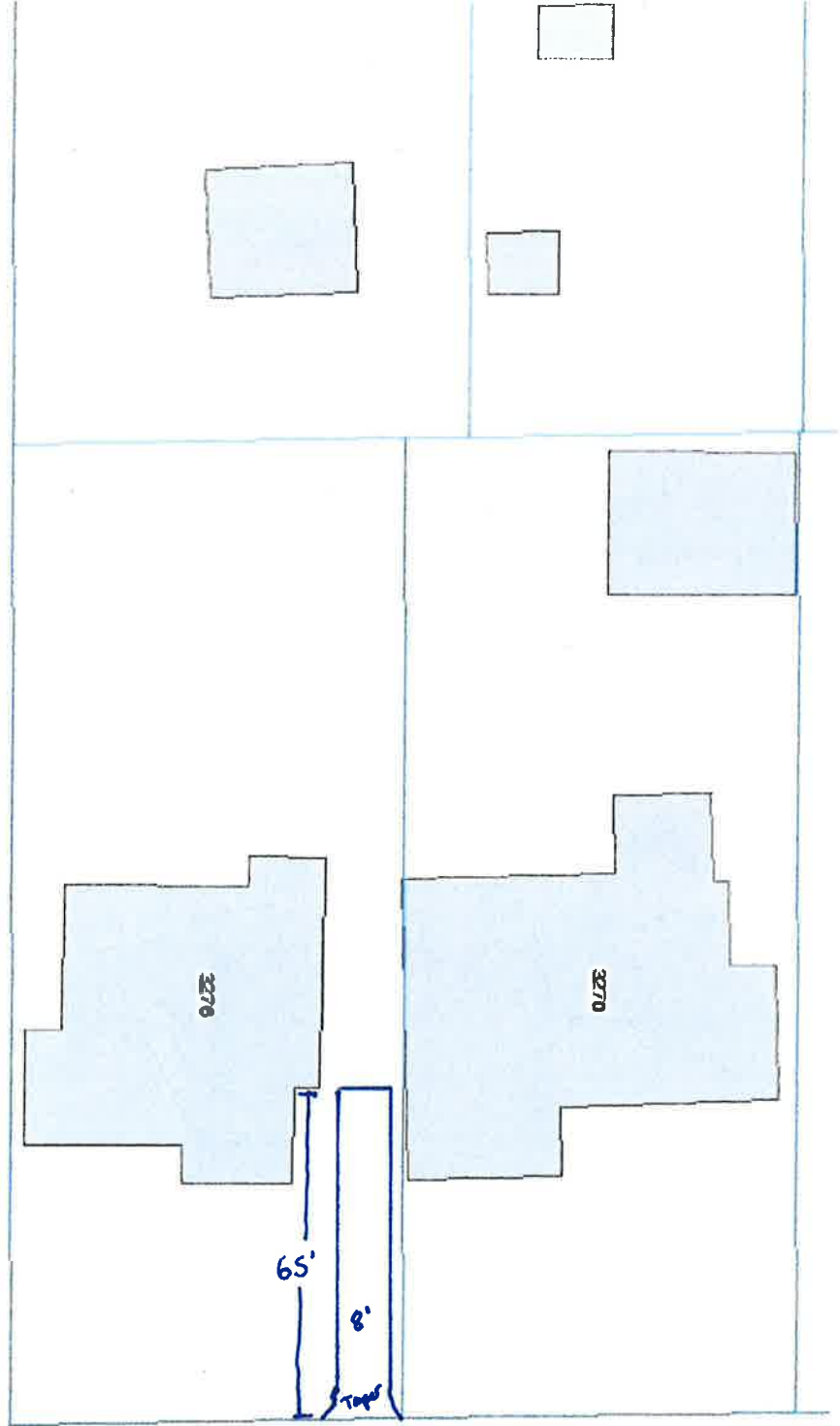
8

17.5



1 inch = 30 feet

PLYMOUTH ST



MONTEZUMA RD

65'

8'

TOP

11' 5"

Concrete  
Taper to 8' wide

Lower the incline of  
the ramp

(This section is  
currently so steep that  
a full size pickup scrapes  
when backing out)

11' 5" at street between raised curbs

3276 Montezuma Road, Driveway

8' wide  
Concrete

11'5"

↖ Curb here is below grade

3276 Montezuma Road

Taper to Curb

The image shows a photograph of a driveway curb area with handwritten annotations. Two blue lines are drawn on the grass and dirt to form a trapezoidal shape, representing the curb's profile. The text 'Taper to Curb' is written in blue ink above the top line, and '8" Wide Concrete' is written in blue ink in the center of the trapezoid. The background shows a concrete curb, asphalt driveway, and grass with scattered leaves.

