

# **A G E N D A**

## **Architectural Review Board**

**July 26, 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. Barrett Penney

Rev. Willie Welch

Mr. Cedric Campbell

Mr. John Foshee

Mr. Jon Hayden

Ms. Katie Williams

PLANNING CONTROLS DIVISION

**I. Approval of the Actions from the June 28, 2016 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.                 | Rennie Vainstein         | Garden District                 | 1602 South Hull Street   |
| 2.                 | Roger Spain              | Old Cloverdale                  | 753 Thorn Place          |
| 3.                 | Joe Petranka             | Cloverdale Idlewild             | 608 East Fairview Avenue |
| 4.                 | Wes Romine               | Cloverdale Idlewild             | 3131 LeBron Road         |
| 5.                 | Charles Bush             | Old Cloverdale                  | 1247 Felder Avenue       |

**III. Other Business/Announcements**

**The next meeting of the Architectural Review Board will be on  
Tuesday, August 23, 2016 at 5:30 p.m.**

**1. PRESENTED BY:** Rennie Vainstein

**SUBJECT:** Request for approval of a revised fence and gate plan for the property located at 1602 South Hull Street (Garden District).

**REMARKS:** The petitioner is seeking approval for modifications to a previously approved fence and gate plan. The proposed gate will more closely match an existing gate on the Felder Avenue drive, and the proposed fence will introduce a decorative element to the center section between the brick piers as illustrated. The approved submission and proposed changes are included, the overall height and dimensions of the fence will not change.

**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**

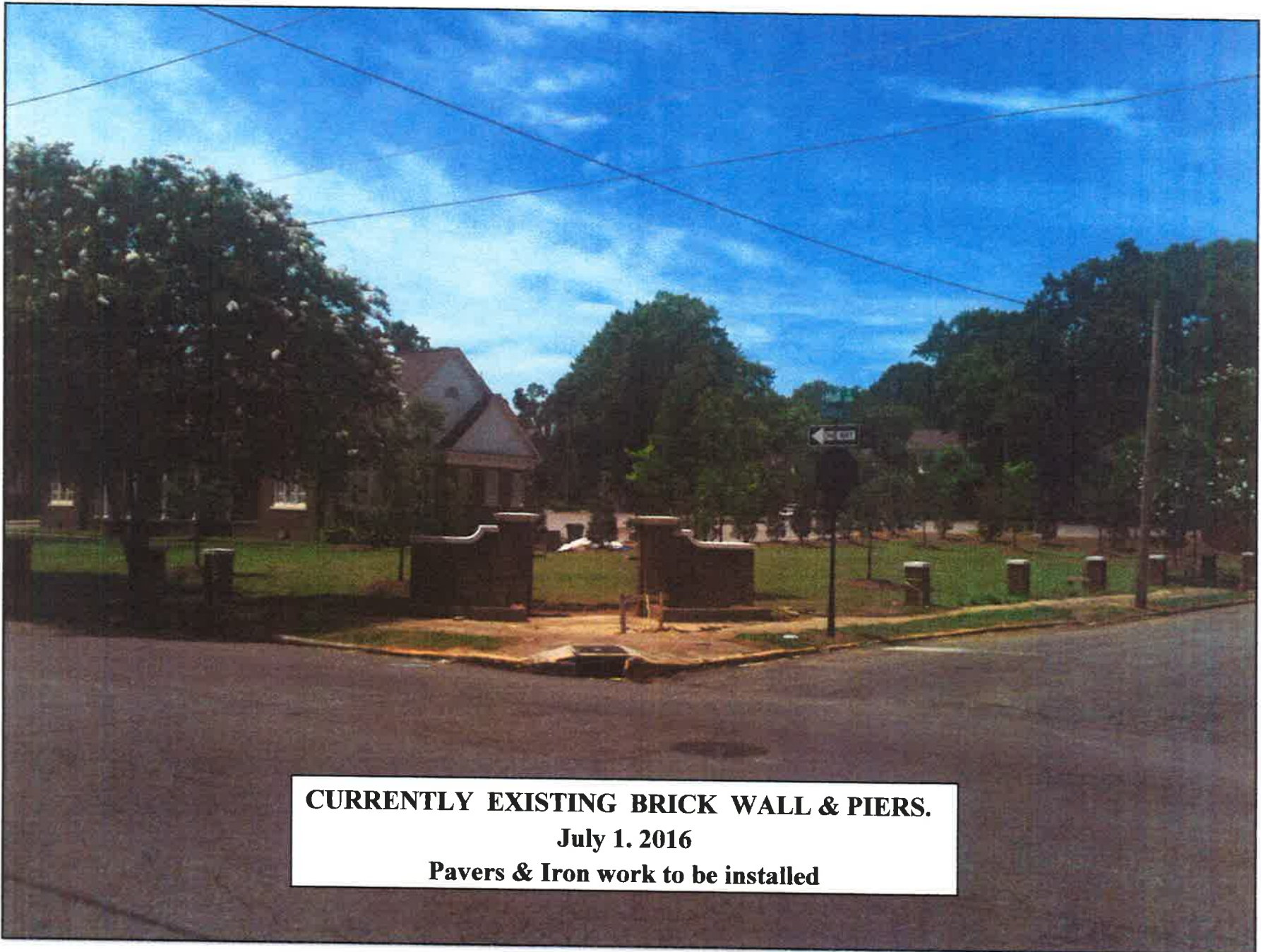
- No comment.

