

A G E N D A

Architectural Review Board

June 28, 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 May 24, 2016 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Bruce George	Old Cloverdale	729 Felder Avenue
2.	Michael & Jewell Pitts	Winona—Capitol Heights	2202 Winona Avenue
3.	Karren Pell	St. Charles—Capitol Heights	117 North Lewis Street
4.	Neil David Seibel	St. Charles—Capitol Heights	1915 St. Charles Avenue
5.	Sara Beck	Old Cloverdale	1419 Watson Avenue
6.	John Aspinwall	Old Cloverdale	1902 Graham Street
7.	Debra Wright	Old Cloverdale	1222 Woodward Avenue
8.	Brian Mann	Old Cloverdale	434 Felder Avenue
9.	W.G. Ward	Old Cloverdale	2404 College Street
10.	Mike Turk	Cloverdale Idlewild	663 Ponce de Leon
11.	Rusty Powell	Cloverdale Idlewild	3117 Cloverdale Road
12.	Robbie Rhye	Garden District	1907 Norman Bridge Court
13.	Denise Bashaw	Cloverdale Idlewild	3370 Lexington Road

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, July 26, 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 was approved by the Board of Adjustment. 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 _____

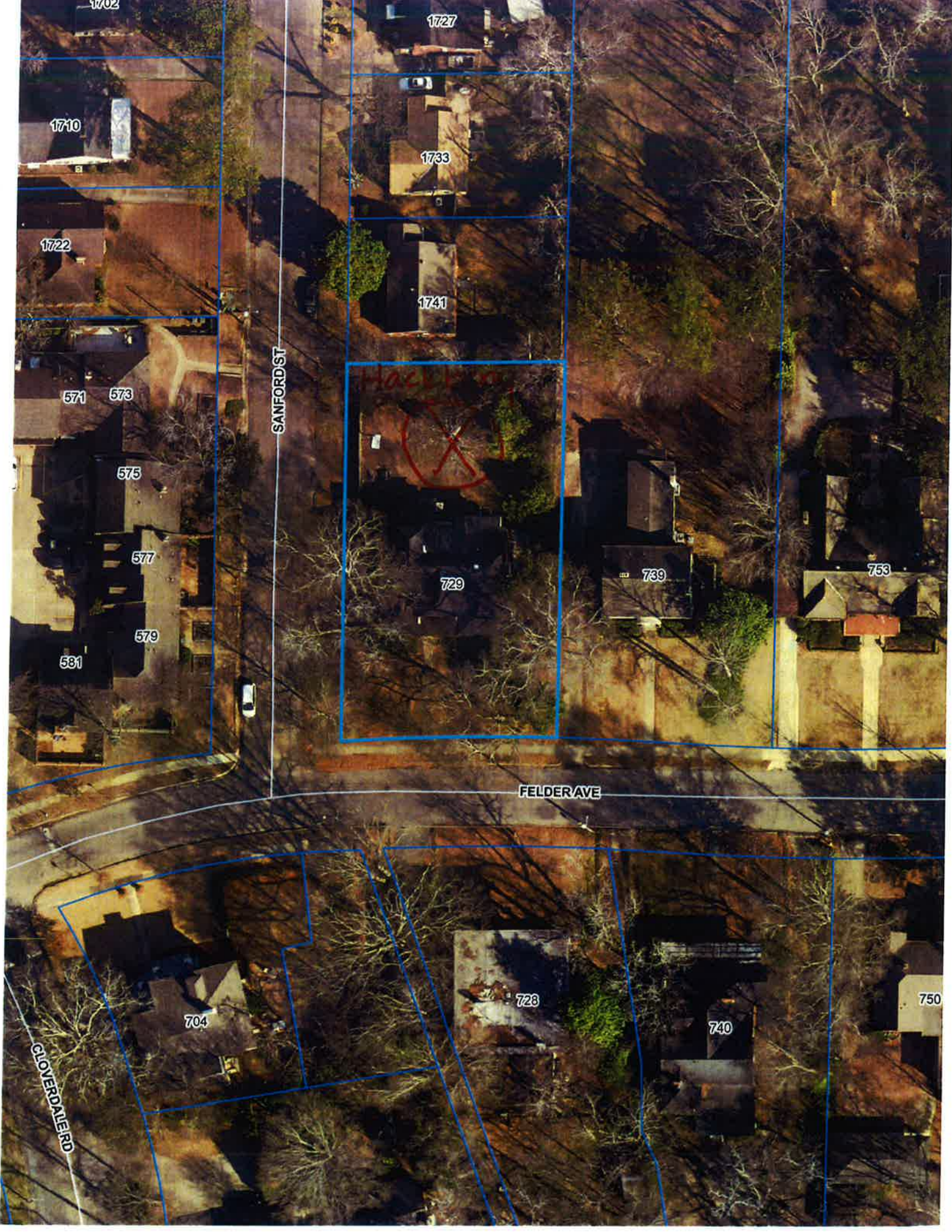
ACTION TAKEN _____



729 Felder Avenue



729 Felder Avenue



1702

1727

1710

1733

1722

1741

SANFORD ST

571

573

HACKED

575

729

739

753

577

579

581

FELDER AVE

728

740

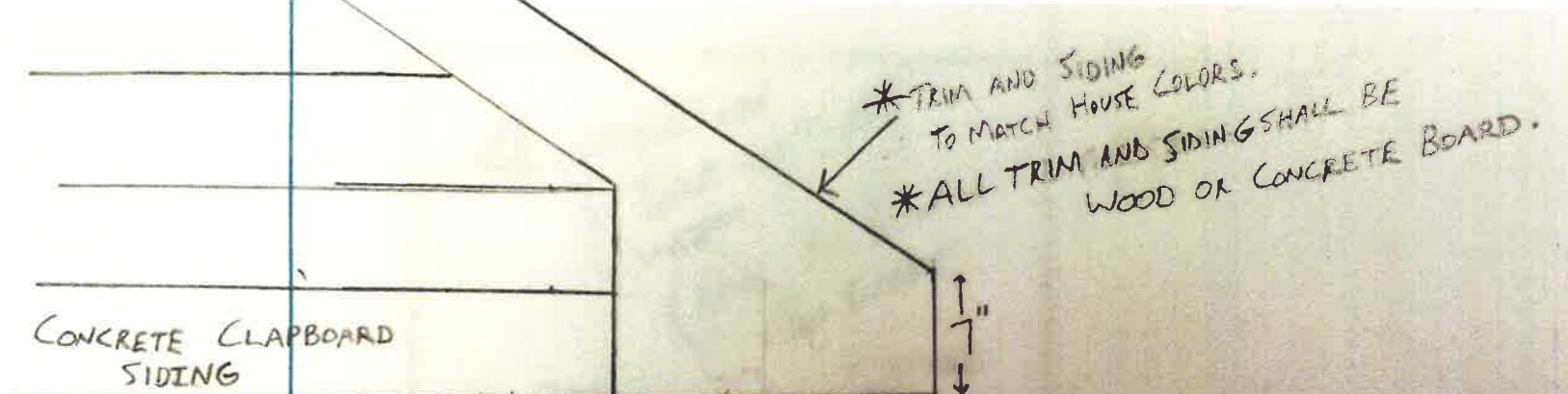
750

704

CLOVERDALE RD

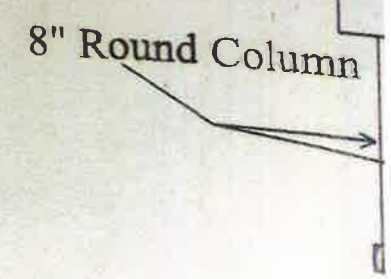
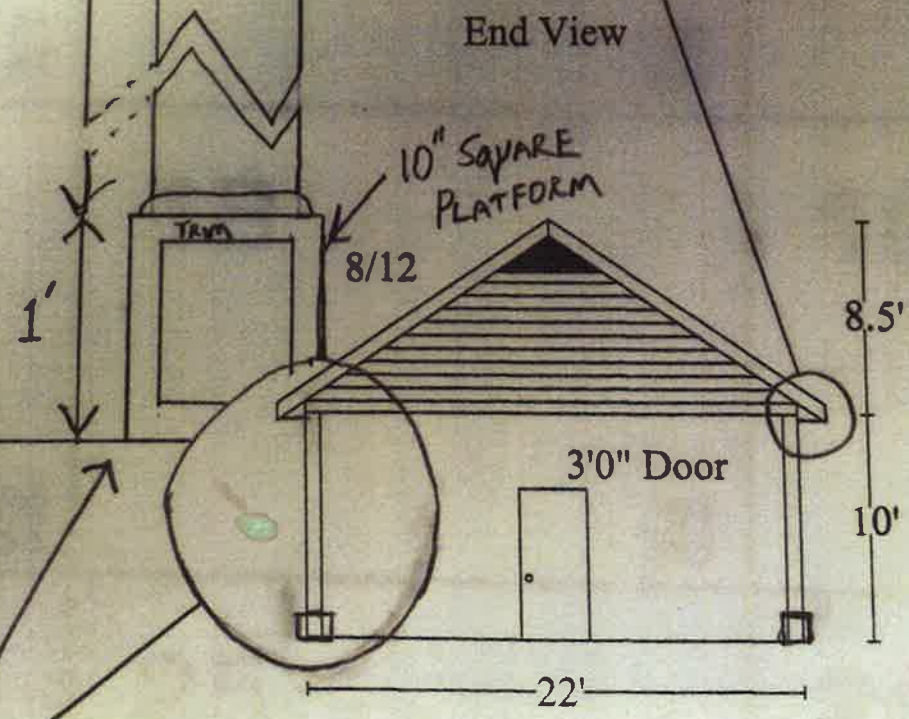
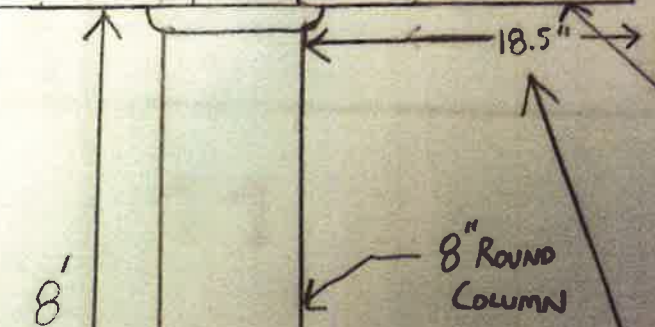






SOFFIT SHALL BE BEAD BOARD

729 Felder Avenue

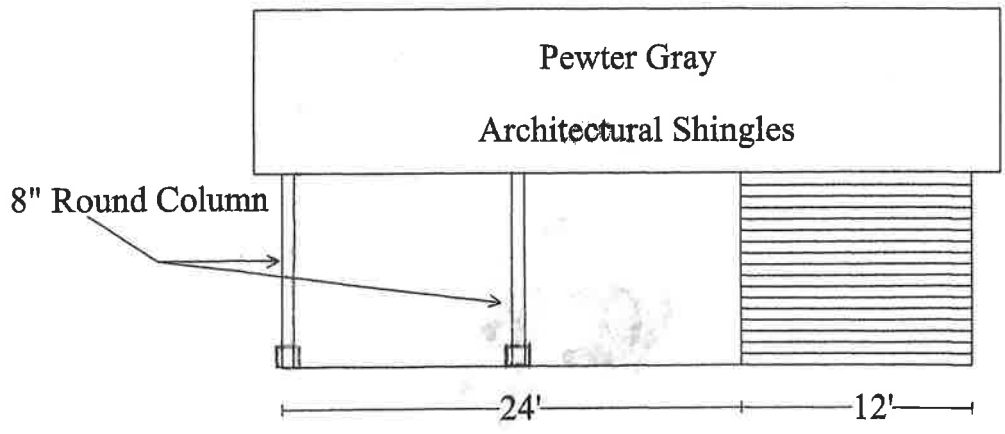


HALL BE
CONCRETE BOARD.

IT SHALL BE
BOARD

Felder Avenue

Side View



' Column Rnd F/G

☆☆ (0)



65689



2. PRESENTED BY: Michael and Jewell Pitts

SUBJECT: Request for approval of a rear deck and pergola for the property located at 2202 Winona Avenue (Winona—Capitol Heights).

REMARKS: This item was approved with minimal detail at the May 24, 2016 meeting. The item was advertised and distributed for public comment as a re-approval of a previously approved project. The presentation at the meeting was essentially a new project in that it in no way resembled the previous project, even in some altered form, and without public notice given of the actual project, the ARB's decision was not legally valid. For the record, ARB should reconsider and rescind the decision from the May 24 meeting, and make a decision based on the information provided for this agenda.