8" Wide  
Concrete

3276 Montezuma Road, Driveway



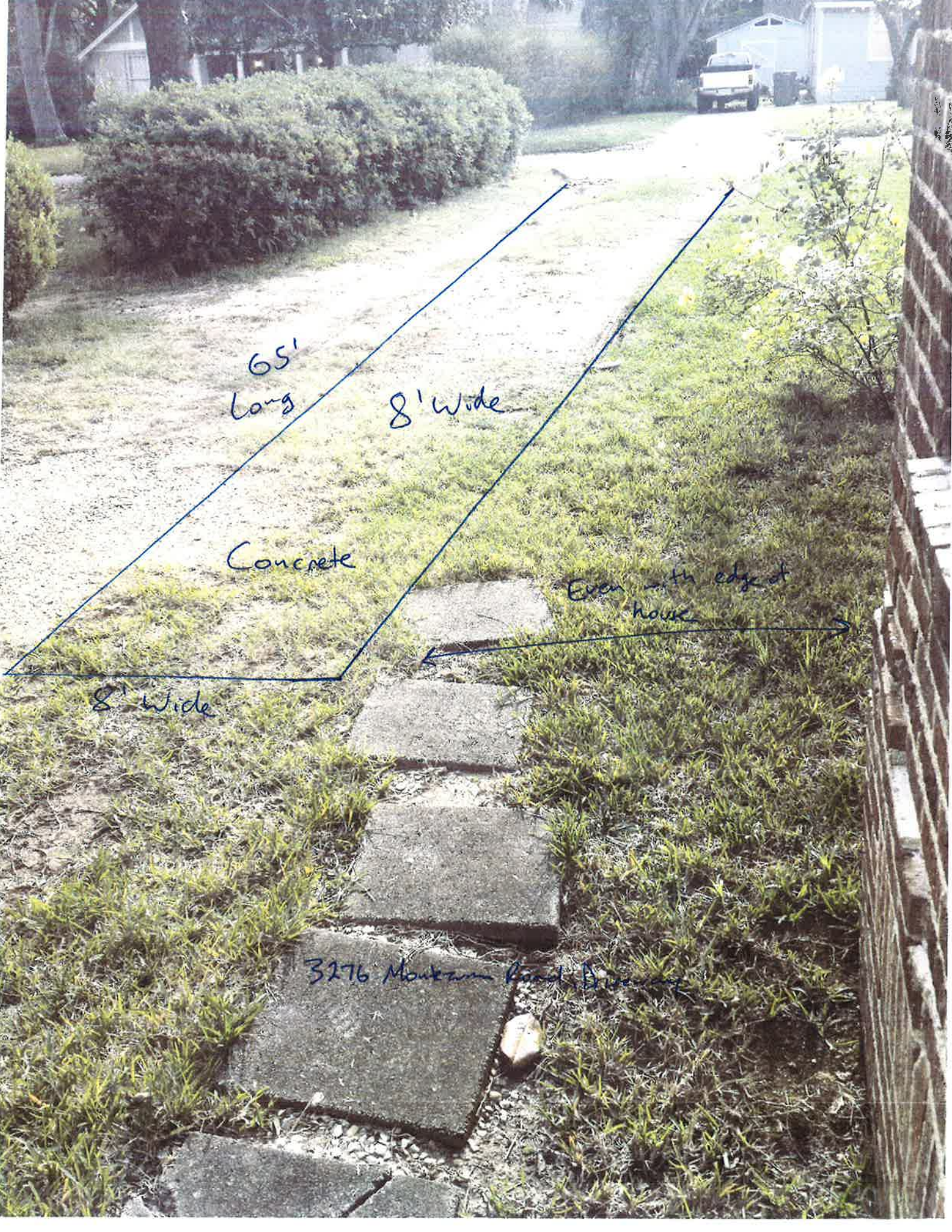
65' long

Concrete

3276 Montezuma Road Driveway

8' wide

End Driveway at  
this edge of the house



65'  
Long

8' Wide

Concrete

Even with edge of  
house

8' Wide

3276 Mountain Road, D...



**5. PRESENTED BY:** Christy Anderson (presented by George Marodis)

**SUBJECT:** Request for approval of tree removals and driveway for the property located at 19 South Capitol Parkway (Capitol Parkway—Capitol Heights).

**REMARKS:** The petitioner is requesting permission to remove 3 trees: 2 hackberry trees (approximately 24-36” in diameter), and one popcorn tree (12”). One hackberry on the north property line and the popcorn tree have been growing into the eaves and make it difficult to make necessary repairs to the roof and fascia. The third tree is in the right of way, and currently prevents the second request from being undertaken.