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

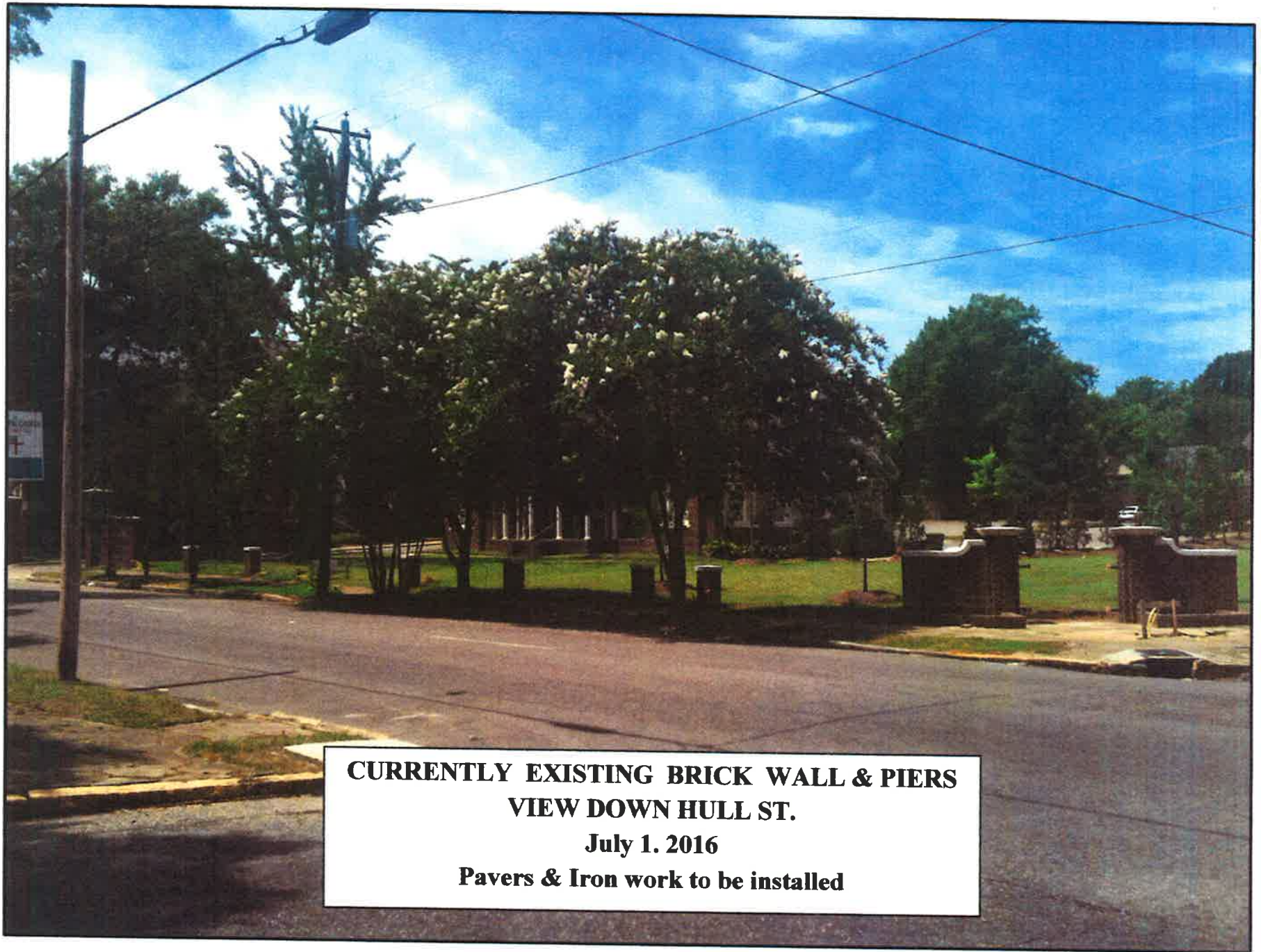
**ACTION TAKEN** \_\_\_\_\_



1602 South Hull Street



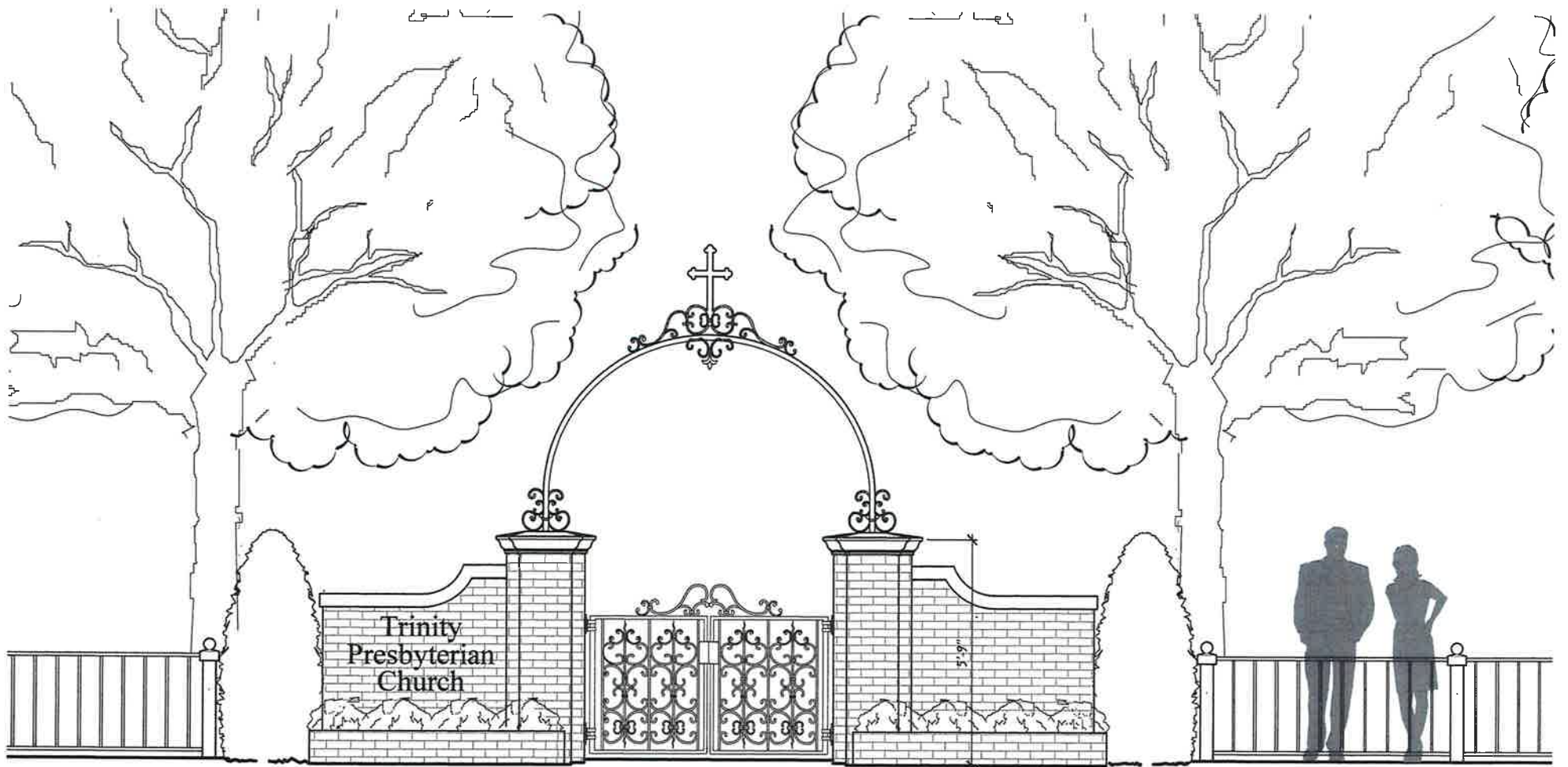
**CURRENTLY EXISTING BRICK WALL & PIERS.**  
**July 1. 2016**  
**Pavers & Iron work to be installed**



**CURRENTLY EXISTING BRICK WALL & PIERS  
VIEW DOWN HULL ST.  
July 1. 2016  
Pavers & Iron work to be installed**

BRICK, STONE & RAILING COLORS & STYLES MATCH EXISTING



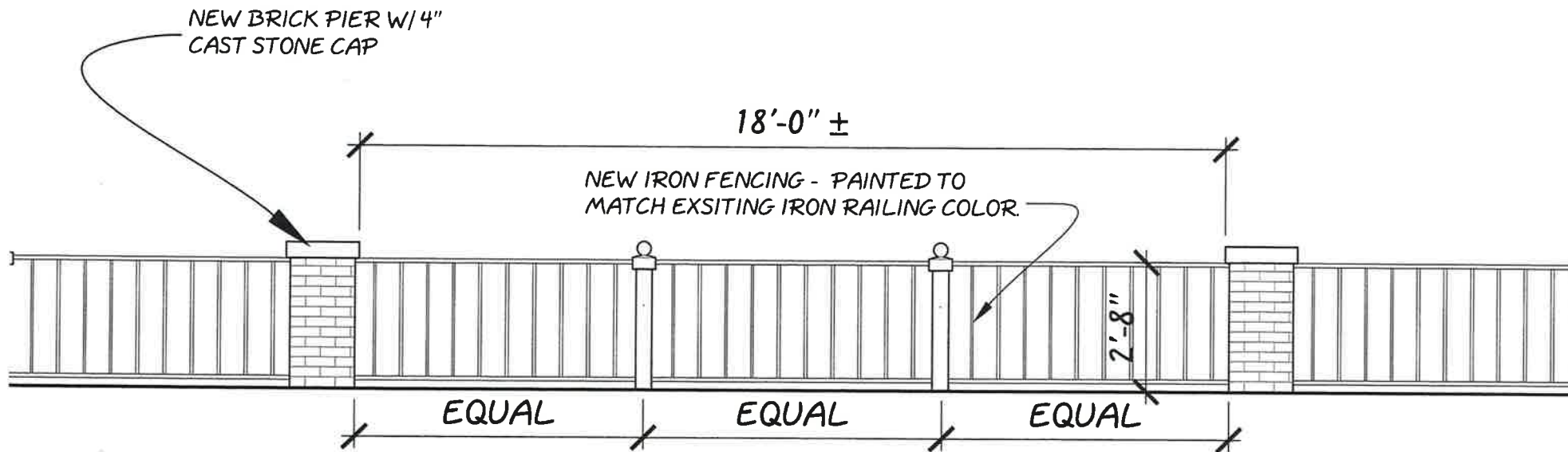


**EXISTING (APPROVED) MAIN GATE DESIGN** ——— N.T.S. ———

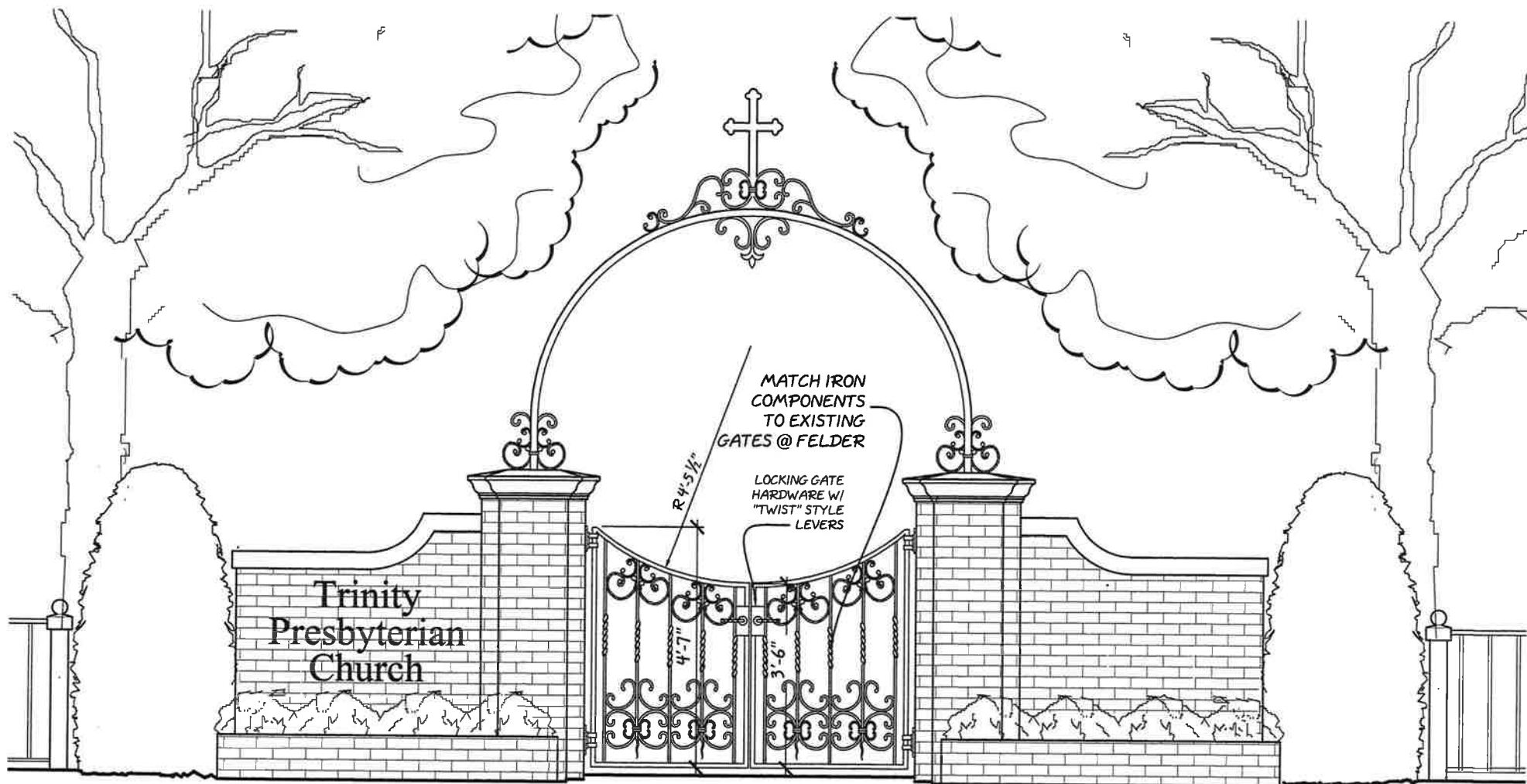
(Per ARB Hearing 1-26-2016)