The proposed deck and pergola will be attached to the rear of the house. The deck will be 15 feet wide, 12 feet deep. Standard 5/4 deckboards will be used on the floor with 4"x4" railing posts with 2"x2" pickets. The pergola posts will be 6"x6" posts supporting 2"x8" cross structure with decorative curved ends as illustrated. The top will slope from approximately 9' in height to 7' to allow the v-groove metal roof (bronze finish to match the roof) to drain.

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.

COMMENTS _____

ACTION TAKEN _____



2202 Winona Ave



2202 Winona Ave





NEW BUSINESS

3. PRESENTED BY: Karren Pell

SUBJECT: Request for approval of an iron fence for the property located at 117 North Lewis Street (St. Charles—Capitol Heights).

REMARKS: The petitioner is requesting permission to install a black iron fence (see illustration) against an existing, historic bale wire fence along the same fence line.

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 _____

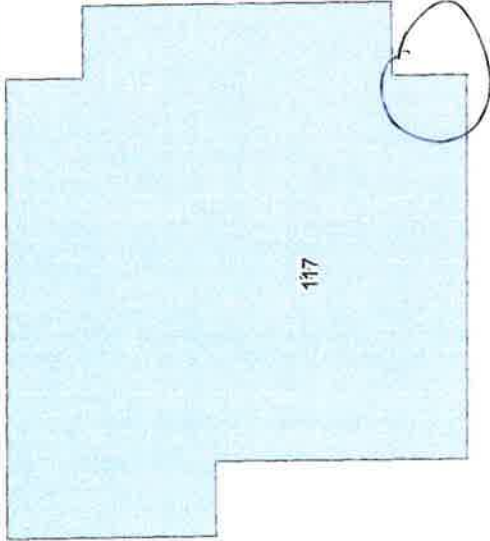
ACTION TAKEN _____



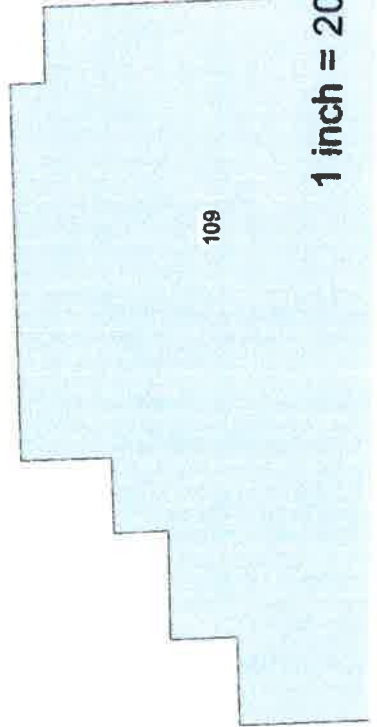
117 North Lewis Street

N LEWIS ST

*New Fence
up back
Old Fence
here*



117



109

1 inch = 20 feet





New IRON FENCE



old
Bale Fence

where
new IRON
Fence will be

4. PRESENTED BY: Neil David Seibel

SUBJECT: Request for re-approval of an expired project for tree removal, front steps and sidewalk replacement for the property located at 1915 St. Charles Avenue (St. Charles—Capitol Heights).

REMARKS: The petitioner is requesting permission to undertake the following, previously approved projects (approval was granted in 2009):

- Replace the front steps, which are poured concrete and deteriorating, with reclaimed brick, and replace the 28” wide poured walkway with reclaimed brick at the same width as the steps;
- Remove a 28” diameter hackberry tree and replace it with a 3” caliper oak tree before the end of March, 2017.

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

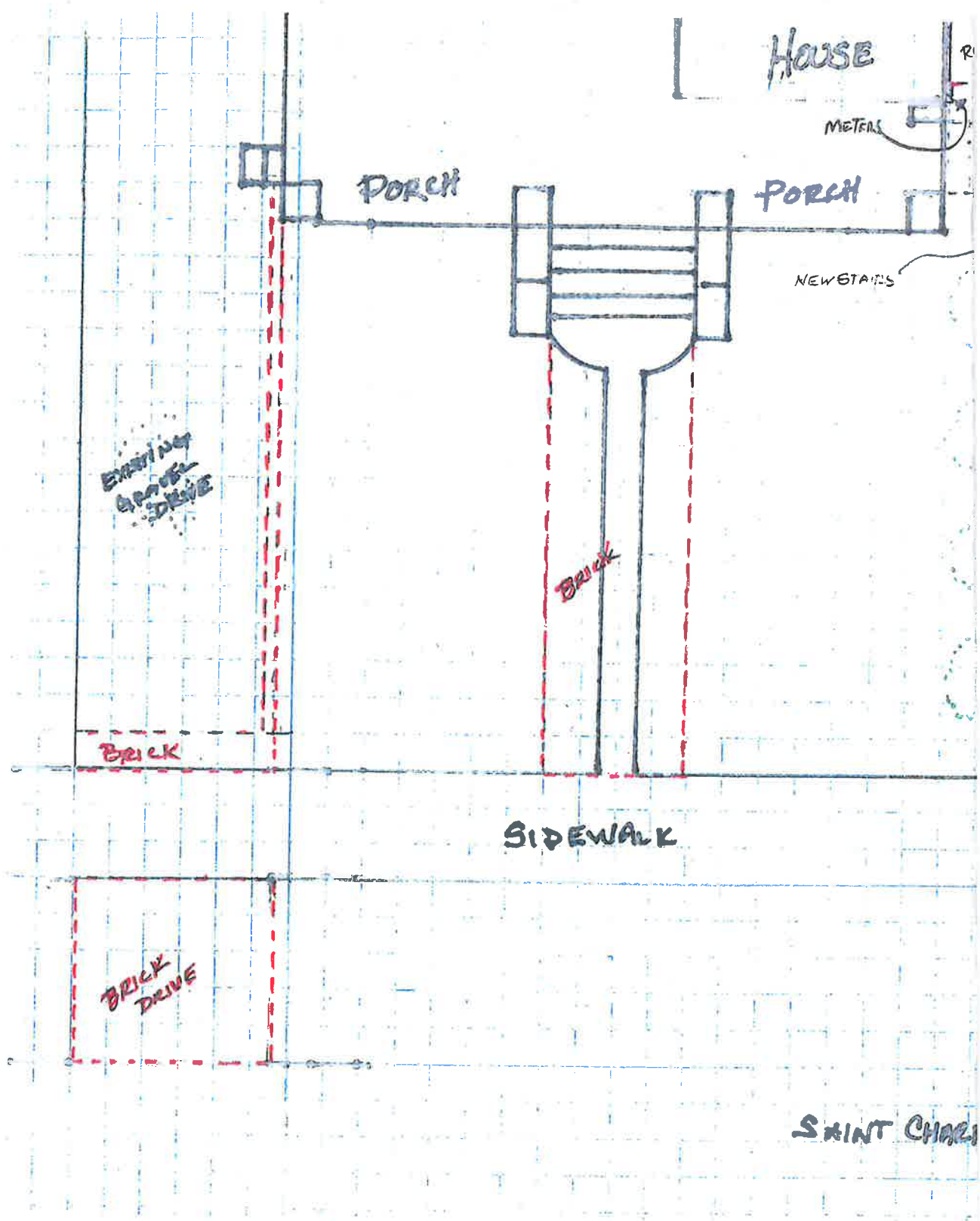
- No objection to tree removal.

COMMENTS _____

ACTION TAKEN _____



1915 St. Charles Avenue



HOUSE

METERS

PORCH

PORCH

NEWSTAIRS

EXISTING
BRICK
DRIVE

BRICK

BRICK

SIDEWALK

BRICK
DRIVE

SANT CHARLES





5. PRESENTED BY: Sara Beck

SUBJECT: Request for approval of driveway and porch alterations for the property located at 1419 Watson Avenue (Old Cloverdale).

REMARKS: The petitioner has two options for the driveway of this duplex:

- Realign the driveway, away from the trees, in a slightly wider width (it is clear at the bottom of the driveway the concrete wasn't quite wide enough for vehicles), repour the concrete apron up the slope, and reinstall gravel the length of the remaining drive and edge with mondo grass;
- Realign the driveway and add an approximately 10' pull in spot in front of the building as illustrated.

The petitioner is also requesting permission to remove the glass from the two side porches, and replace the glass with screen and a railing system as illustrated. The removal of the glass will restore what originally would have been constructed as an open side porch for each unit.

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 asked for a vegetative screen for areas wider than a single car to soften the appearance of the additional hardscaping when there was concern that the additional width would detract from the appearance of the structure and/or streetscape.