The second request is to separate a shared driveway entrance and part of the driveway from the property next door at 25 South Capitol Parkway. A poured concrete driveway would be installed, with additional paved surface approximately 9’ wide at the curb, tapering down to match the driveway where it reaches its full width at the porte cochere as illustrated. It is approximately 50’ in length from the curb to the existing full width driveway.

The petitioner proposes working with the urban forester on replacing the hackberries with 1 or 2 street trees, and proposes selecting an understory tree for the front yard that would grow under the canopy of a mature oak tree to replace the popcorn tree. Replacement would take place in the next growing season, which should coincide with the end of the renovation project.

**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**

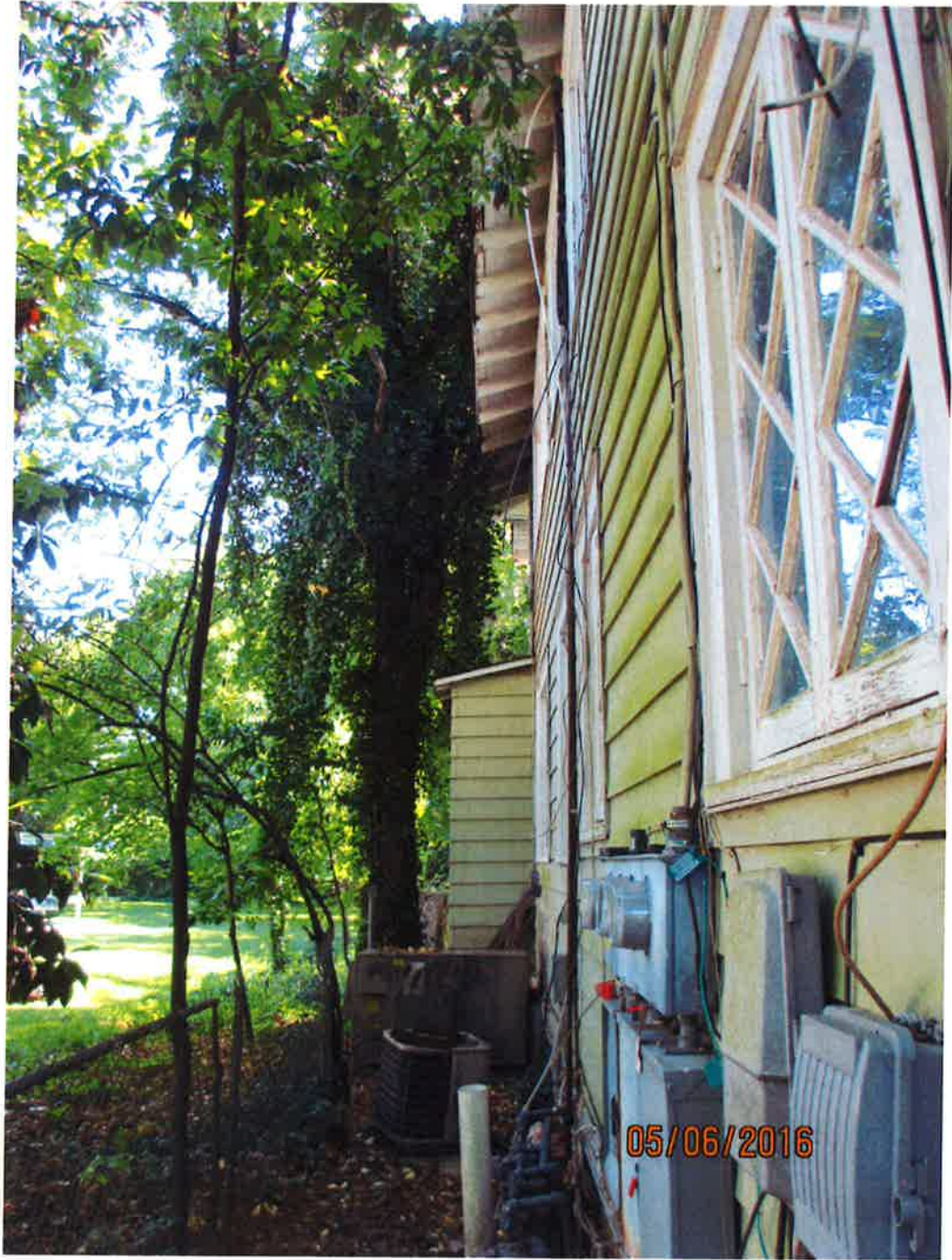
- No objection to the tree removals.
- Staff thinks this is an excellent project!