NOTE: BZA Hearing 3-17-2016 approved a height variance for the brick wall & iron gate.





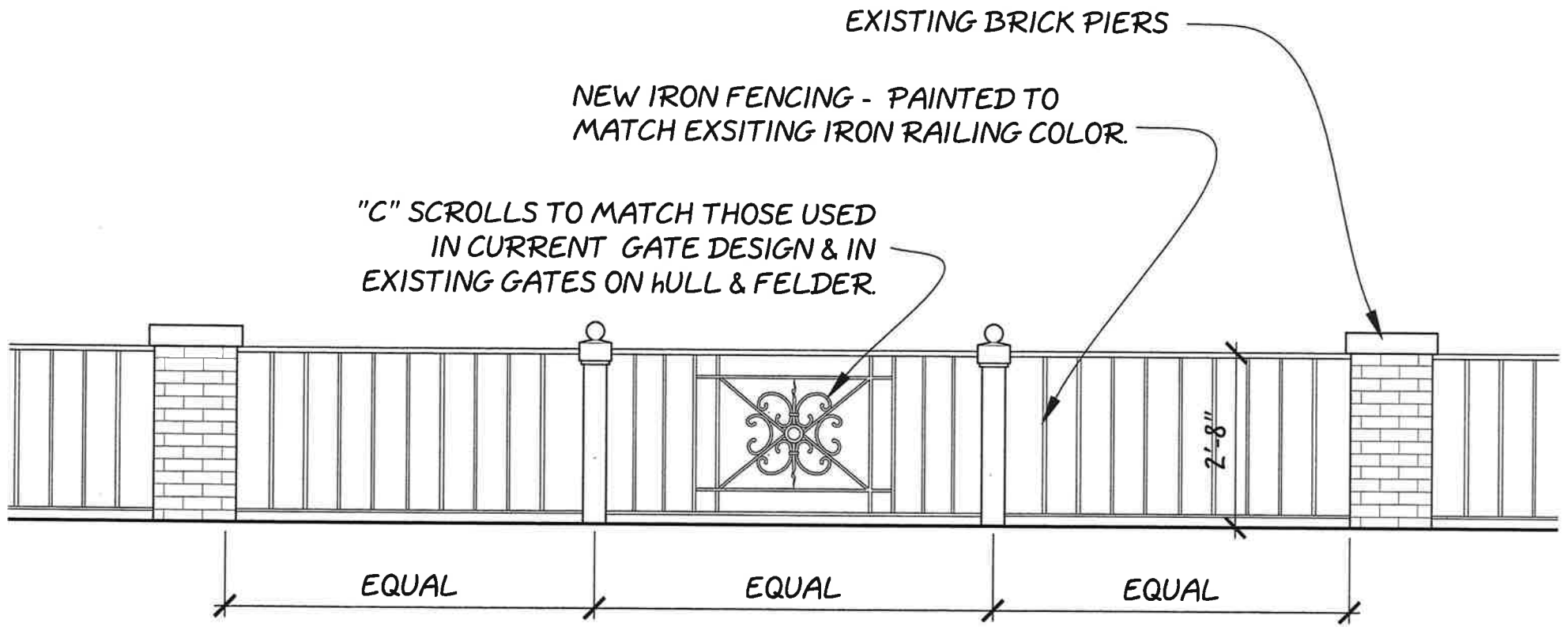
**EXISTING** (APPROVED) FENCE DESIGN N.T.S.  
 (Per ARB Hearing 1-26-2016)



**NEW MAIN GATE DESIGN**

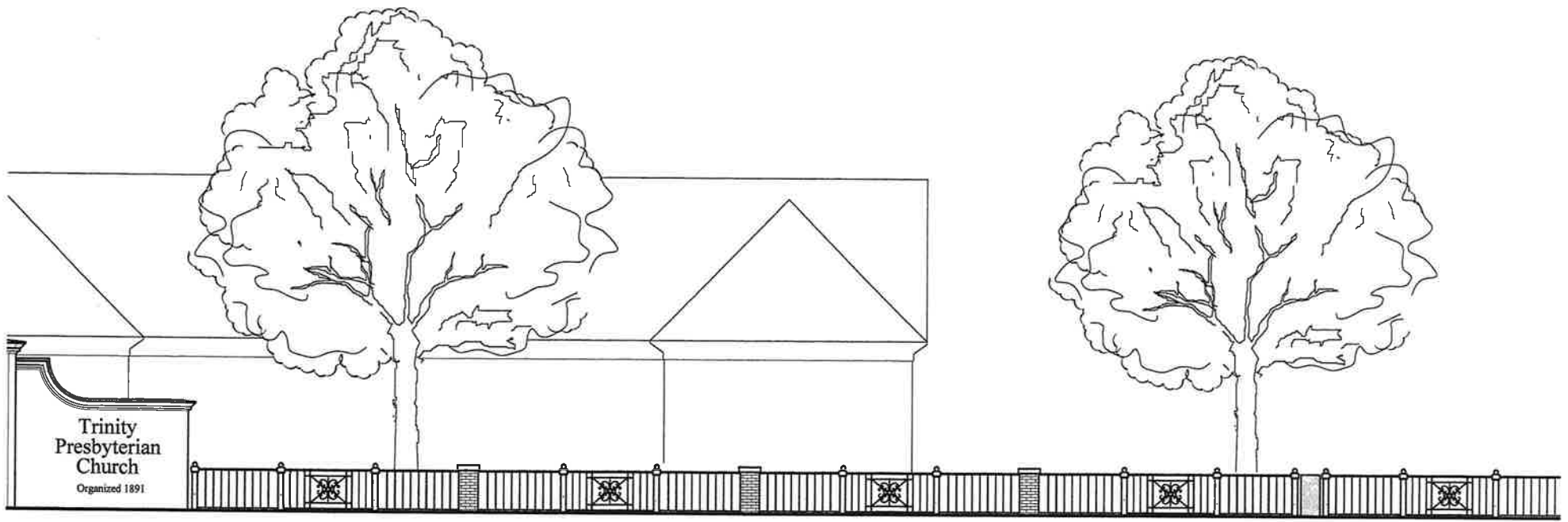
**N.T.S.**

Match Existing Gate on Felder Ave.



**NEW FENCE PANEL DESIGN** N.T.S.

Total of 13 Decorative Panels to be located on Hull St. & Clanton St.