COMMENTS _____

ACTION TAKEN _____



1419 Watson Avenue



1419 Watson Avenue

5/31/2016

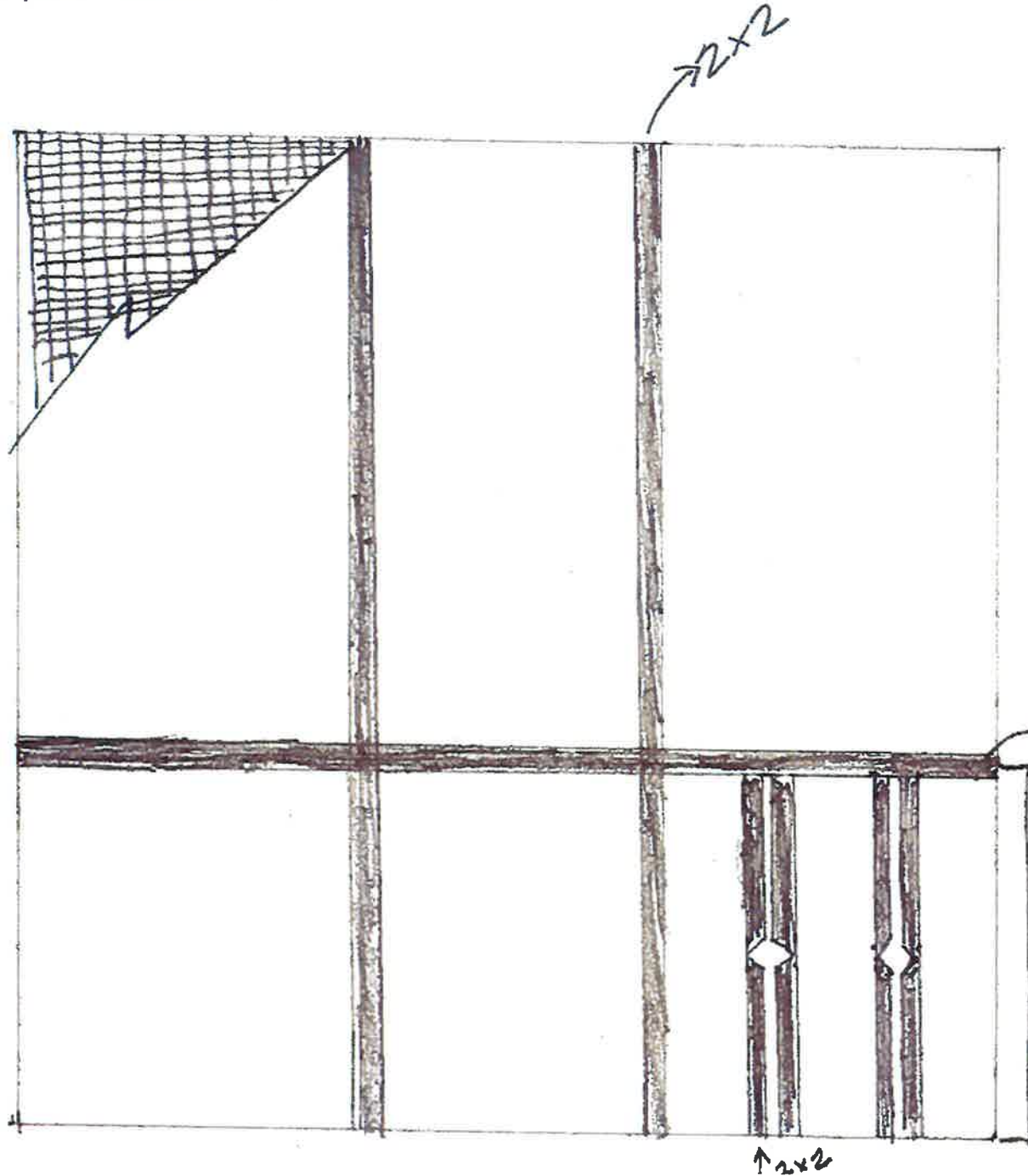
Watson St - Google Maps

Google Maps Watson St



MEL ISHAKAWAY

BILL HITCHCOCK 324.2381



PORCHES

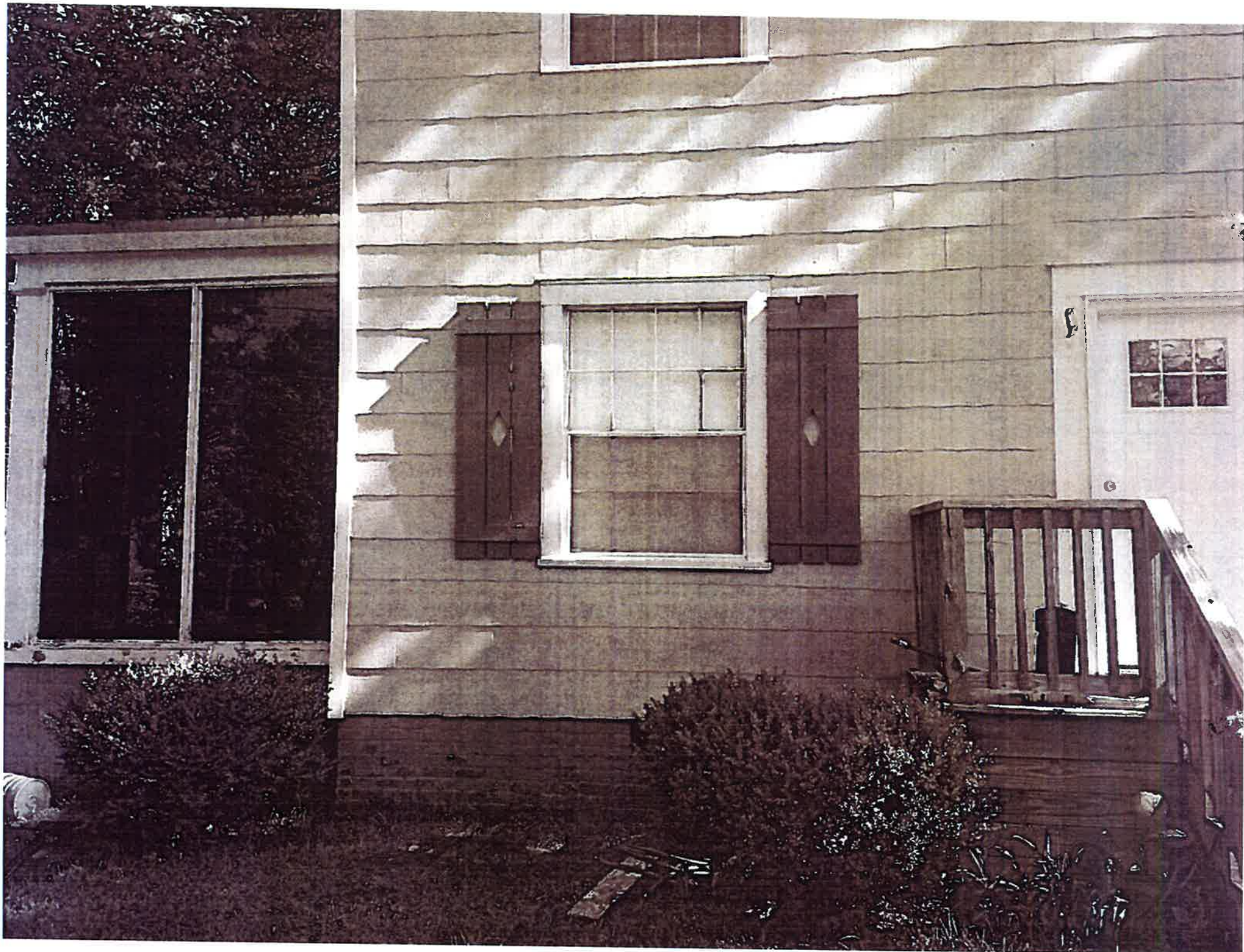
RESTORING TO ORIGINAL SCREEN
REMOVING DARK TINTED GLASS
LOWER STRUCTURAL REPORTS MIMIC WINDOW SUTTER

COPPER SCREENS TO WEATHER
2x6 NATURALLY
WOOD WILL MATCH EXISTING TRIM

↓
36"
↑

↑ 2x2





Building Dept Requirements

DRIVEWAY TURNOUT INSPECTION

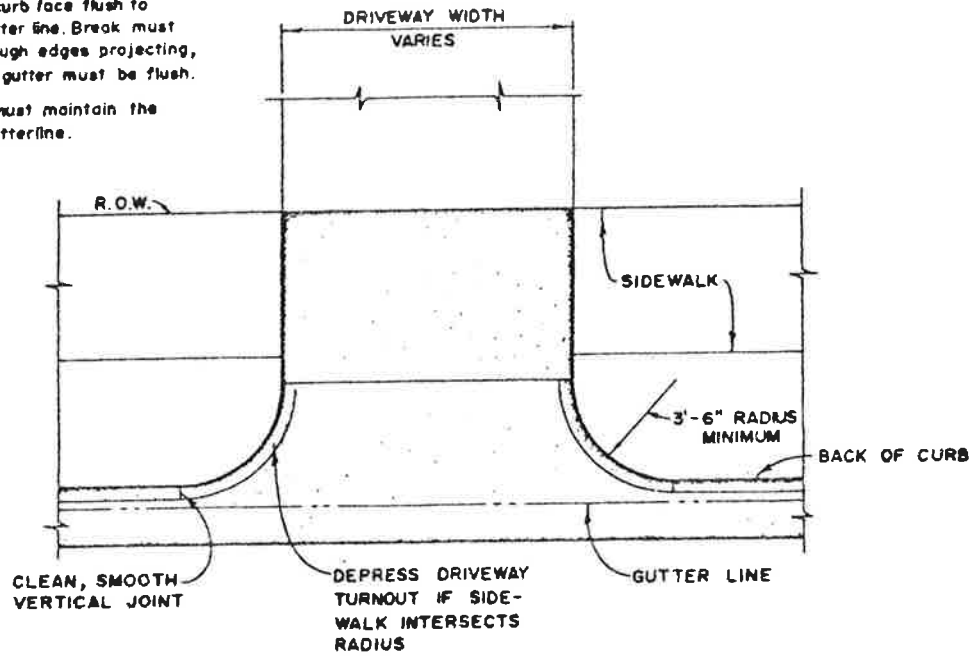
ENGINEERING DEPARTMENT
CITY OF MONTGOMERY, AL.

Address _____ Between _____ and _____

Lot _____ Block _____ Plot _____

NOTES:

- ① Break out curb face flush to existing gutter line. Break must have no rough edges projecting, apron and gutter must be flush.
- ② Driveway must maintain the existing gutterline.



PLAN VIEW OF STANDARD DRIVEWAY TURNOUT
NO SCALE

BUILDER _____

Driveway Turnout

6. PRESENTED BY: John Aspinwall

SUBJECT: Request for approval of a new driveway for the property located at 1902 Graham Street (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install a new driveway to provide off-street parking for this property. The driveway will be approximately 10' and directly abut the neighbor's driveway, expand the curb cut to meet Building Department standards, and run approximately 40' from the street to approximately 2' short of an existing tree.

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 driveway needs to end at least 6' in front of the existing tree to avoid negatively impacting the root structure of the tree.
- A new curb cut will require the removal of granite curb stone.

COMMENTS _____

ACTION TAKEN _____



1902 Graham Street



PARKWAY

1910

1902

tree



Proposed driveway

1 inch = 20 feet



Building Department Requirements

DRIVEWAY TURNOUT INSPECTION

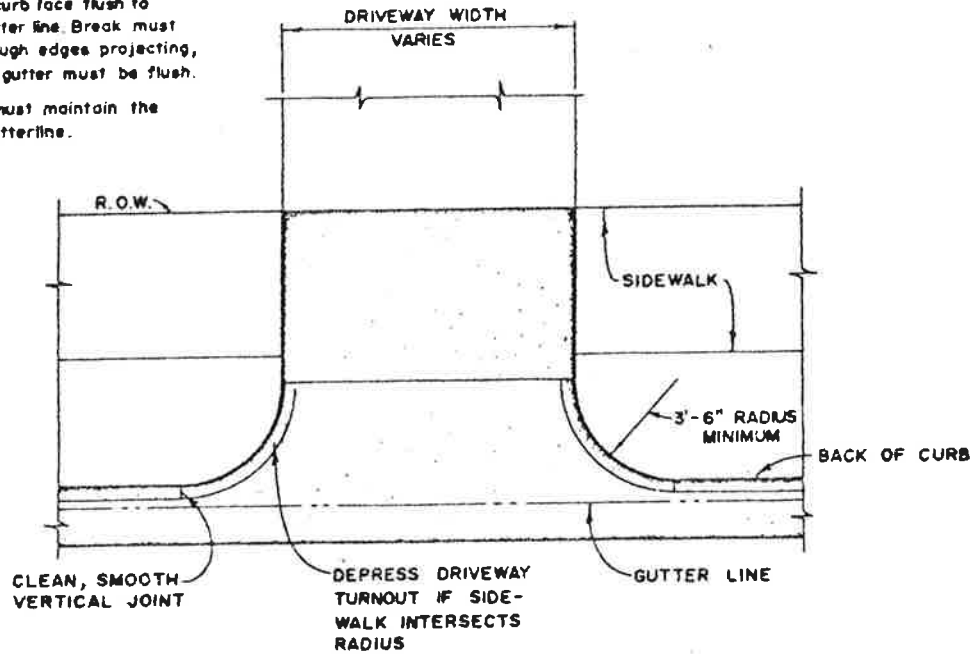
ENGINEERING DEPARTMENT
CITY OF MONTGOMERY, AL.

Address _____ Between _____ and _____

Lot _____ Block _____ Plat _____

NOTES:

- ① Break out curb face flush to existing gutter line. Break must have no rough edges projecting, apron and gutter must be flush.
- ② Driveway must maintain the existing gutterline.



PLAN VIEW OF STANDARD DRIVEWAY TURNOUT
NO SCALE

BUILDER _____

Driveway Turnout _____

7. PRESENTED BY: Debra Wright

SUBJECT: Request for approval of a tree removal for the property located at 1222 Woodward Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove a 30” diameter cedar tree from the rear yard. The petitioner proposes planting several medium sized trees in the front and rear yards: crepe myrtle, chaste tree, dogwood, and possibly a tulip poplar in fall 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

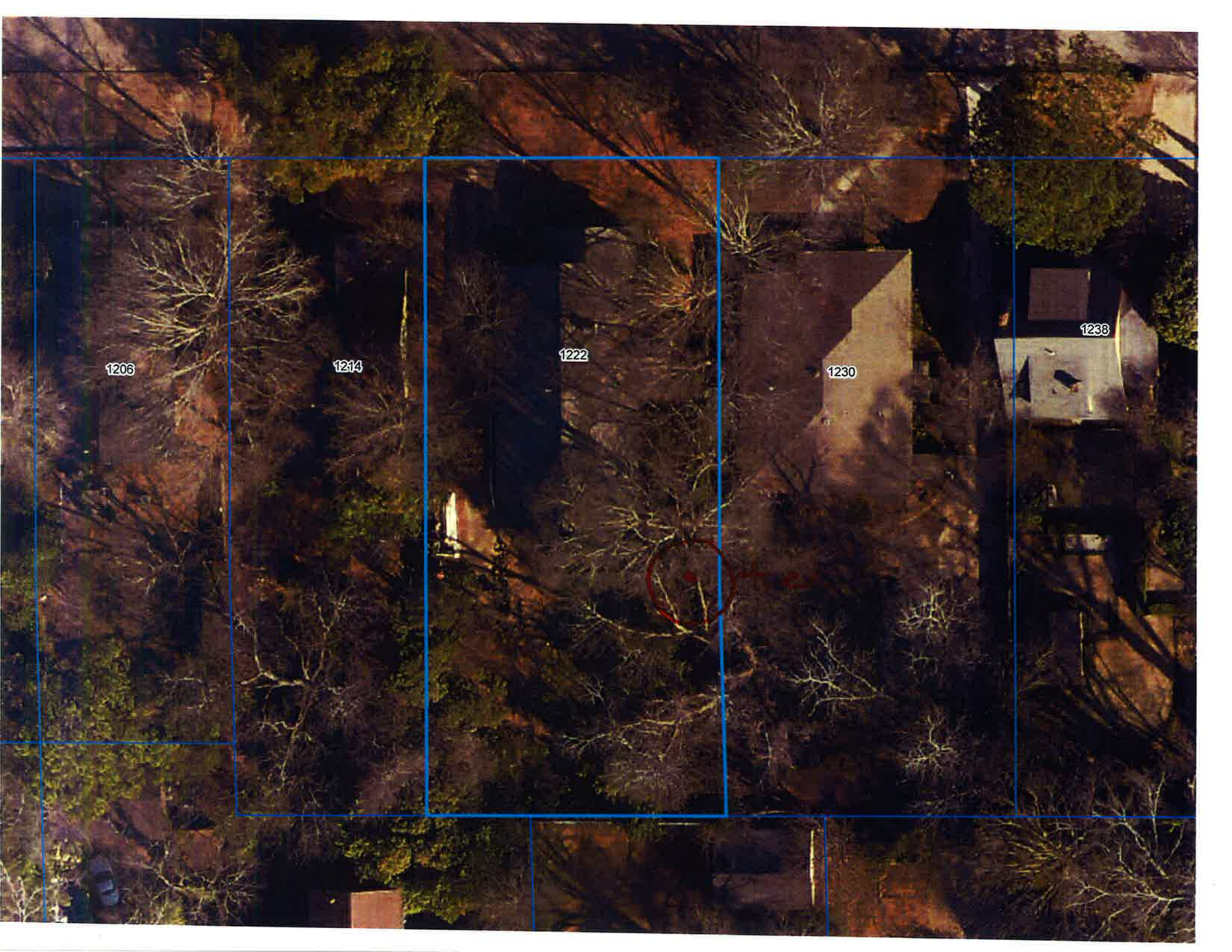
- No objection.