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

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



*19 South Capitol Parkway*



*19 South Capitol Parkway*

SCAPITOL PKWY



1 inch = 25 feet

③ Hackberry



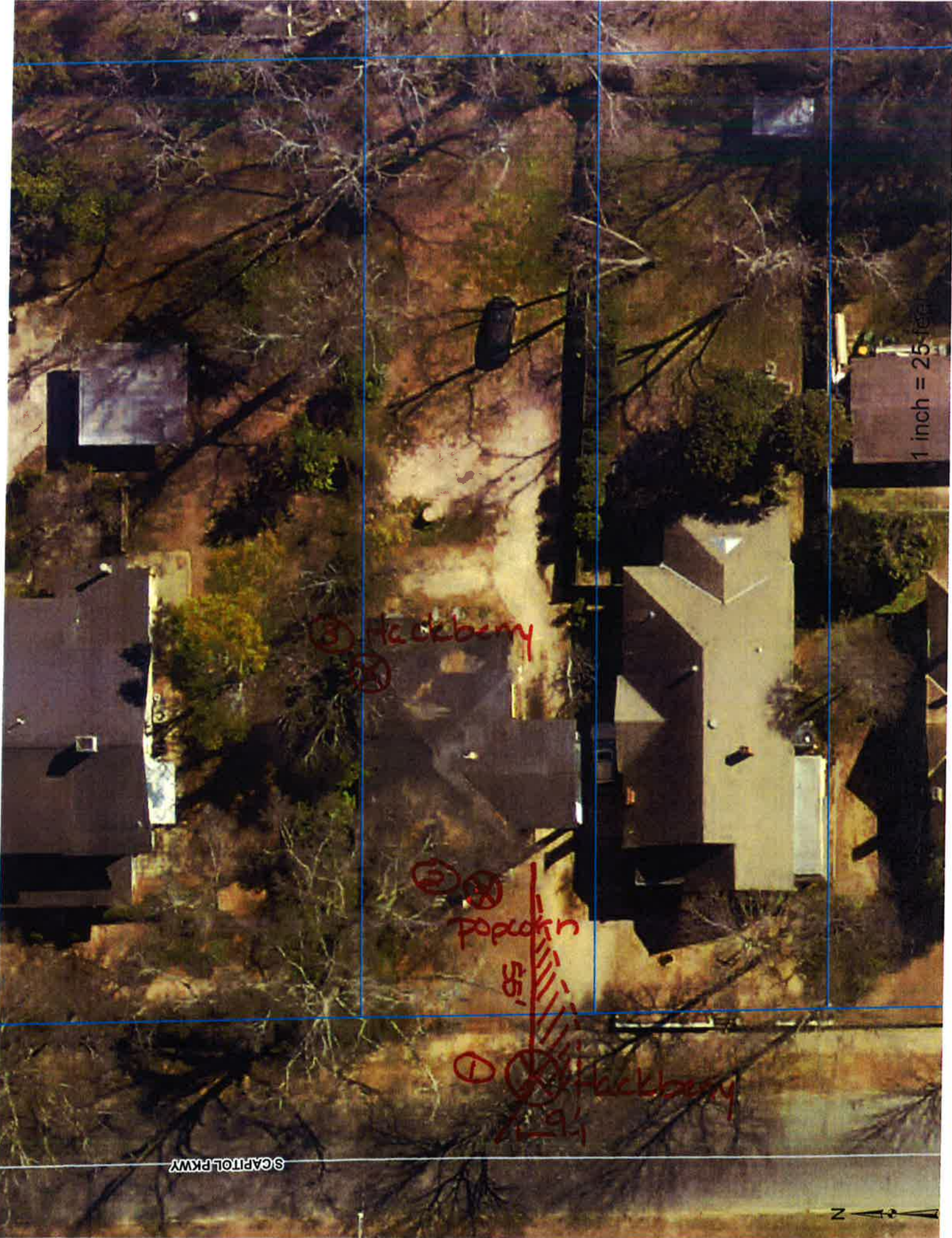
Poplar

85'



① Hackberry

115'





05/01/2016

**6. PRESENTED BY:** Kyle Kyser

**SUBJECT:** Request for approval of storefront alterations and rear stairwell enclosure for the property located at 108 Bibb Street (Lower Commerce).

**REMARKS:** The petitioner is requesting permission to replace the 1<sup>st</sup> floor aluminum store front (2<sup>nd</sup> story windows have been refurbished and will remain) with one of two options. Option one would have a wood framed, single lite store front panels on a wood paneled bulkhead with a course of 6-lite transoms. Option two would introduce a brick bulkhead and follow the 4 bay fenestration of the 2<sup>nd</sup> story, with 6:6 sash windows topped with 6 lite transoms as illustrated. All windows and trim would be wood.