NEW FENCE DESIGN - EXTENDED VIEW ALONG HULL STREET — N.T.S. —

**2. PRESENTED BY:** Roger Spain

**SUBJECT:** Request for approval of a rear yard fence for the property located at 753 Thorn Place (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to build a wood fence on the side (east) property line to extend toward the street to a point near the rear corner of the house. The fence will match an existing fence on the rear (north) property 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** \_\_\_\_\_

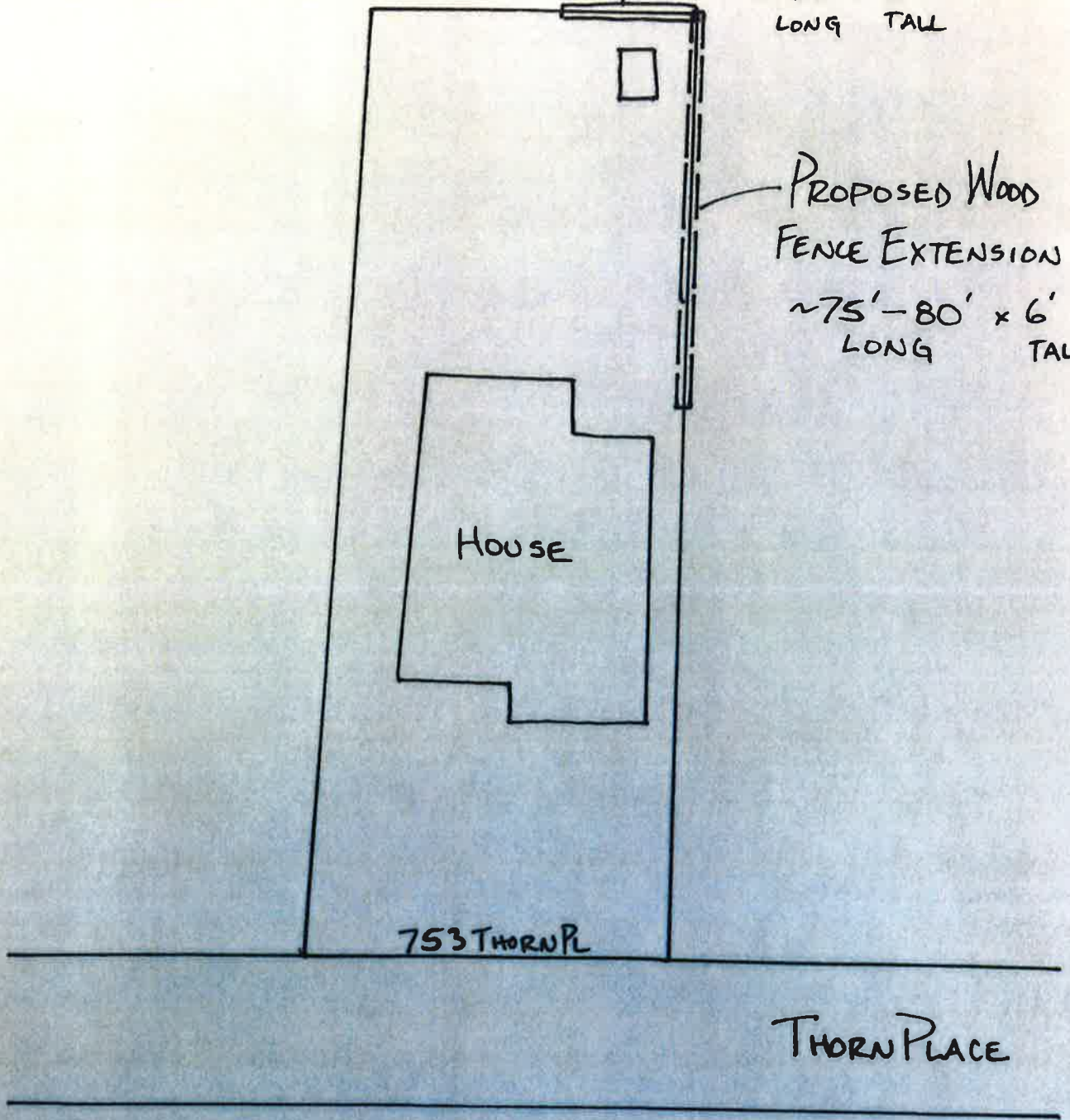


753 Thorn Place

SPAIN  
FENCE EXTENSION  
753 THORN PLACE

EXISTING WOOD FENCE  
~ 30' x 6'  
LONG TALL

PROPOSED WOOD  
FENCE EXTENSION  
~ 75' - 80' x 6'  
LONG TALL



**3. PRESENTED BY:** Joe Petranka

**SUBJECT:** Request for approval of a new ID sign for the property located at 608 East Fairview Avenue (Cloverdale Idlewild).

**REMARKS:** The petitioner is requesting permission to construct an ID sign for Centerpoint Fellowship, which share space with the Cloverdale Baptist Church. The sign frame will be of similar construction (metal posts and frame) as the existing church sign. The overall height of the sign is 6', and width 6' 5", with a total square footage of the sign face at 18 square feet. The sign will be illuminated from an exterior source, 2-30 watt ground mounted flood lights.

**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 proposed sign meets the design guidelines: "Proposed signs should not exceed 20 square feet of surface area...Lighting: top or ground lighting such as floods or spots."