COMMENTS _____

ACTION TAKEN _____



1222 Woodward Avenue



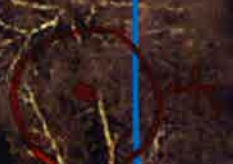
1206

1214

1222

1230

1238





8. PRESENTED BY: Brian Mann

SUBJECT: Request for approval of a new fence for the property located at 434 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install a 6' treated wood shadow box fence that will match the existing property line fence. The fence will have a short panel installed between the garage and the property line, with the second run of fence running parallel to the curved driveway, behind the side door of the garage and in front of the water spigot. The intent is to provide a rear yard enclosure for dogs. No finish for the fence 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 new section of fence is well behind the building line on the side street side of the property and does not require a variance.

COMMENTS _____

ACTION TAKEN _____



434 Felder Avenue



434 Felder Avenue



434 Felder Avenue



434 FELDER AVE

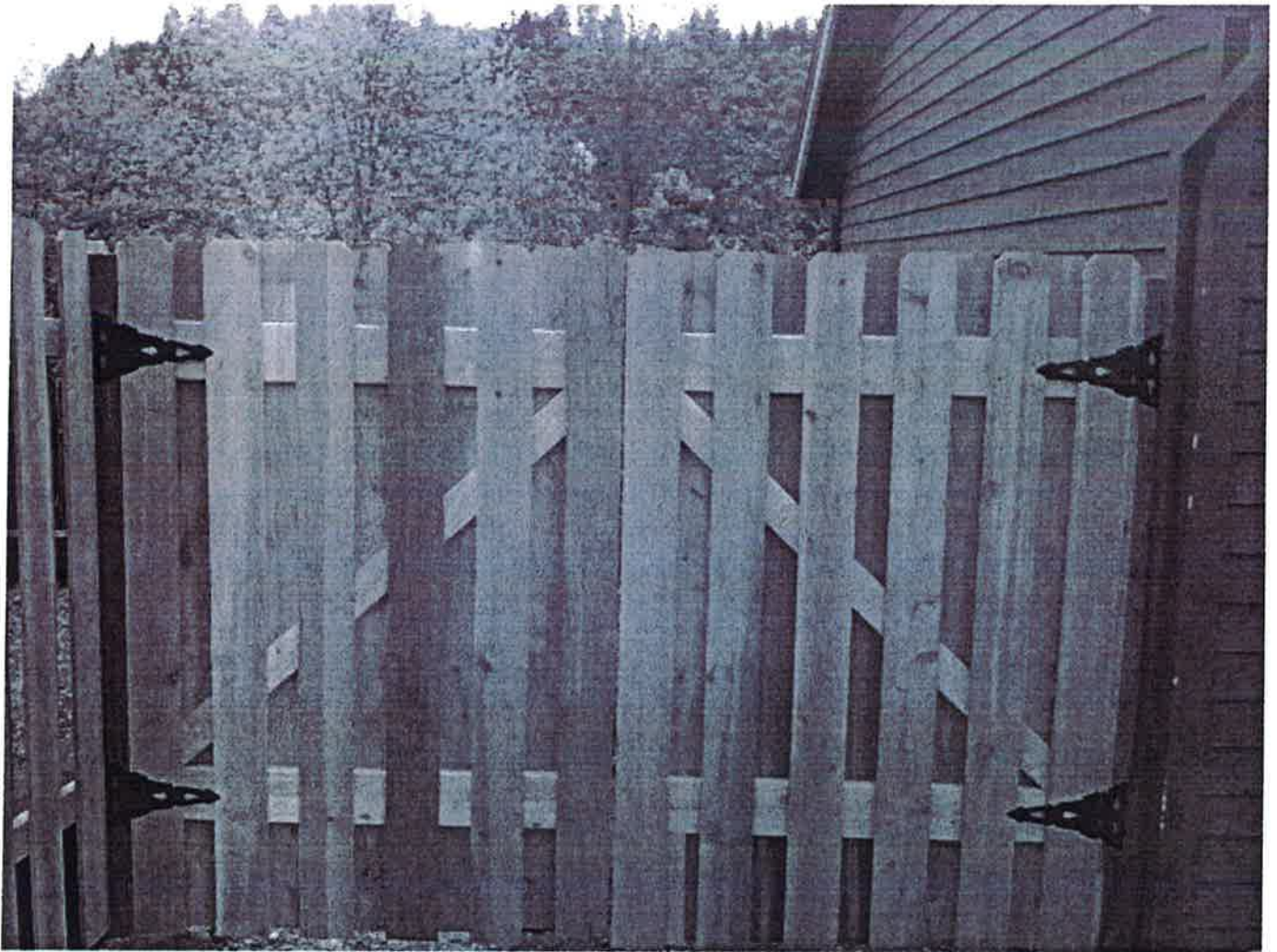
GRAHAM ST

35' +/-

— Existing
- - - Proposed

SITE 

1 inch = 30 feet
Item _____



gate

434 Felder Ave.

Three Rivers Properties LLC

6'
height



35' width

9. PRESENTED BY: W. G. Ward

SUBJECT: Request for approval of a new deck for the property located at 2404 College Street (Old Cloverdale).

REMARKS: The petitioner is requesting permission to construct an 18'x20' deck over an existing brick patio and brick edged planting bed of the same dimensions. The deck will be level with the finished floor, with steps and railing as illustrated. The railing will be 30" high, with 2"x4" supports and a 2"x6" handrail, the decking and steps will be 5/4 6" deck boards.

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 a corner lot, the low profile of the proposed deck will have a minimal visual impact from the side street.

COMMENTS _____

ACTION TAKEN _____



2404 College Street



2404 College Street



MAGNOLIA AVE

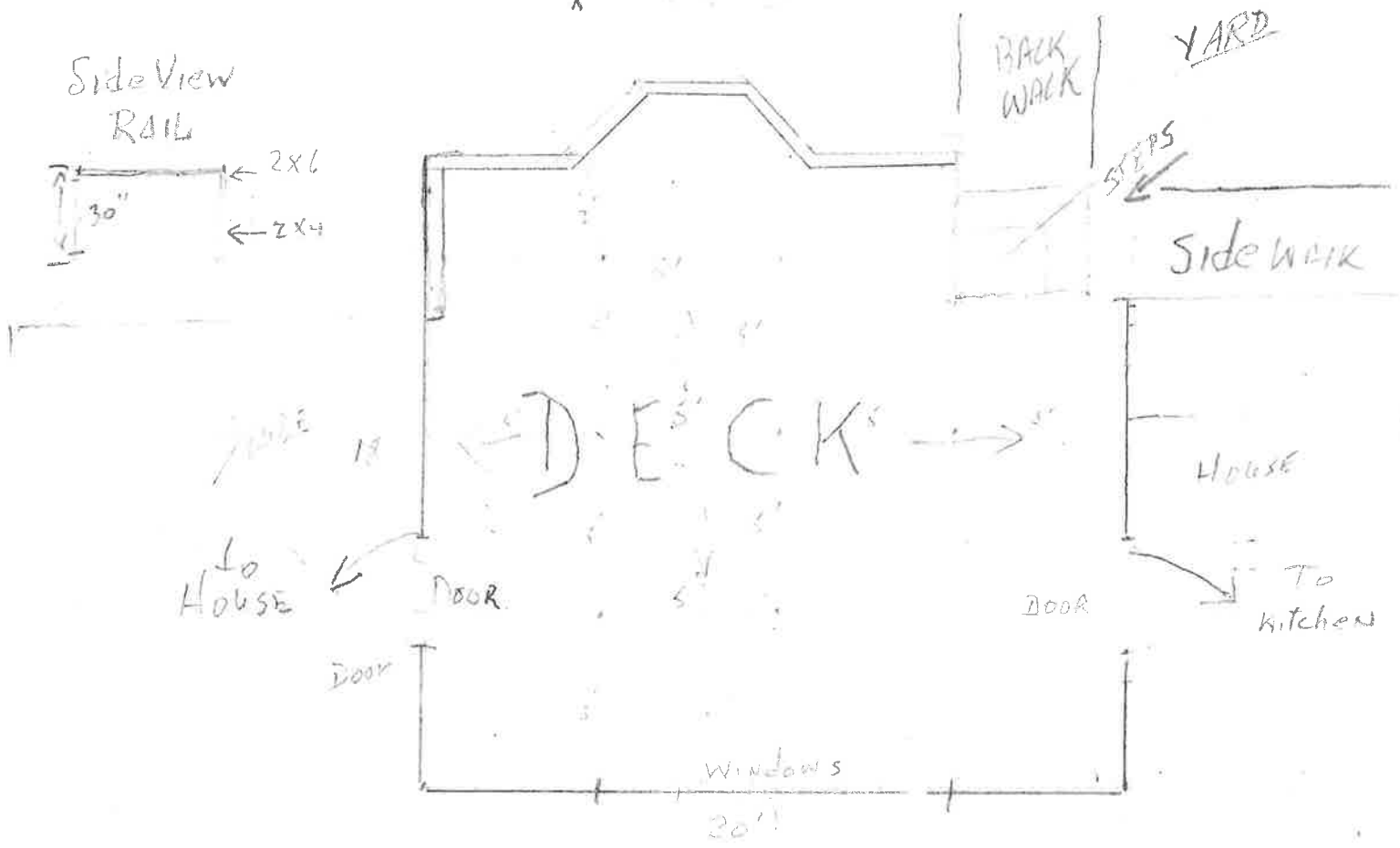
2404

2412

2422

LEGE ST

↑
WEST
↓



- 12 - 16' 2x6
- 14 - 8' 2x6
- 2 - 8' 2x12
- 2 - 12' 2x4
- 8 - 8' 5/4-6
- 32 - 12' 5/4-6
- 32 - 10' 5/4-6
- 16 - 14' 5/4-6

House

→ N →

5/30/16

House
Front

Deck Size 20' x 16' = 320 sq ft



10. PRESENTED BY: Mike Turk

SUBJECT: Request for approval of front door relocation for the property located at 663 Ponce de Leon (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to relocate the existing front door from the left bay on the front of the house to the center bay in place of an existing window. The old door opening will be bricked and painted to match the surrounding wall. No landing or walkway is proposed in the application.

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 project is approved and the owner has no use for the window being removed, staff recommends the window be given as a tax deductible donation to Rescued Relics, operated by Landmarks Foundation of Montgomery. For information call 240-4512.

COMMENTS _____

ACTION TAKEN _____



663 Ponce de Leon



BEFORE

AFTER



11. PRESENTED BY: Rusty Powell

SUBJECT: Request for approval of a tree removal after the fact (violation) and removing and rebuilding a rear addition for the property located at 3117 Cloverdale Road (Cloverdale Idlewild).

REMARKS: The petitioner is seeking permission after the fact for a large tree removal (photo of stump included). According to the owner, a large limb fell on the adjacent property and caused extensive damage to the house. A statement from the adjacent owner is included.

The petitioner would also like to remove an aluminum framed sunroom and extend the rear wall of the house. The house has fire damage that requires the replacement of some of the roof rafters. To accommodate the extension at the rear, the proposal will change the pitch of the rear roof slope by replacing the existing rafter and hip roof extension with new rafters to reach the new exterior wall. A gable will be introduced on the left side to accommodate an interior bathroom design. The trim is 1x6 to match existing, proposed wall material will be wood siding to match or a cementitious type siding (Hardie plank or Smart Board), windows are not specified but should be 6:6 true divide or simulated divided lites in wood or aluminum clad to match existing. A rear deck is also proposed and will not be covered (drawing illustrates a roof cover).

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 observed the tree on the ground after it was cut and before it was removed. The tree was sound with no signs of decay. In response to the supplied letter, limbs broken in a thunderstorm event do NOT indicate hazardous conditions.
- The new rear door and windows need to be specified.
- If the project is approved and the owner has no use for the windows and door being removed (if they are not fire damaged), staff recommends the window be given as a tax deductible donation to Rescued Relics, operated by Landmarks Foundation of Montgomery. For information call 240-4512.