The petitioner is also requesting permission to remove an existing one story rear addition and replacing it with a brick two story addition. In order to fully utilize both floors of the building, building code is requiring an enclosed rear fire exit, which will be housed in this addition, and will abut the adjacent building.

**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** \_\_\_\_\_



108 Bibb Street

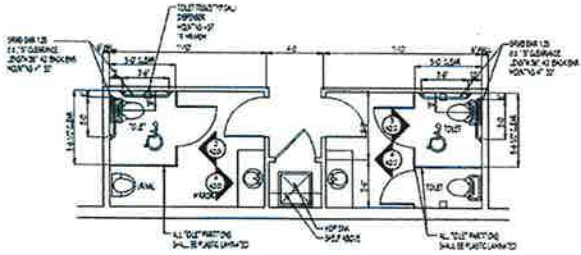


108 Bibb Street

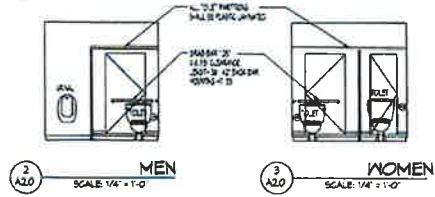




*108 Bibb Street*

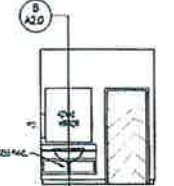


**RESTROOM PLANS**  
SCALE: 1/4" = 1'-0"

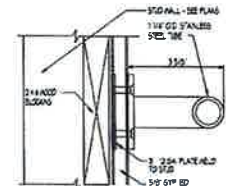


**2 MEN**  
SCALE: 1/4" = 1'-0"

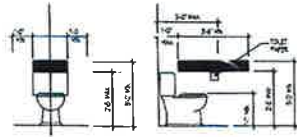
**3 WOMEN**  
SCALE: 1/4" = 1'-0"



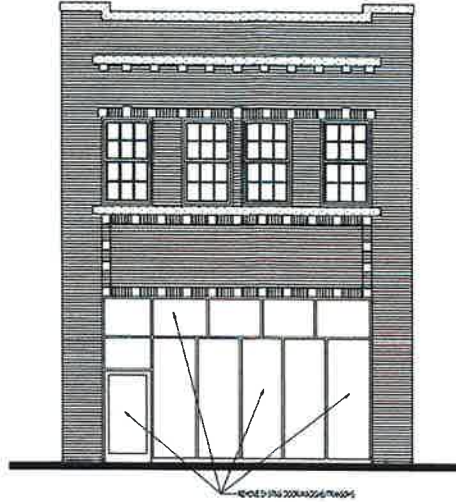
**4 MEN/WOMEN**  
SCALE: 1/4" = 1'-0"