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

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



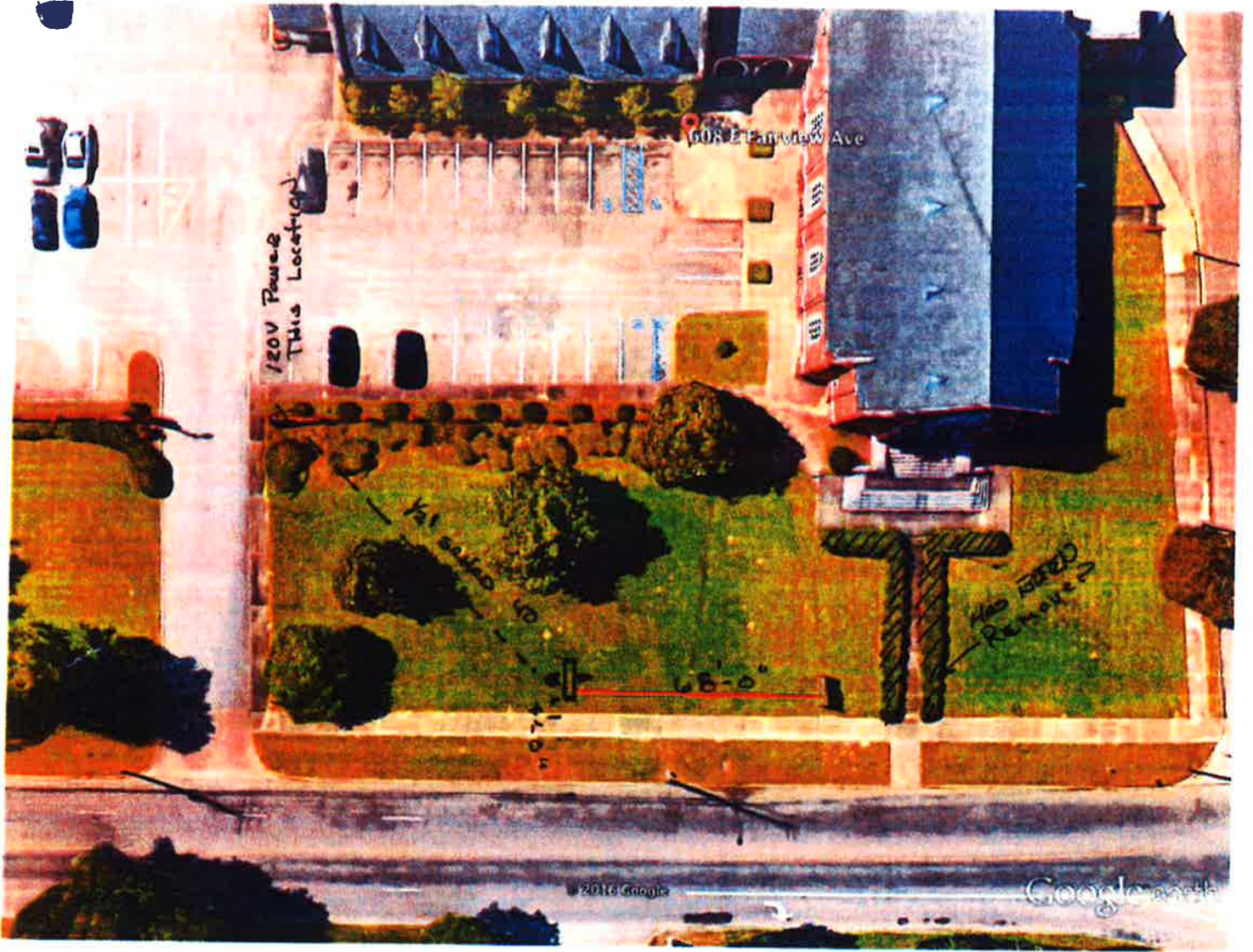


*608 East Fairview Avenue*



Google earth





Google earth

feet  
meters

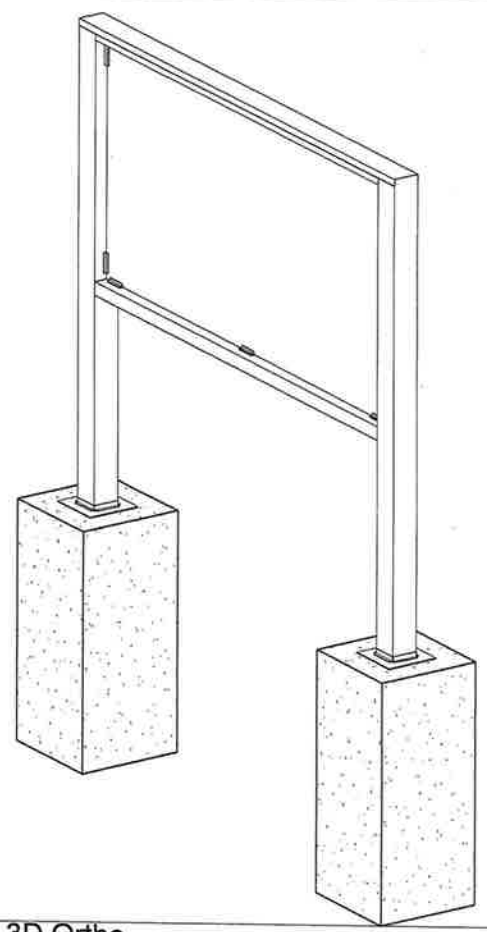
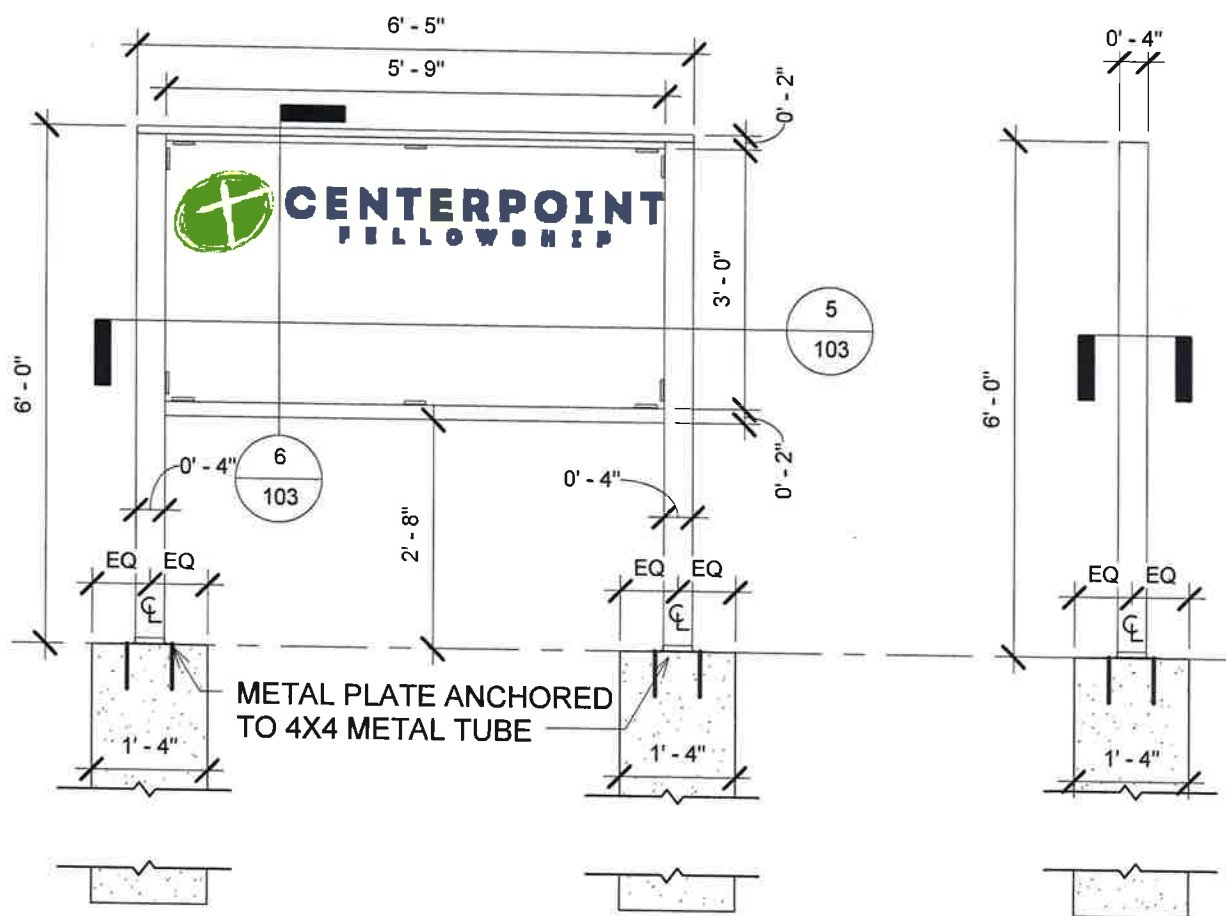




# CLOVERDALE BAPTIST CHURCH

BIBLE STUDY  
9:30  
WORSHIP  
11:00  
TRAINING  
5:00  
WORSHIP  
6:00

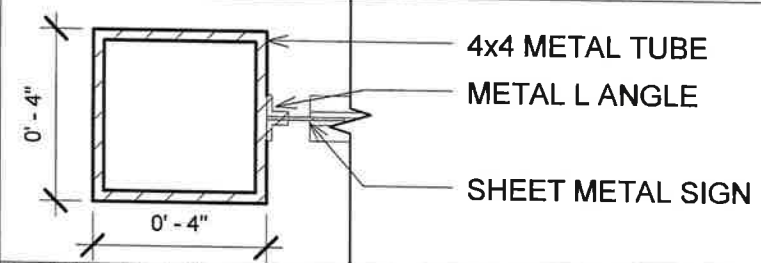
SUN WORSHIP 11:15  
SUNDAY SCHOOL 9:30  
SUN WIFE 1:00  
SUN CENTERPOINT 1:15



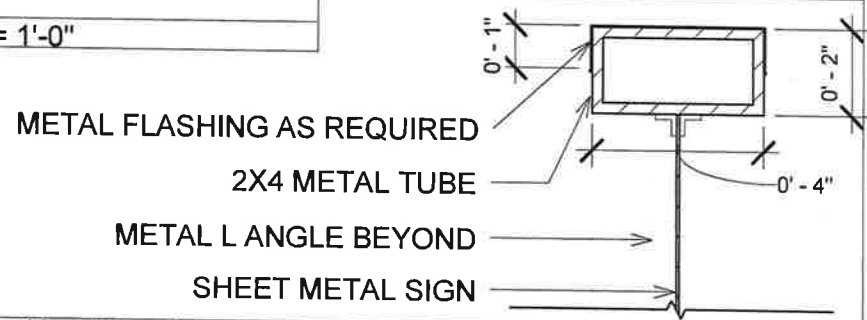
1 Front Elevation  
1/2" = 1'-0"

2 East  
1/2" = 1'-0"

3 3D Ortho



5 Plan Detail  
3" = 1'-0"



6 Head Detail  
3" = 1'-0"





**CLOVERDALE  
BAPTIST CHURCH**

BIBLE STUDY  
7:00  
WORSHIP  
9:00  
TRAINING  
10:00  
WORSHIP  
11:00

SUN WORSHIP 11:05  
SUNDAY SCHOOL 9:30  
SUN. NITE 5:30  
SUN. CENTERPOINT 8:05

**4. PRESENTED BY:** Wes Romine

**SUBJECT:** Request for approval of a carport replacement for the property located at 3131 LeBron Road (Cloverdale Idlewild).

**REMARKS:** The petitioner is requesting permission to replace a 20'x20' carport that was crushed by a tree. The proposal is to replace it in kind: decorative iron posts supporting a rear sloping shed roof of corrugated metal or fiberglass. It is believed the previous carport dated from the 1950s, and had vines growing over it that screened the actual structure. The owners hope to achieve something similar with the new structure. An illustration of the proposed iron work by Gowan Iron is attached, as well as pictures of the previous carport.

**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**

- Guidelines for accessory structures: Materials conforming to the style of the building they are an accessory to, including roof type and slope, siding, doors, windows, and ornamentation. For accessory buildings not visible from the street roof type, slope and siding should conform to the main building. Metal buildings will be closely scrutinized based on screening (landscaping) and location on the lot.
- Located at the end of a driveway and not tucked behind the house, there will be some visibility from the street.
- It is up to the Board to determine if it is appropriate to allow the reconstruction of a metal carport that may have been more than 50 years old. The Board has denied other petitioners similar requests because a metal, shed roofed structure was deemed not compatible with the main structure.