COMMENTS _____

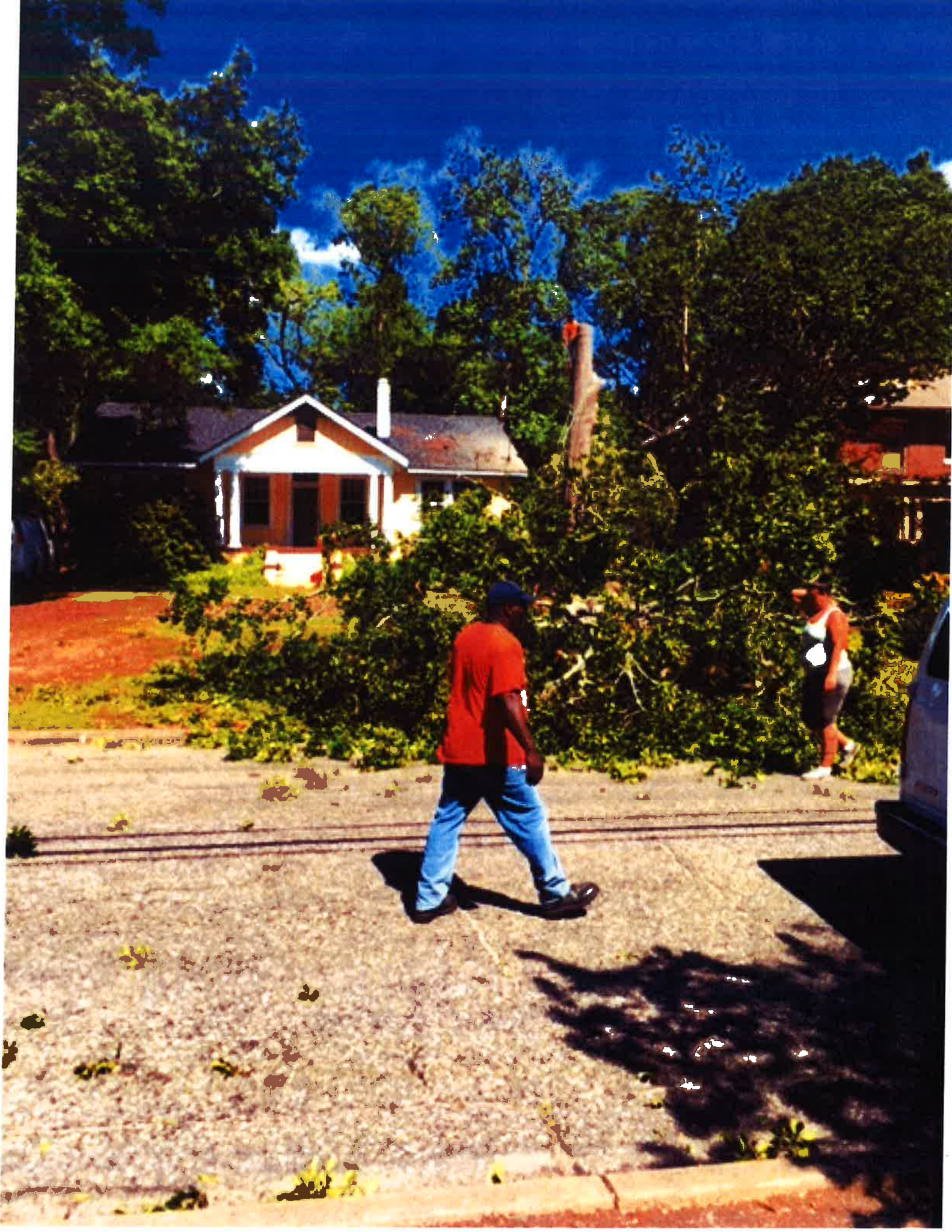
ACTION TAKEN _____

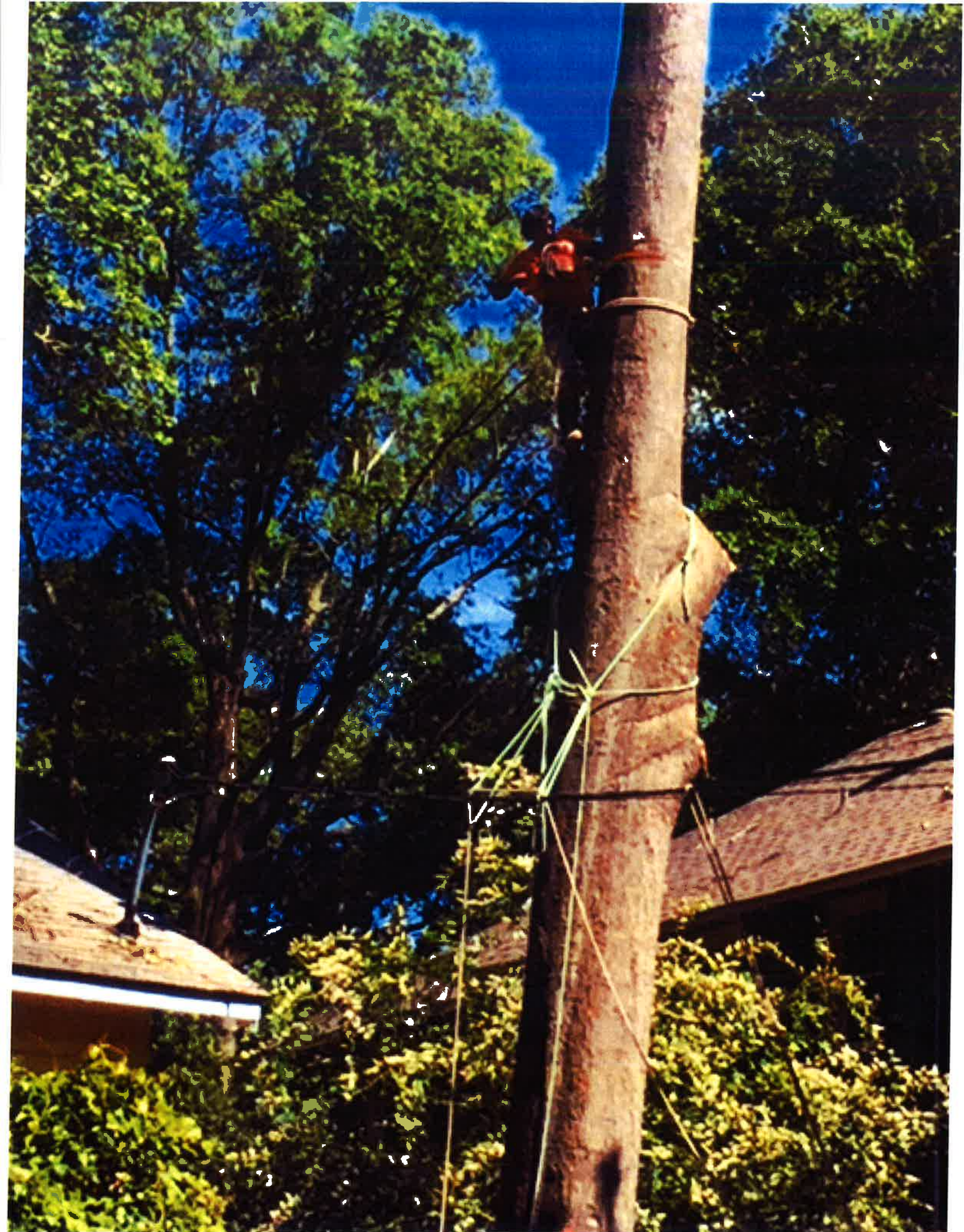


3117 Cloverdale Road



3117 Cloverdale Road





Anderson, Christy

From: Rusty Powell <powell.rusty@gmail.com>
Sent: Friday, June 10, 2016 1:17 PM
To: Anderson, Christy
Subject: Fwd: Electrical Fire during April, 2016 Storm at 3125 Cloverdale RD

Sent from my iPhone

Begin forwarded message:

From: Ann Oldham <ann.oldham@yahoo.com>
Date: June 10, 2016 at 12:48:07 PM CDT
To: "powell.rusty@gmail.com" <powell.rusty@gmail.com>, Ann Oldham <ann.oldham@yahoo.com>
Subject: Electrical Fire during April, 2016 Storm at 3125 Cloverdale RD
Reply-To: Ann Oldham <ann.oldham@yahoo.com>

3125 Cloverdale RD
Montgomery, AL 36106
June 10, 2016

To whom it may concern:

In April, 2016 a thunderstorm knocked a huge tree limb from our neighbor's tree that hung over our yard. The limb fell on top of our electrical power box, broke the box, and severed all the electrical wires running to our house. As a result there no power in our house, and there was the smell of an electrical fire in our kitchen and parts of upstairs. Luckily, no one was at home when the limb fell on the right side of our house.

Our alarm system alerted the office downtown. When I arrived home, the fire department had already arrived and entered our house. They said that no one could stay at the house until the damage was repaired by a licensed electrician because there was a danger that some of the wires behind the walls could be damaged and cause another fire once the electricity was reconnected by Alabama Power Company. The electrical wires and our entire hot water heater had to be replaced, our electrical box connecting all our appliances had to be replaced as well, and electrical connections to our air conditioner and stove needed replacing.

As a result of all the damage we were out of our home for three weeks while repairs were being done. Our insurance reimbursed us for a big part of the bill, and we of course paid our \$2000 deductible.

Once we returned home permanently, we discovered that Rusty Powell owned the vacant property next door that held the large tree. Mr. Powell immediately came over and we told him what had occurred. He was very friendly and stated that he wanted to be a good neighbor. We mentioned that we were concerned that the tree could fall

again as it hung over our yard and very close to our house. Mr. Powell noted that he would take care of the tree, as he did not want any more accidents. We thanked him for being so cooperative and felt a sense of relief.

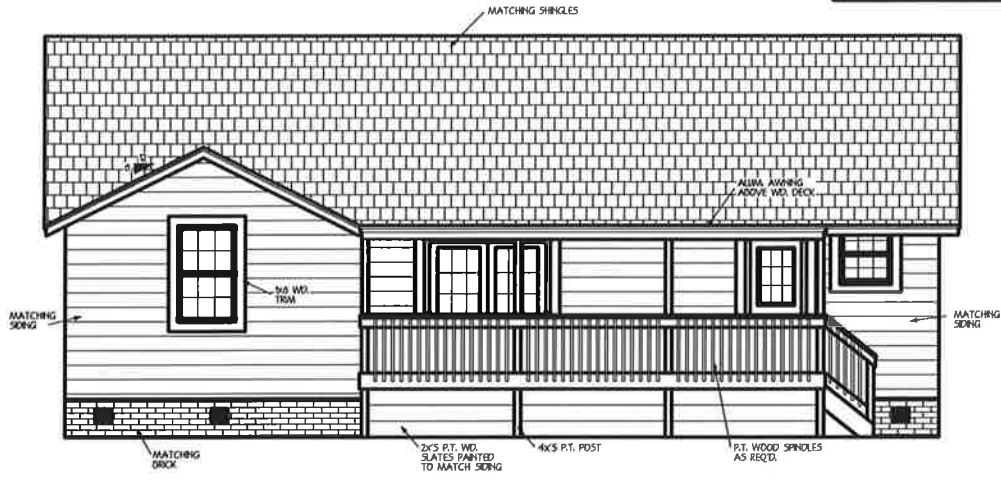
If you have any questions please feel free to call us at 334-264-9762 or 334-318-9762.

Thank you.