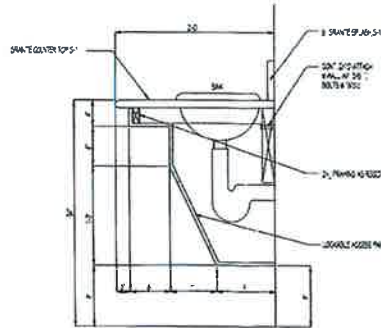
**1 GRAB BAR ANCHORAGE**  
NO SCALE



**LOCATION OF GRAB BARS FOR WATER CLOSETS**  
NO SCALE



**DEMOLITION FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

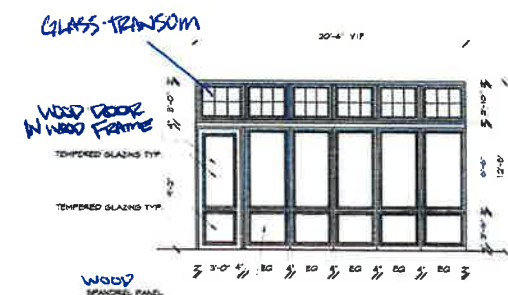


**8 VANITY SECTION**  
SCALE: 1/2" = 1'-0"

**OPTION A**



**NEW FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**ENTRANCE DOOR / WINDOW ELEVATION**  
SCALE: 1/4" = 1'-0"

**KYSER**  
1531 JEAN STREET  
MONTGOMERY, ALABAMA  
36107  
334-262-8859 VOICE

STATE OF ALABAMA  
REGISTERED ARCHITECT  
D.M. ARCHITECT, INC.  
1201 23RD  
MONTGOMERY, ALABAMA 36103  
334-271-8911

**A RENOVATION FOR**  
**108 BIBB STREET**  
MONTGOMERY, ALABAMA

**SHEET TITLE**  
EXISTING FRONT ELEVATION

**PROJECT NUMBER** BSB100  
**FILE NUMBER** A2-0  
**DATE** FEB 06, 2008  
**REVISION** JULY 14, 2008

**SHEET NUMBER**  
**A2.0**

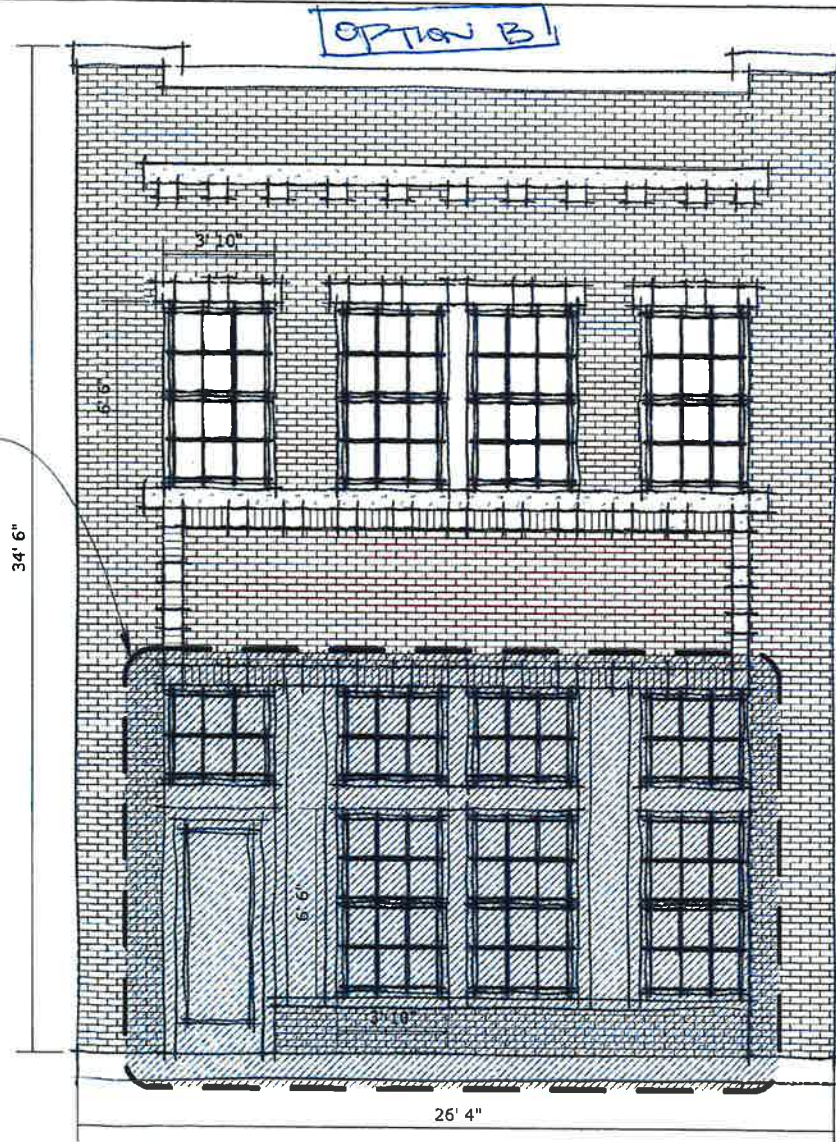
**HISTOICAL DISTRICT SUBMISSION:**

M. Sabel and Sons (108 Bibb Street):  
early 20th century; 2 story, brick,  
ground floor altered, windows with  
alternating voussoirs, modillioned  
cornice, low parapet with corner piers  
raised above.

**Proposed Facade Changes:**

- Replace existing Aluminum storefront system  
with wood framed windows and bridge ledge.
- Brick ledge will match existing brick.
  - Windows sized to match scale, and rhythm  
of placement as existing 2nd story windows
  - Transom windows sized to match one sash  
of existing windows
  - Wooden trim to be painted to match  
existing windows