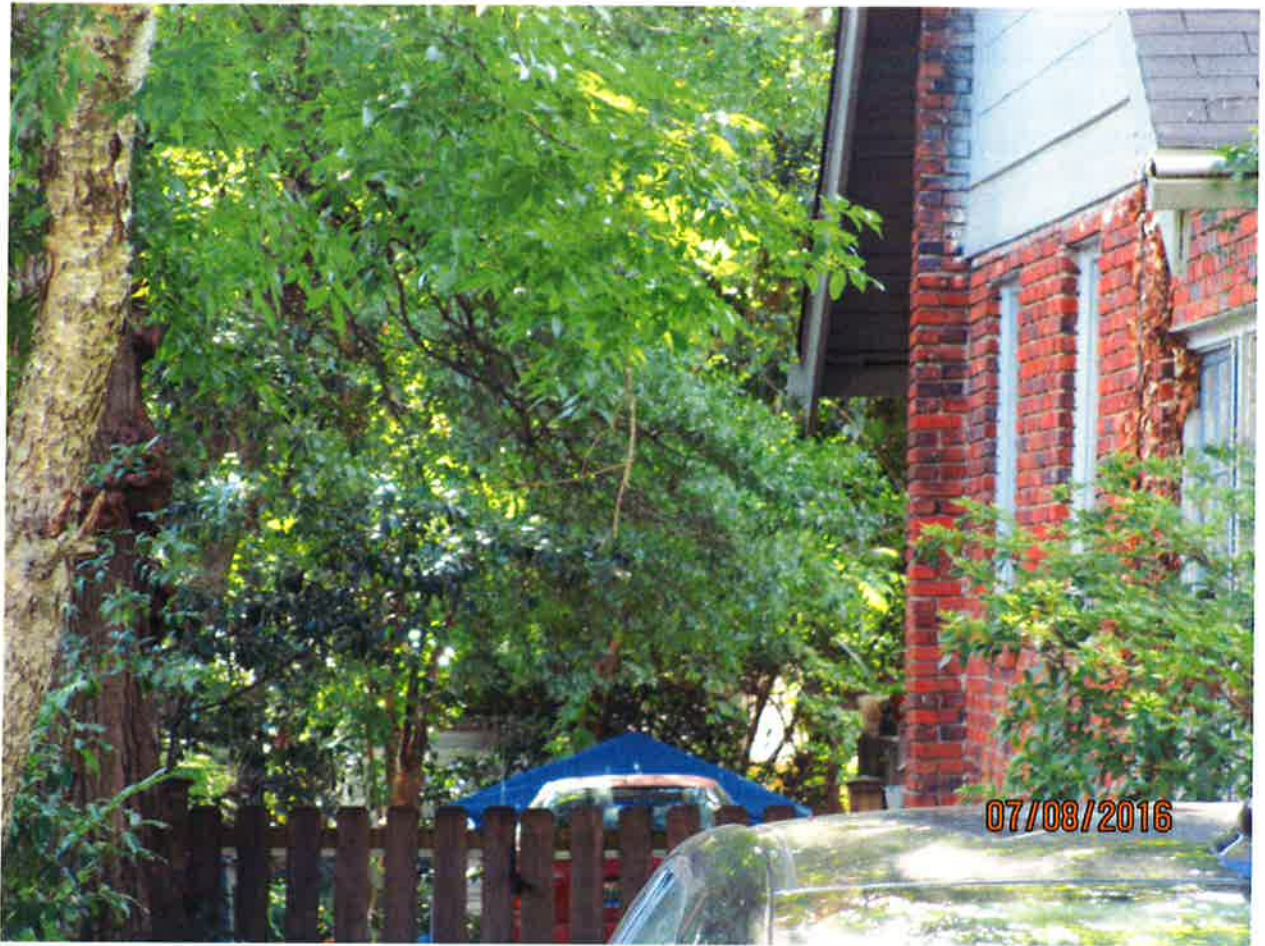
**COMMENTS** \_\_\_\_\_

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





3131 LeBron Road



3131 LeBron Road

## RAISED FOUNDATIONS--CLOSURES FOR

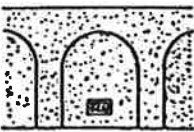
### Acceptable

Concrete with stuccoed surface  
Brick or stone  
Wood (horizontal or vertical boards)  
Lattice

### Not Acceptable

Metal  
Plywood panels  
Asbestos panels  
Concrete without  
stuccoed surface  
Concrete block  
Other

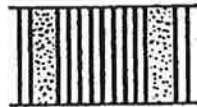
All illustrations shown are of acceptable forms.



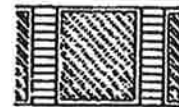
Concrete



Brick



Wood



Lattice

## ACCESSORY BUILDINGS

### Acceptable

Materials conforming to the style of the building they are an accessory to, including roof type and slope, siding, doors, windows, and ornamentation. For accessory buildings not visible from the street roof type, slope, and siding should conform to main building. Metal buildings will be closely scrutinized based on screening (landscaping) and location on the lot.

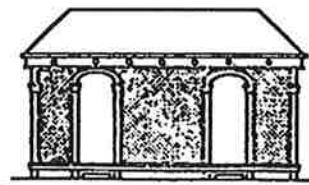
### Not Acceptable

Not conforming to acceptable styles and materials

All illustrations shown are of acceptable forms.



Garage



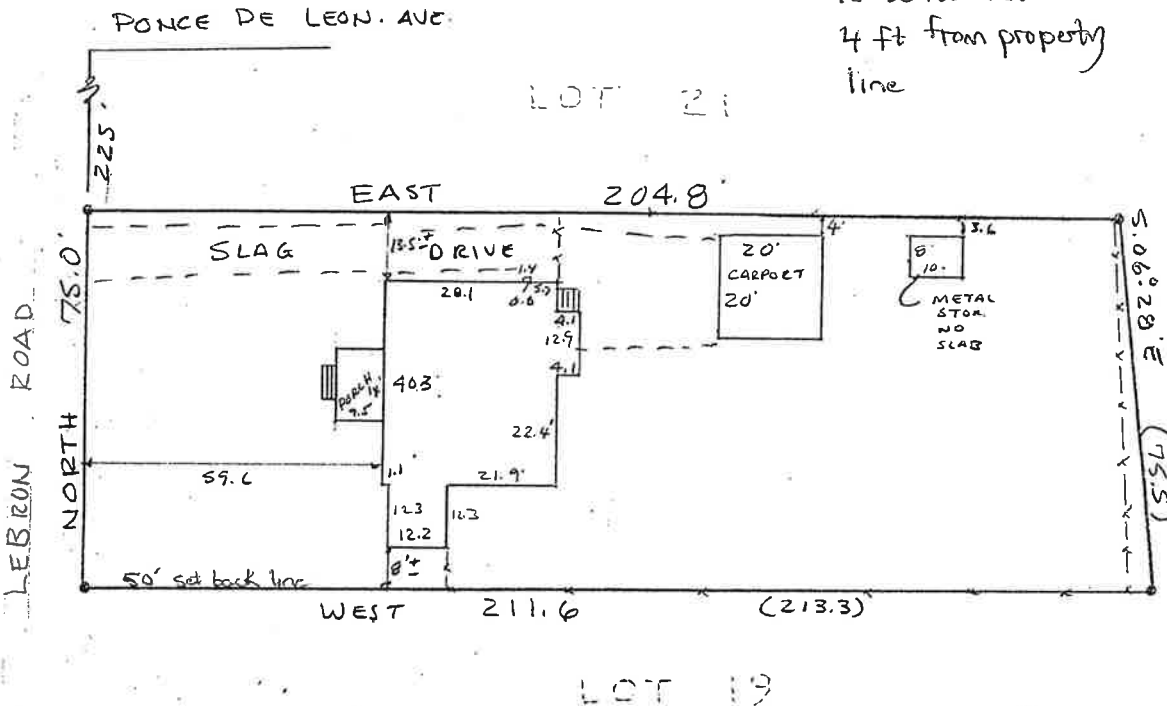
Summerhouse



SCALE: 1"=30'

- FOUND IRON PIN
- SET IRON PIN
- ( ) ACTUAL

Christy,  
 We would request  
 to build on same  
 4 ft from property  
 line



STATE OF ALABAMA  
 COUNTY OF MONTGOMERY

I, M.P. HAYDEN, LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF LOT 20 B/LK. 11, MAP OF SOUTH CLOVERDALE PLAT NO. 1

AS THE SAME IS RECORDED IN P.B. 4 AT PAGE 71 IN THE OFFICE OF THE JUDGE OF PROBATE MONTGOMERY COUNTY, ALABAMA; THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA. UNLESS OTHERWISE SHOWN, THE BUILDINGS NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY BUILDINGS ON THE ADJOINING PROPERTY; THERE ARE NO RIGHTS-OF-WAYS, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE OF THE GROUND; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES THEREFOR INCLUDING POLES, ANCHORS AND GUY WIRES OVER SAID PREMISES, AND I HAVE REVIEWED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" AND THE CORRECT ADDRESS IS \_\_\_\_\_