Ann Oldham and Myron Thompson

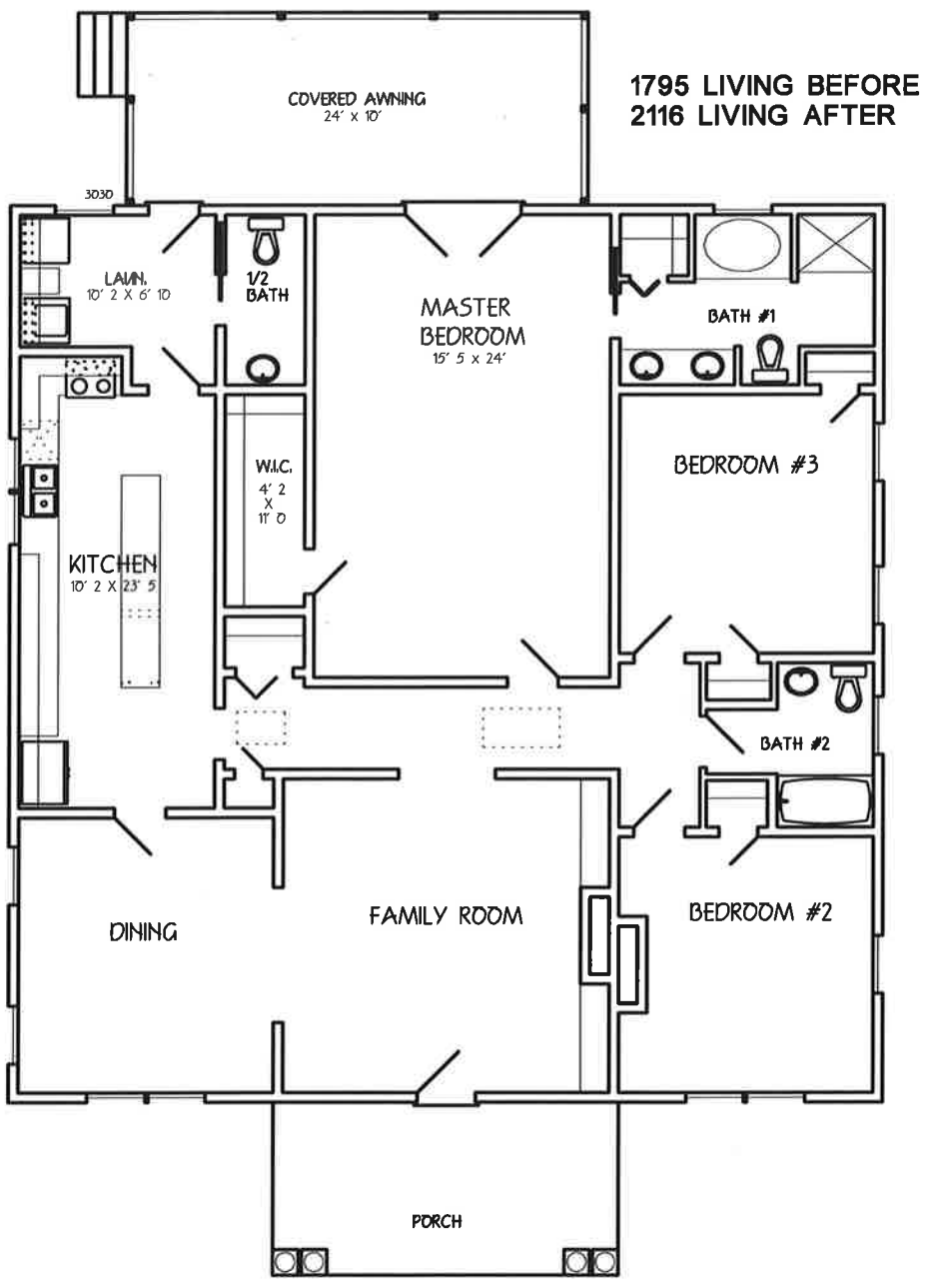


06/10/2016



REAR ELEVATION REVISED

take roof to 5112



1795 LIVING BEFORE
2116 LIVING AFTER

12. PRESENTED BY: Robbie Rhye

SUBJECT: Request for re-approval of an expired project for porch alterations, door replacement, tree removal and shutter color for the property located at 1907 Norman Bridge Court (Garden District).

REMARKS: The petitioner is requesting permission to:

- Paint the shutters black, against a field color of 400-25;
- Replace demi-lune front door with a 9 lite door. The petitioner would like the option to replace a rear door with a matching 9 lite door.
- Remove 1 cedar tree at the front corners of the house;
- Front porch alterations. Install handrails and additional columns on the front porch in configuration illustrated. Front columns will be removed from the back porch for use on the front porch; The proposal includes adding columns to the front porch, and grouping the corner columns more closely together than they are currently. Proposed railing is metal, as illustrated.
- Rear porch alterations. Replace rear columns with 12” fiberglass columns. Add an additional column to the left of the steps where illustrated. Rescreen porch centering the door on the steps. Petitioner would like the option to leave rear porch unscreened.

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 only alteration to the previous petition is requesting the rear door replacement to match the front door replacement (9-lite) and painting the shutters black.

COMMENTS _____

ACTION TAKEN _____



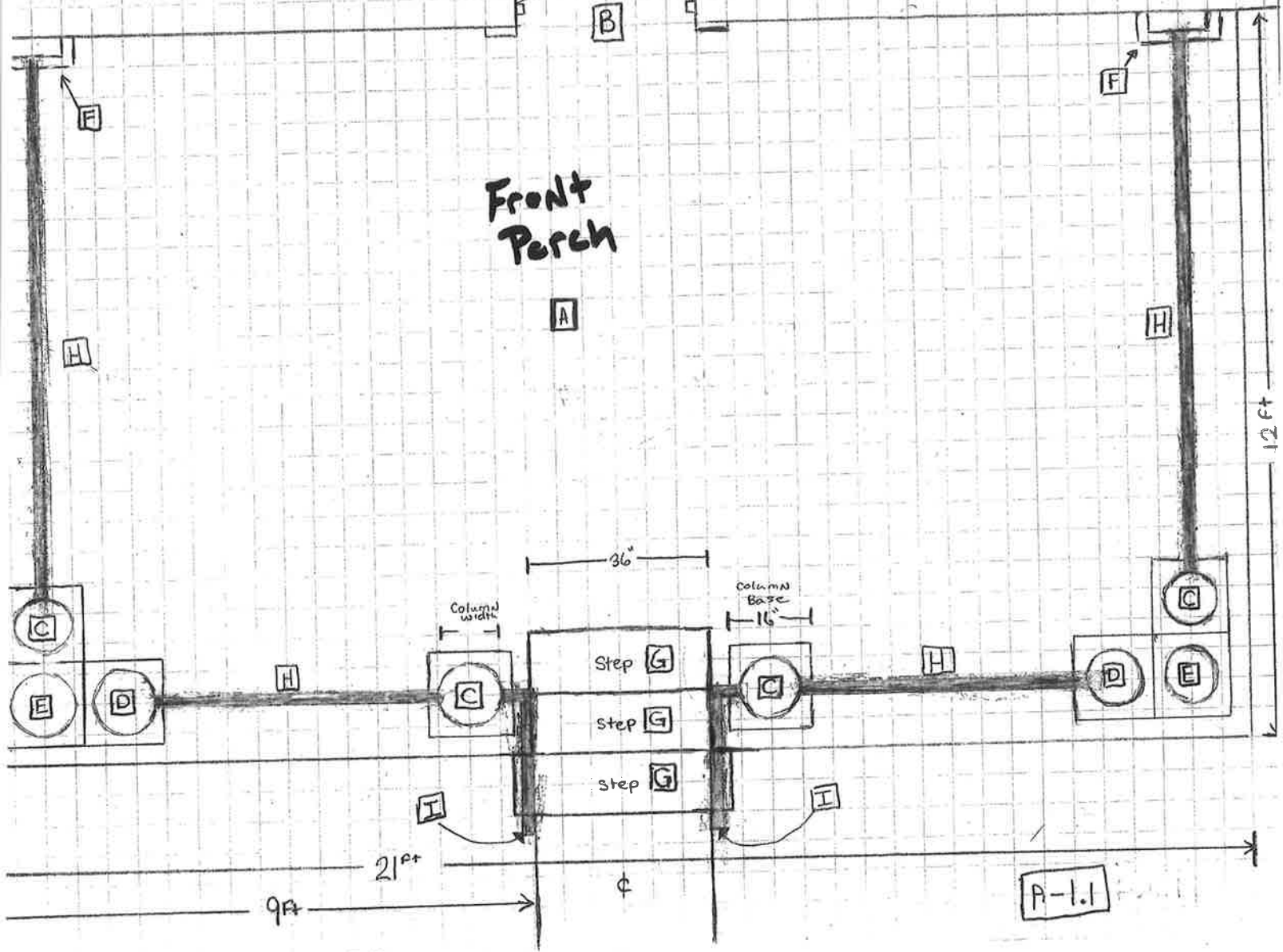
1907 Norman Bridge Court



1907 Norman Bridge Court

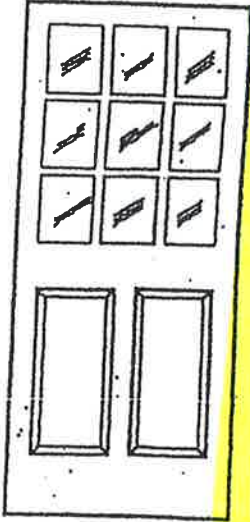
Front of House

Front Porch



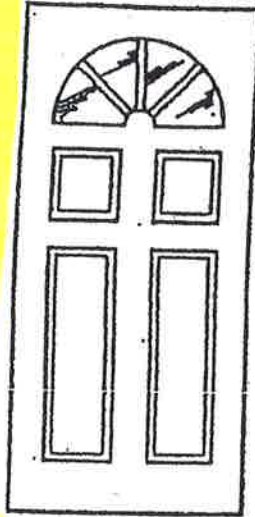


Option 1

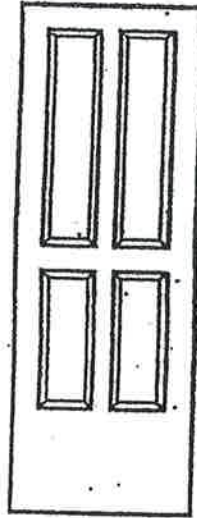


944

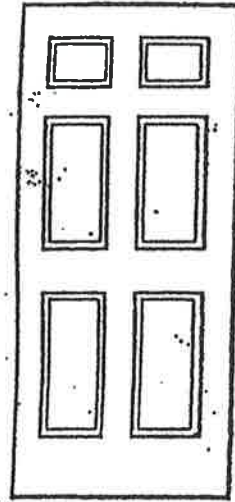
Wood door: FIR



2020



2044



2130



rendering



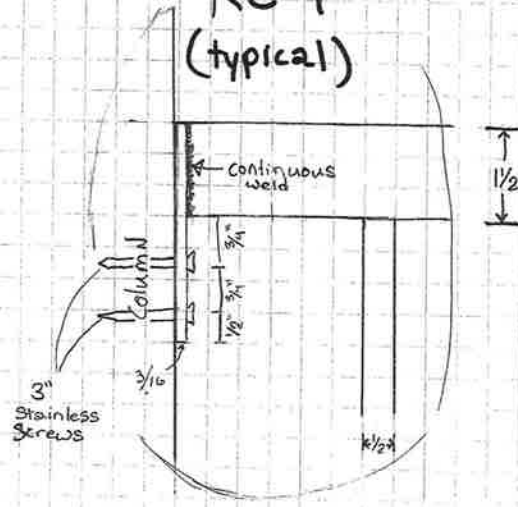
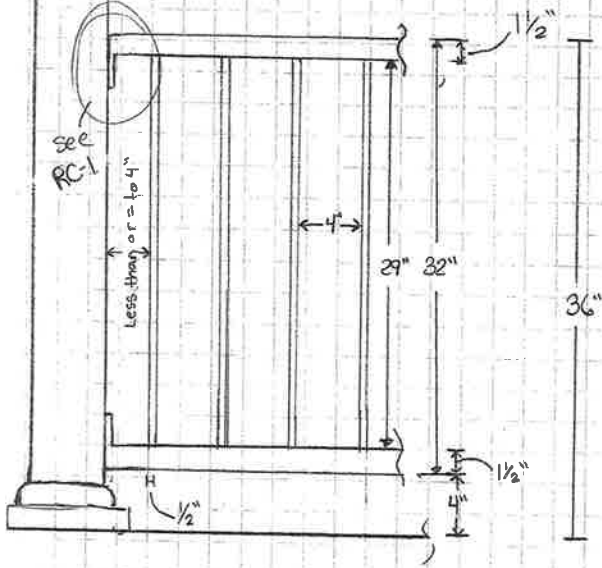
FD-1



GR-1
typical
(section)