Area of Changes



**J. Veres AAIA**

351 12th Street  
Frost Bottom, GA  
30142-2100

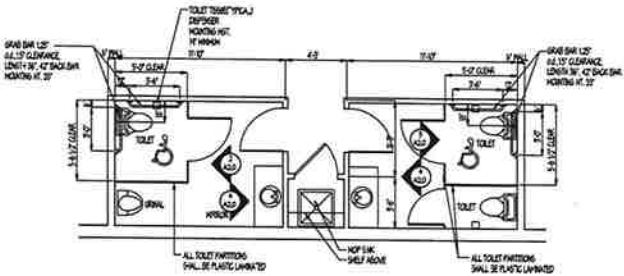
**Kyser Properties**

108 Bibb Street  
Macon, GA 31201

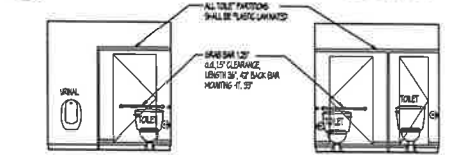
**108 BIBB STREET**  
RENOVATION

Date: 2016.04.07  
Author: JV

**A2.0**

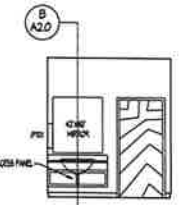


**RESTROOM PLANS**  
SCALE: 1/4" = 1'-0"

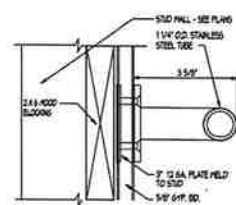


**2 MEN**  
SCALE: 1/4" = 1'-0"

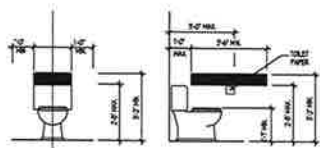
**3 WOMEN**  
SCALE: 1/4" = 1'-0"



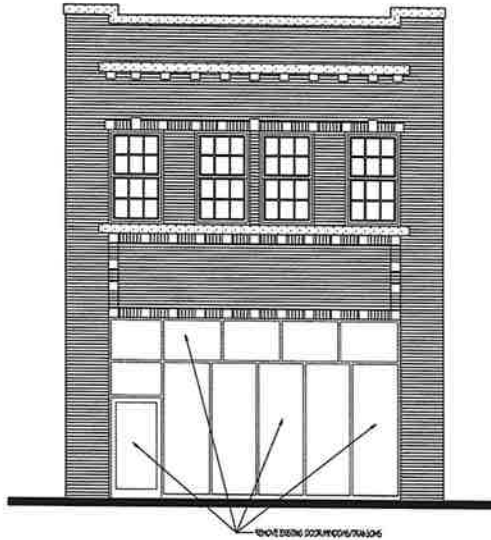
**4 MEN/WOMEN**  
SCALE: 1/4" = 1'-0"



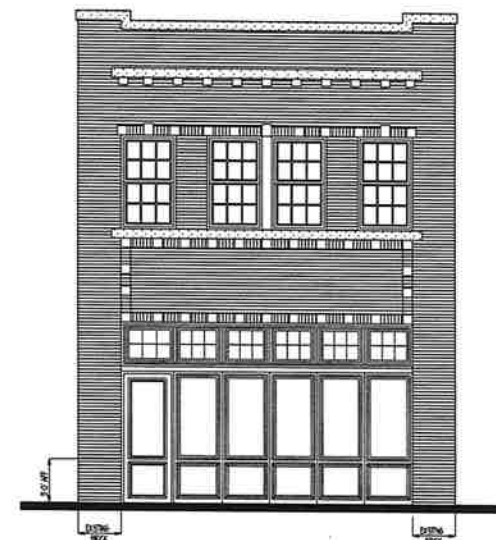
**A GRAB BAR ANCHORAGE**  
NO SCALE



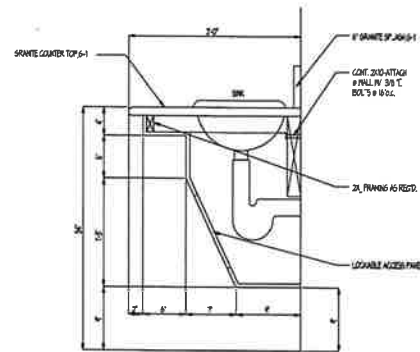
**LOCATION OF GRAB BARS FOR WATER CLOSETS**  
NO SCALE



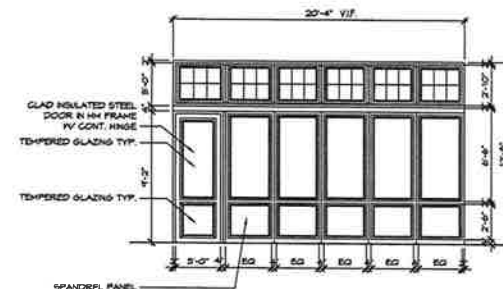
**DEMOLITION FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**NEW FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**B VANITY SECTION**  
SCALE: 1 1/2" = 1'-0"