3131 LE BRON ROAD \_\_\_\_\_ MONTGOMERY, ALABAMA.

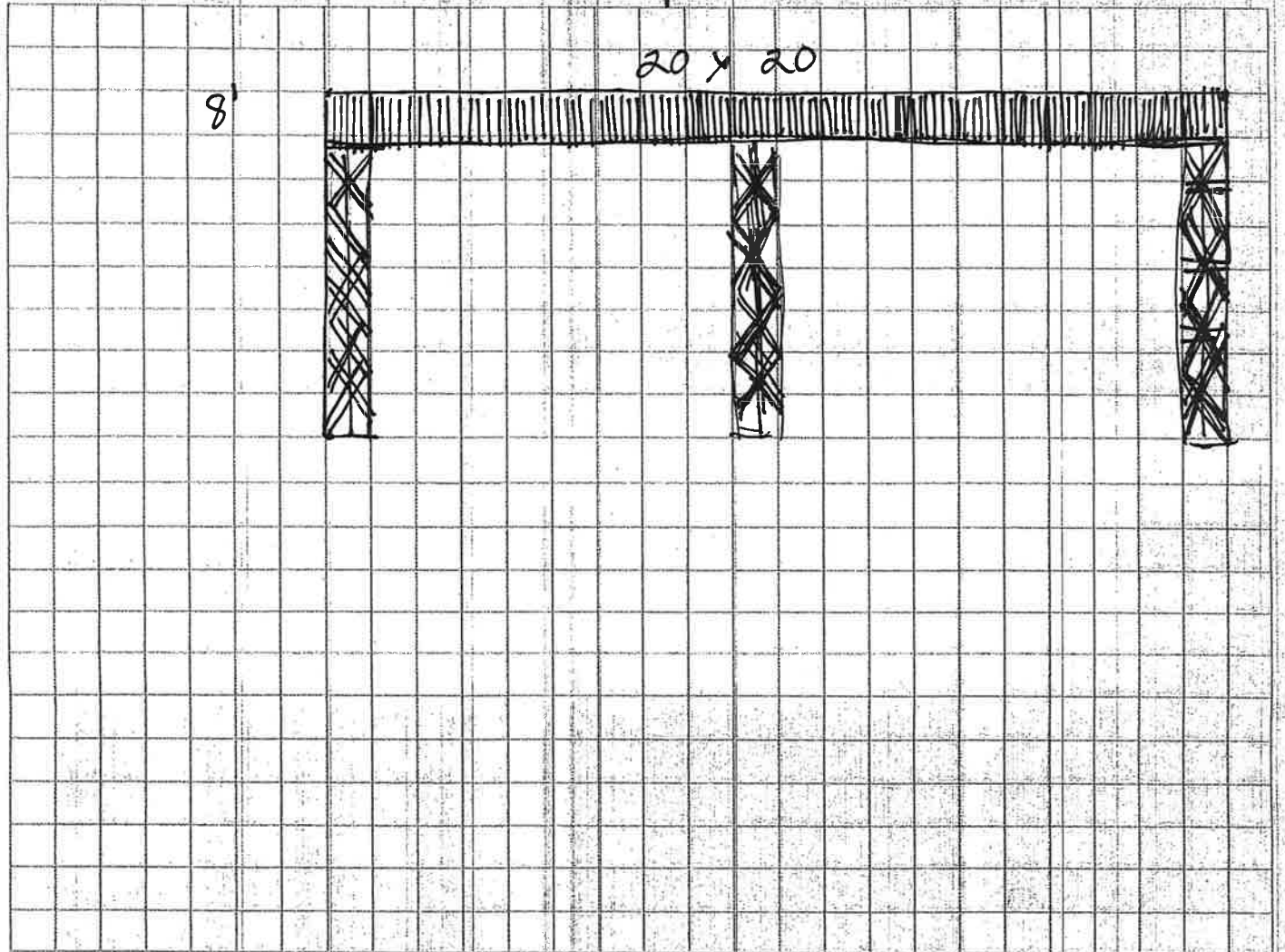
THIS SURVEY IS VALID FOR A PERIOD OF 180 DAYS FROM THE DATE SHOWN HEREON:

ACCORDING TO MY SURVEY THIS THE 17<sup>TH</sup> DAY OF MARCH, 1992.

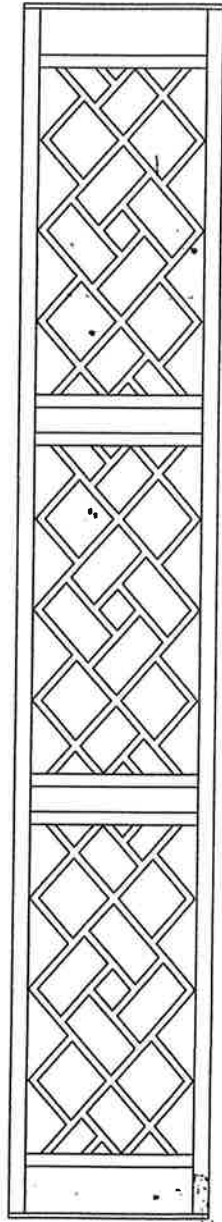
ALABAMA LAND SURVEYING, INC.  
 1435 Highland Avenue  
 Montgomery, Alabama 36104  
 Phone: 264-0266  
 Fax # 269-5493

M. P. Hayden  
 M.P. HAYDEN  
 Alabama Registration No. 12692

Carport 3131 LeBron



4E



96'

15 1/2

Corner  
→



Side















**Tree Removal Request**  
Attach to the completed ARB Application for Proposed Work

**For any tree removal requests, consultation with the Urban Forester is strongly recommended.**

Name of applicant: John Wesley Romine Jr.  
Property address: 3731 LeBron Rd Montgomery AL 36106  
Applicant phone number: husband: (834) 262-7707 wife: 399-8745

Location of tree (include site plan showing location in relation to buildings and property lines):  
backyard - approx ft from property line approx ft from rear of home

Description of tree: Species: hackberry Size (measured at base): \_\_\_\_\_  
Reason for request/other information: recommendation of City arborist Russell Springer  
recent limb falling on carport is 3rd such incident since 2001 / 2d 2004

**Plans for replacement**

Location of replacement tree (illustrate on site plan proposed location for replacement tree): same  
site if recommended by City arborist  
Proposed species: whatever recommended  
Proposed size at planting: whatever recommended  
Proposed time frame for replanting: whatever recommended

Please submit photographs of the tree(s) as well as the general setting.















**5. PRESENTED BY:** Charles Bush

**SUBJECT:** Request for approval of the demolition of an accessory structure, tree removal, and construction of a new rear addition and carport for the property located at 1247 Felder Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to demolish an existing garage that is likely no more than 30 years old, as a 30 year franchise agreement was granted by the city to construct the garage with an encroachment into the right of way. The garage is also situated very close to the house (closer than zoning would permit without a variance). At this time, a new license agreement is being sought in order to execute the following proposal. This is an unusual lot in that it has street frontages on 3 sides of the property, and it is trapezoidal in shape. Option 1 is the preferred option.

Option 1:

- Construct an addition (14'x16') that visually widens an existing rear ell addition, remove the existing roof and construct a new gable to tie into the main roof, and extend the gable roof beyond the exterior wall of the house to create a covered parking area (28'x18' with open sides. Because of the shape of the lot, the covered parking area would encroach into the City's Right of Way, and extend to the point of an existing privacy fence. Siding material will be wood or cementitious lap, shingles will match existing shingles, windows will be reused or match existing wood windows. They would also like the option to add gutters as necessary. The house would be painted either a white or light gray from the palette with white trim (the house is currently white).

Option 2:

- In the event a license is not granted for the ROW encroachment, Option 2 is for the addition to the house, without a covered parking area but a concrete slab for parking in place of the covered parking. The rest of the project remains the same: siding material will be wood or cementitious lap, shingles will match existing shingles, windows will be reused or match existing wood windows. They would also like the option to add gutters as necessary. The house would be painted either a white or light gray from the palette with white trim (the house is currently white).

There is a popcorn tree in the ROW that would need to be removed to accommodate the carport project, another tree in the rear yard has already been removed with the Urban Forester's permission.

**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 consider if the addition and carport are appropriately scaled and whether the proposal crowds the lot on the west end.
- The Board should also consider whether attached, covered parking is an appropriate addition to a historic structure since it is not a historic configuration of construction. Because the lot has 3 street frontages, it will be visible from the street.
- No objection to the tree removal on the ROW.

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

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



1247 Felder Avenue



1247 Felder Avenue



1247 Felder Avenue





52

1247 Felder Avenue  
Montgomery, Alabama  
June 23, 2016

My wife, Romae, and I, Charles W. Bush, purchased the 1247 Felder Avenue property to prevent it from falling into further disrepair and attempt to return to its former charm - the American dream of a house with a white picket fence, etc.

The interior will be renovated and updated to create a fully functional three bedroom - two bathroom home. The house currently only has one bathroom and to allow the installation of the second bathroom and improve the "flow" of the house, a 14 foot by 16 foot addition will be added to the rear of the existing structure.

Debating if this new addition will sit on a conventional subfloor system or a slab-on-grade, due to the limited access under the existing structure, leaning more toward the slab-on-grade approach and will finalize once grades are checked completely as interior sections are opened up.

Plan to use wood lap siding on the exterior of the new addition but will check into the cost effectiveness of using "smartwood" and/or "Hardiboard" materials. Since the 14 X 16 addition will tie-in an existing room that projects to the rear, the roof line will be adjusted to encompass the existing room and the new addition and will "gable" into the existing roof - north elevations show this. Shingles will match the existing. The new addition will be approx. 8 feet from the rear property line.