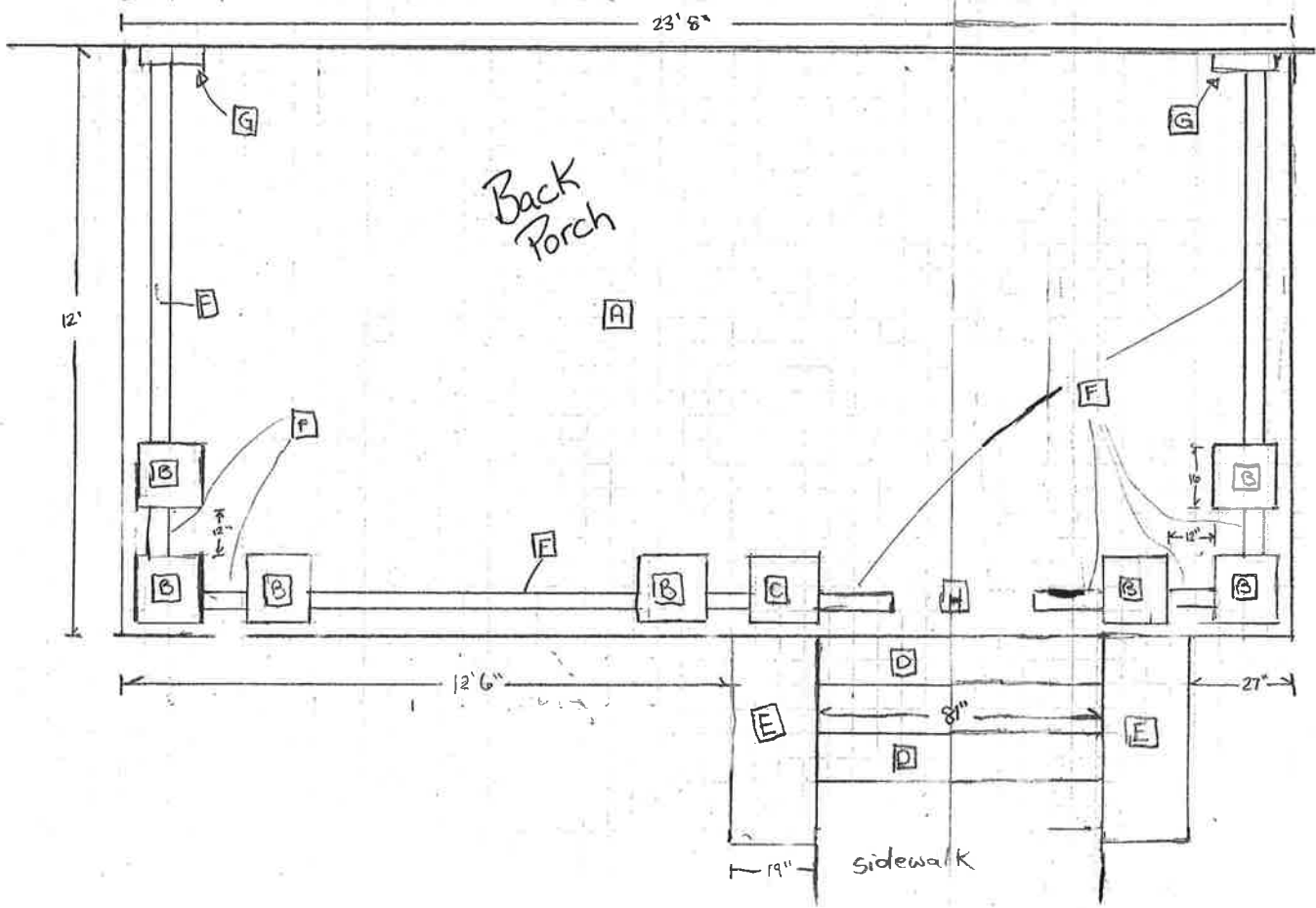
H I

RC-1
(typical)



A-1.2

Back of House

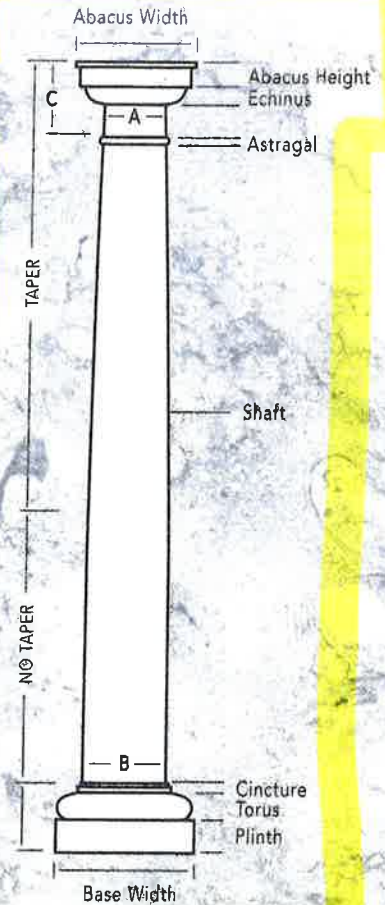


Specifications

C-1

PRO-CAST SMOOTH TAPERED COLUMNS

Size	Weight (lbs.)	DIMENSIONS			Taper From Bottom	*Centered Load Limit (lbs.)	Skid Quantities
		Outside Shaft A	Outside Base B	Neck Height C			
6" x 8'	40	4"	5-11/16"	5"	33"	8,000	30
8" x 5'	38	6-1/4"	7-5/8"	5-1/4"	5"	10,000	16
8" x 6'	40	6-1/4"	7-5/8"	5-1/4"	6"	10,000	16
8" x 8'	51	6-1/4"	7-5/8"	5-1/4"	33"	10,000	16
8" x 9'	66	6-1/4"	7-5/8"	5-1/4"	28"	10,000	16
8" x 10'	71	6-1/4"	7-5/8"	5-1/4"	42"	10,000	16
10" x 5'	55	7-1/2"	9-5/8"	6-1/2"	5"	14,000	12
10" x 8'	72	7-1/2"	9-5/8"	6-1/2"	33"	14,000	12
10" x 9'	85	7-1/2"	9-5/8"	6-1/2"	28"	14,000	12
10" x 10'	100	7-1/2"	9-5/8"	6-1/2"	42"	14,000	12
10" x 12'	126	7-1/2"	9-5/8"	6-1/2"	50"	14,000	12
12" x 8'	109	9-1/4"	11-5/8"	8"	33"	18,000	9
12" x 9'	126	9-1/4"	11-5/8"	8"	28"	18,000	9
12" x 10'	132	9-1/4"	11-5/8"	8"	42"	18,000	9
12" x 12'	154	9-1/4"	11-5/8"	8"	50"	18,000	9
14" x 8'	153	11-1/2"	13-5/8"	8-1/4"	N/A	20,000	4
14" x 10'	160	11-1/2"	13-5/8"	8-1/4"	N/A	20,000	4
14" x 12'	184	11-1/2"	13-5/8"	8-1/4"	15"	20,000	4
16" x 10'	189	13-7/8"	15-1/2"	8-3/4"	N/A	20,000	4
16" x 12'	221	13-7/8"	15-1/2"	8-3/4"	48"	20,000	4



*Load-bearing capacity is dependent on distributing the load evenly over bearing surfaces of the shaft. All installation information is of general nature; columns should be installed and secured (fastened) according to standard construction practices and in compliance with applicable local, state and federal building regulations. Note: 2nd story balconies should not be attached directly to the side of any column.

Features

- Load-bearing
- Meets class 1 flame spread classification
- Standard Tuscan capitals and bases
- Decorative capitals available
- Optional drop-down Tuscan capital
- Most sizes ship within 48 hours
- Produced from AFCO manufactured aluminum moulds
- Ideal for interior or exterior installations





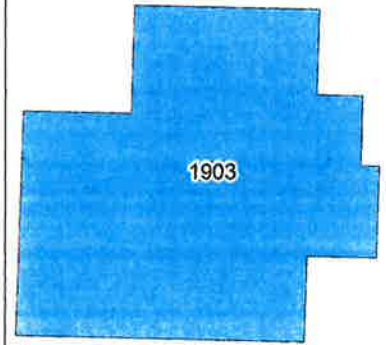
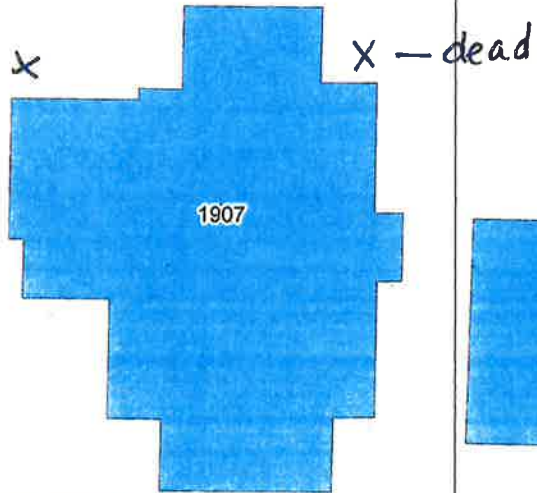
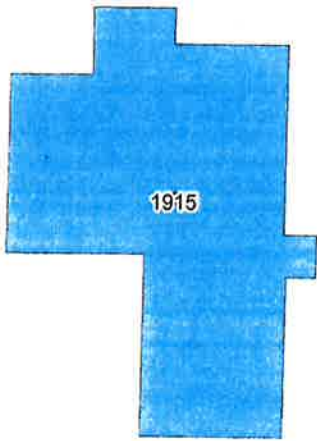
Back Porch

BP-1

NORMAN BRIDGE CT

510

tree locations



13. PRESENTED BY: Denise Bashaw

SUBJECT: Request for approval of a new garage structure for the property located at 3370 Lexington Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to construct a 24'x20' garage structure at the end of the driveway in the rear corner of the lot where it appears there had been a previous structure. The existing concrete pad is to be removed and repoured to accommodate this structure, an additional width of the driveway will be needed as shown in the rear yard.

There are two proposals that share some common elements: a wide, steel garage door as photographed on the street side; on the rear yard side, there are two windows and a walk-through door. The siding will be a cementitious siding (e.g. Hardie plank or Smart Siding) and painted to match the trim of the house. The roof will be shingled to match the house. The variation in the plan relates to the roofline and attic storage options:

- Option 1: proposes a plate height of 10' with a lower 1st floor ceiling height and a roof pitch of 8/12.
- Option 2: a plate height of 8', a 12/12 roof pitch, and a matching window in the gable end. The house has a very steeply pitched roof, which was estimated at 12/12.

The application specified vinyl windows, the owner has been advised those windows would not be acceptable and that a wood window would probably be the most cost effective replacement (versus a double paned window). The window will either be a 1:1 wood window, or an alternate salvaged window will be presented 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

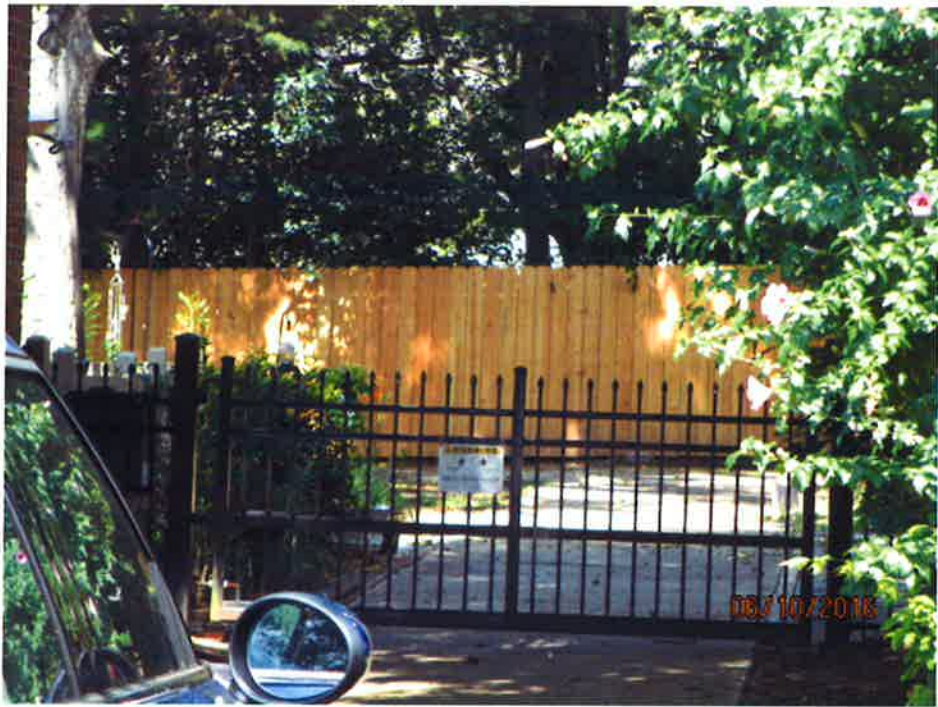
- A setback variance is required from the Board of Adjustment for the side and rear property line as the proposal brings the structure closer than 5'.
- Windows need to be specified, the Board has approved steel walk through and car doors for outbuildings.