**ENTRANCE DOOR / WINDOW ELEVATION**  
SCALE: 1/4" = 1'-0"

**KYSER**  
1537 JEAN STREET  
MONTGOMERY, ALABAMA 36107  
334-262-8859 VOICE

D.L.M. ARCHITECT, INC.  
P.O. BOX 2866  
MONTGOMERY, ALABAMA 36103  
334-271-9911

A RENOVATION FOR  
**108 BBB STREET**  
MONTGOMERY ALABAMA

SHEET TITLE  
EXISTING FRONT ELEVATION

PROJECT NUMBER	BBB108
FILE NUMBER	A2-0
DATE	FEB 06, 2008
REVISION	JULY 14, 2008

SHEET NUMBER  
**A2.0**

**7. PRESENTED BY:** Roger Spain

**SUBJECT:** Request for approval of outbuilding demolition and replacement for the property located at 753 Thorn Place (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to demolish a non-historic storage building and replace it with a carport with a storage unit built in to it. The street facing elevation of the building will be 20' wide and feature two wood windows and a gable end with vent; the storage unit will be 20' x 11 ½', with the parking area behind it 20' x 26' (overall dimension of the building will be 20'x 37 ½'). The siding will be shingles to match the front gable of the house, the roof material will match the shingles on the house, all finishes to match the existing house. Post will be 10" treated posts wrapped in 1" thick rough cut cedar. The roof will terminate at the rear in a hip as illustrated, and the pitch will match the house (8/12-to be confirmed at construction).

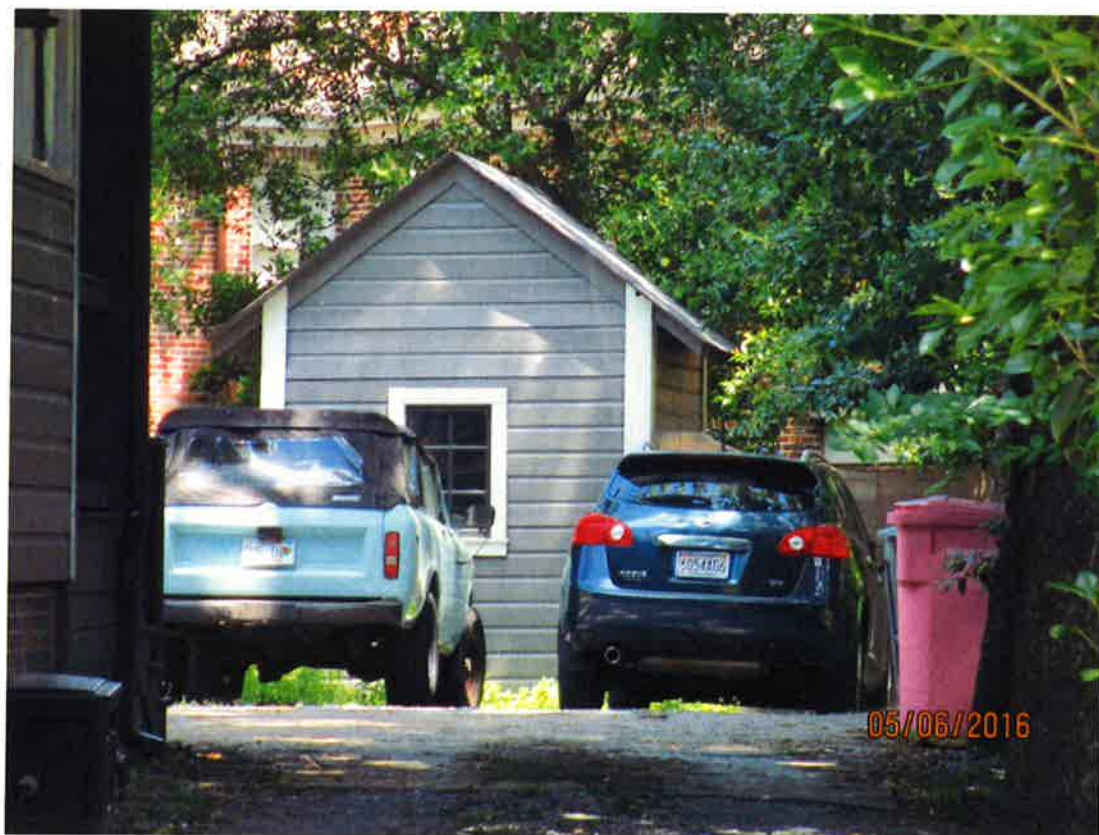
**STANDARD OF REVIEW:** Section 15-127 of the City Code states that "The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the 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**

- On May 19 (prior to ARB), this project is going to the Board of Adjustment for a setback (approximately 1' from the side property line and 1' from the rear) and coverage variance.

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

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



753 Thorn Place



Proposed carport/storage



THORNPL

SITE 

1 inch = 30 feet  
Item 5B