COMMENTS _____

ACTION TAKEN _____



3370 Lexington Road



3370 Lexington Road

Location of proposed
garage at 3370
Lexington Rd

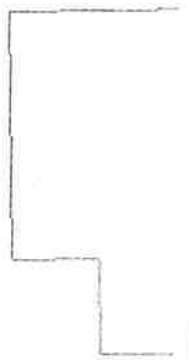
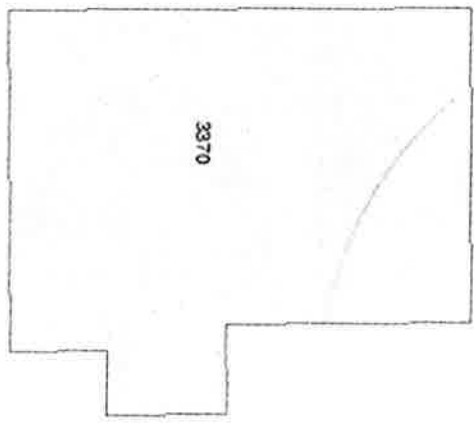
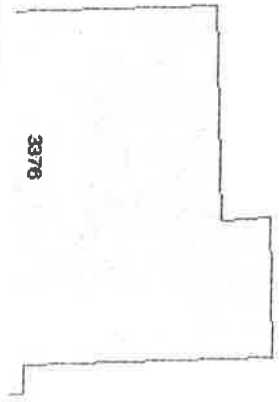
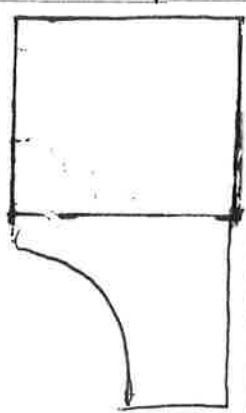
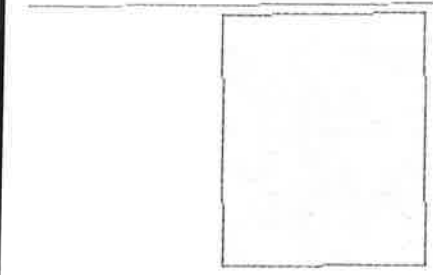


2 foot from side & rear
Property line



24

20



3376

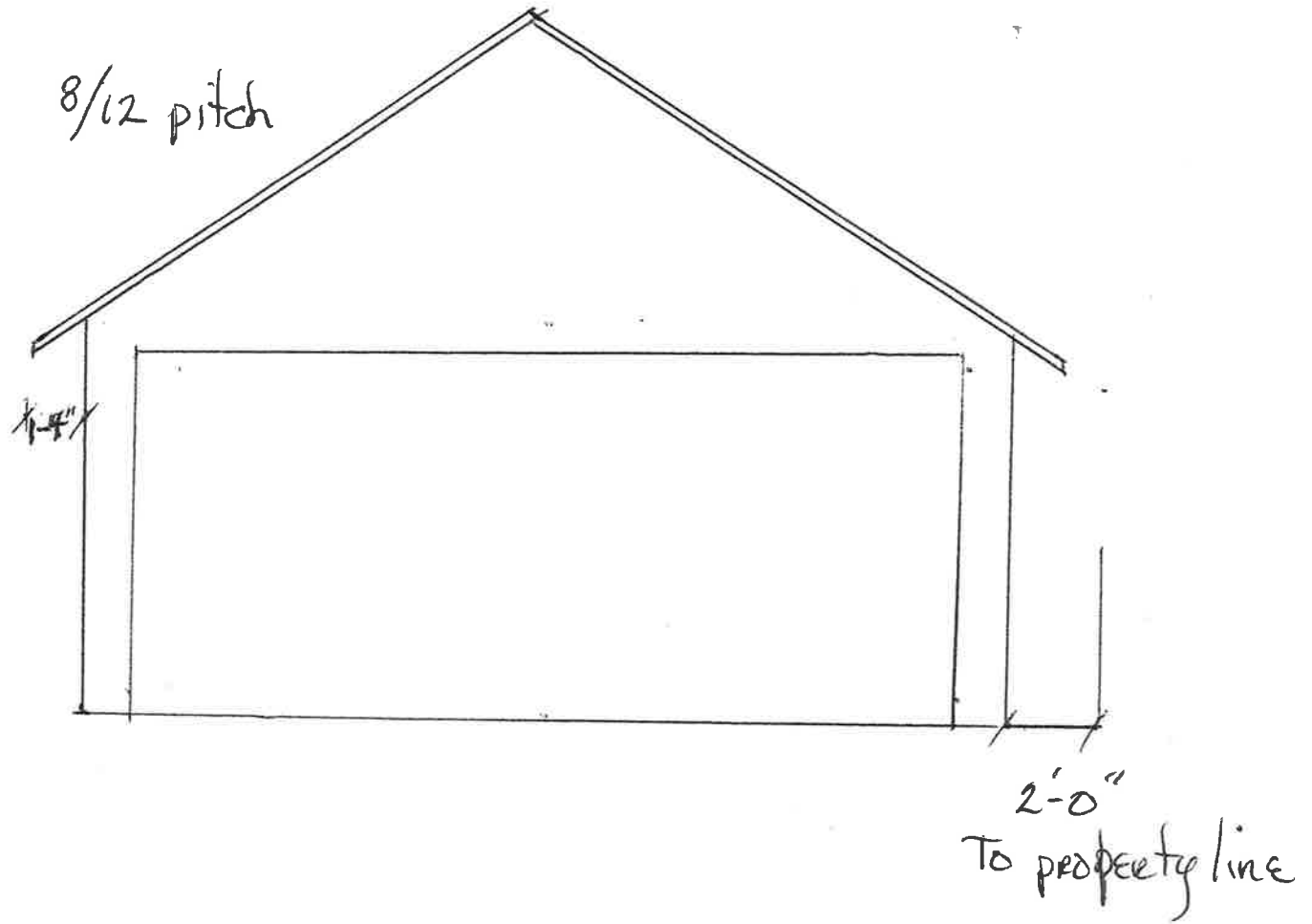
3370

1 inch = 20 feet

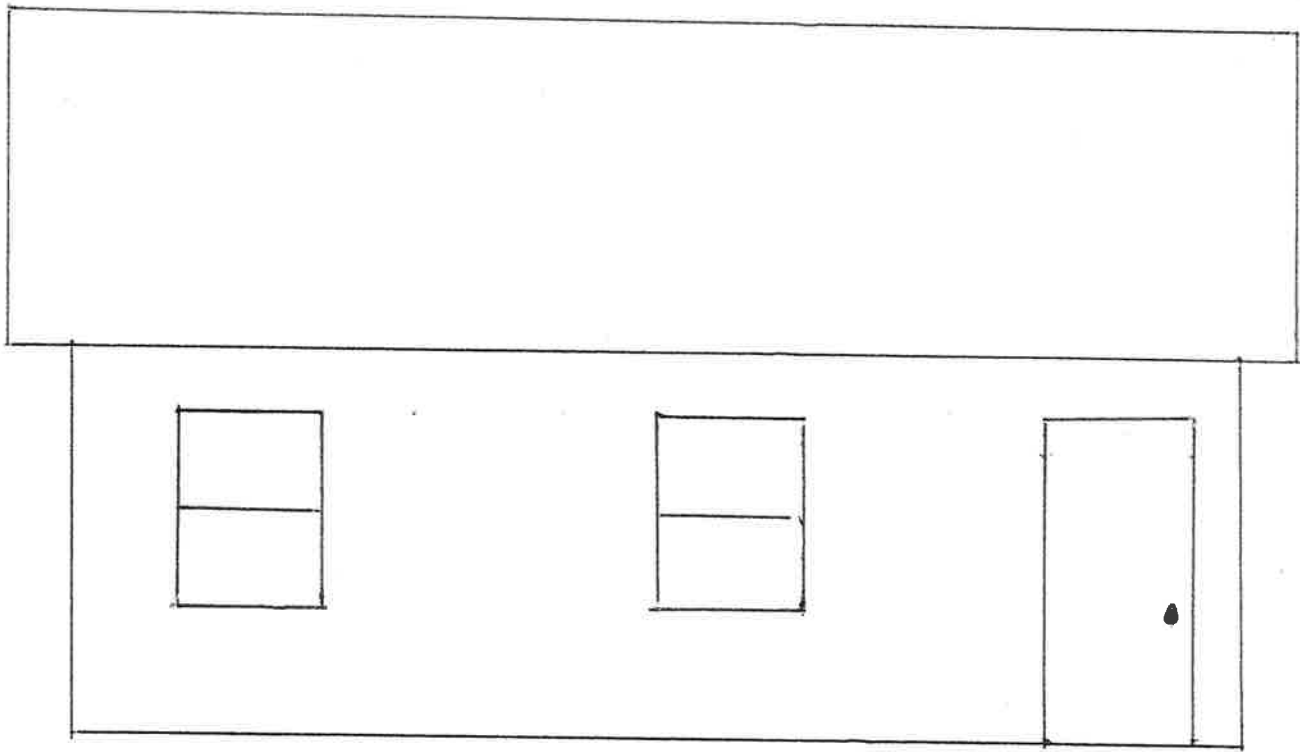
LEXINGTON RD

910

option 1



option 2



Front view of neighbor's garage

— Same roof pitch as option 1
* NO record of ARB review, may predate district



Neighbor's garage - same
overall construction - ours
will be hardi board not vinyl.
our personal door on the
same side as windows

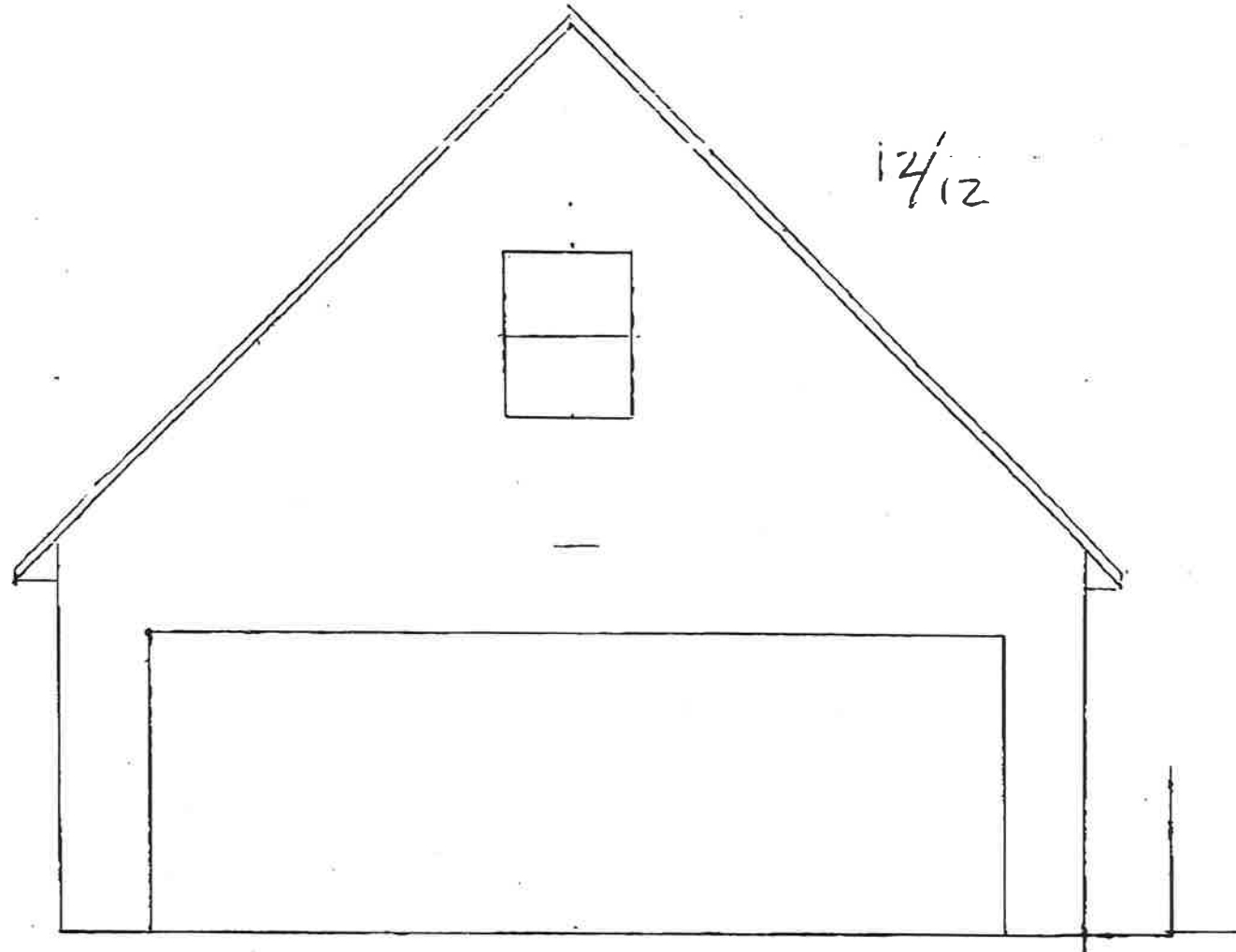


Neighbor's garage.
Distance to
our property line



Option 2

3370 Lexington
East Elevation
Proposed pitch change
& Additional window



1 1/2

2'-0" To property line

Option 2

3370 Lexington
South Elevation