Exterior paint will wither be "white" or "light gray" with white trim - in either case, all paint colors will be from approved ARB color palette. Any added windows will match the existing. Current house does not have gutters but would like to reserve the option to add if deemed necessary.


There is an existing 25 feet X 15 feet garage building located at the northwest corner of the property that will be removed. Rather than an enclosed garage, we plan to construct an attached "open" 28 feet X 18 feet covered carport to the rear of the structure adjoining the new addition. Since the existing structure extended onto the ROW, an Ordinance was granted for this structure and since the new carport structure will extend onto the ROW as well, we are pursuing getting the Ordinance (now termed a Licensing agreement) renewed.

No trees impact the new house addition but there is one "popcorn tree" that will be removed for the carport addition (northeast corner). Have already reviewed the layouts with Russell Springer and he stated to remove any/all popcorn trees at my discretion.

Plan for the existing privacy fence on the north (rear) side to remain, with adjustments made in the area of the new carport.

Respectfully submitted,

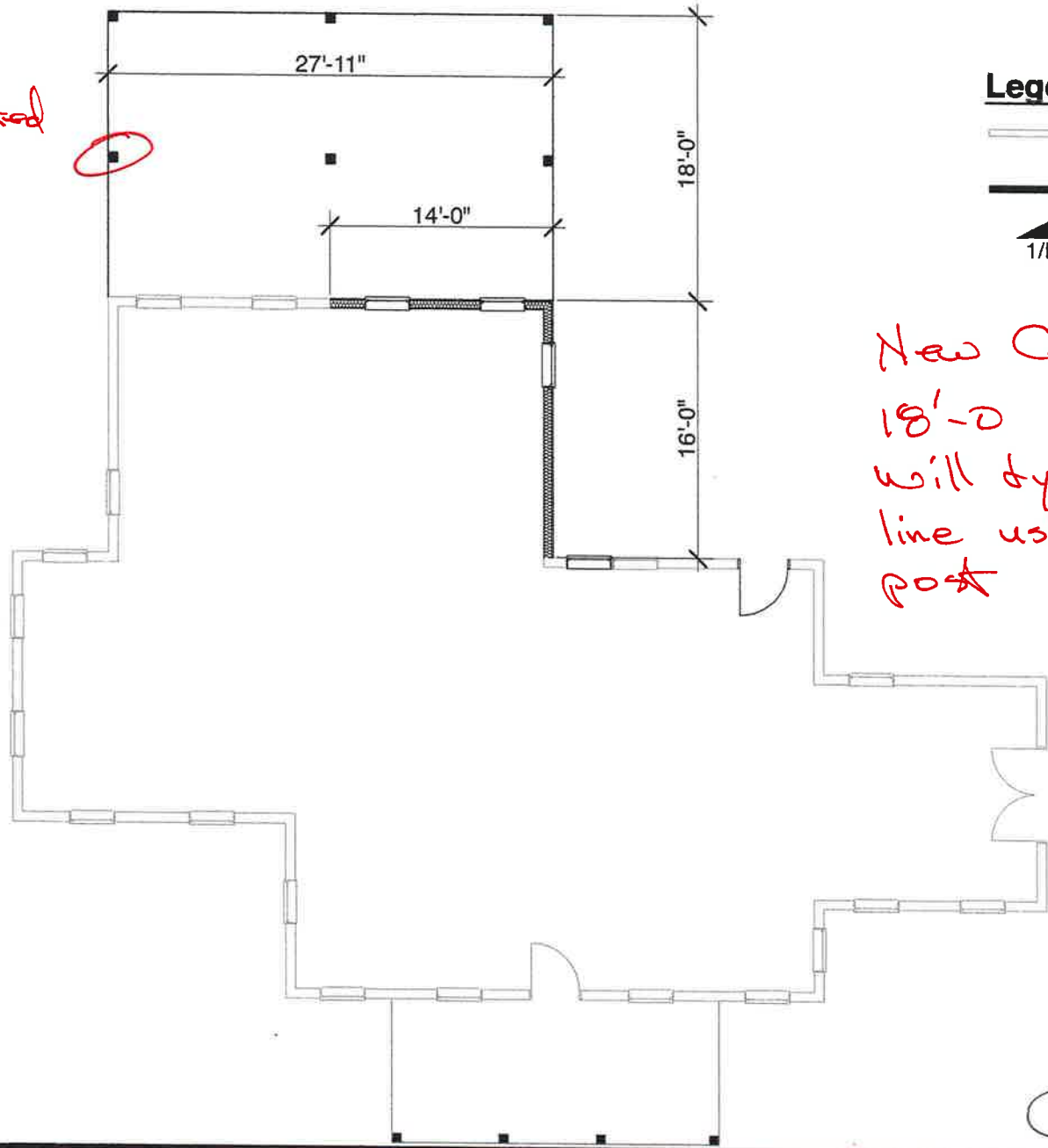
Charles W. Bush








1 inch = 20 feet

6x6 Treated Posts (174)



**Legend**

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION TO MATCH EXIS
-  EXTERIOR ELEVATION

New Carport is 27'-11" x 18'-0" at rear of property will tie-in @ house roof line using 6x6 Treated wood post

Carport

SCALE: 3/32" = 1'-0"

Contact Information:  
Charles Bush  
xxx.xxx.xxx

Home Renovation  
1247 Felder Avenue  
Montgomery, AL 36106

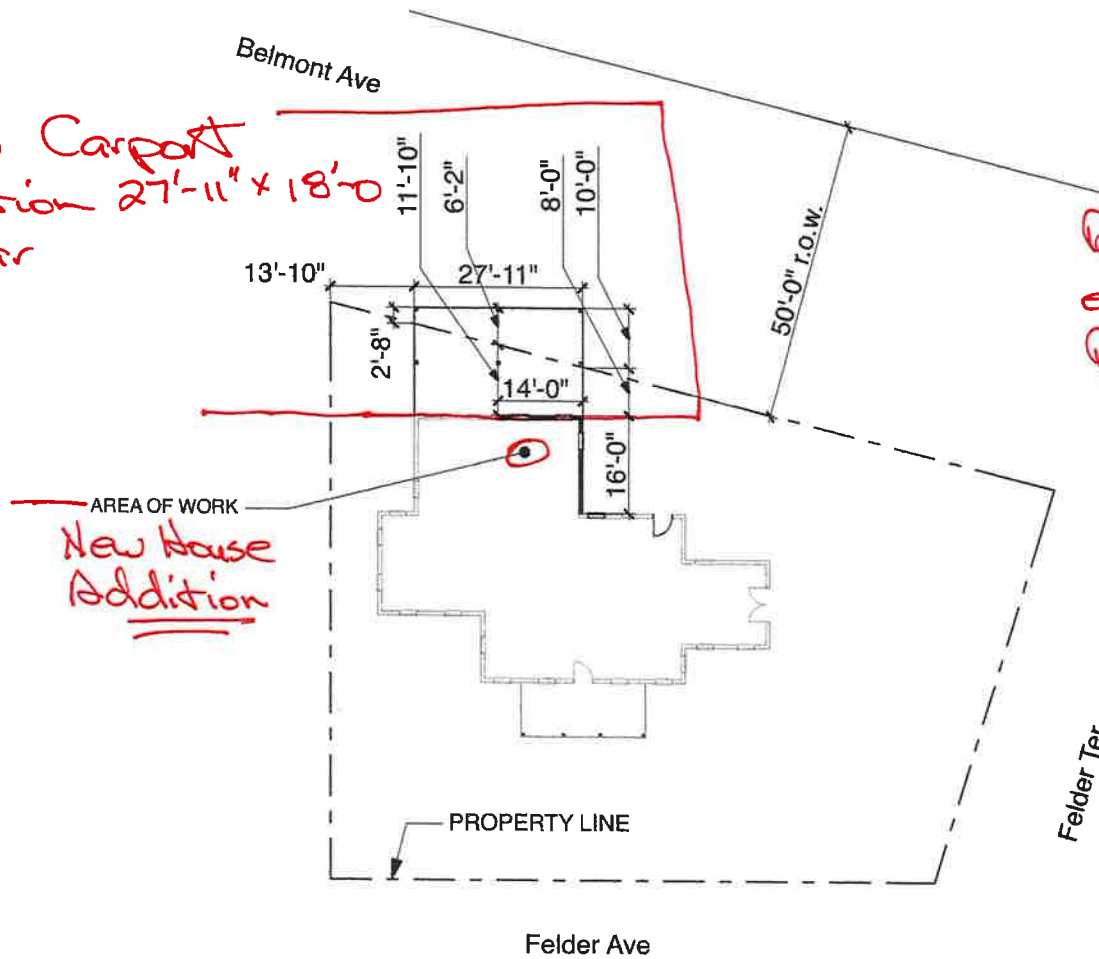
P.002

E-mailed 6/23/16

Construction Plan

New Carport Addition 27'-11" x 18'-0" at rear

Dimensions show the encroachment onto the Row



SCALE: 1/32" = 1'-0"

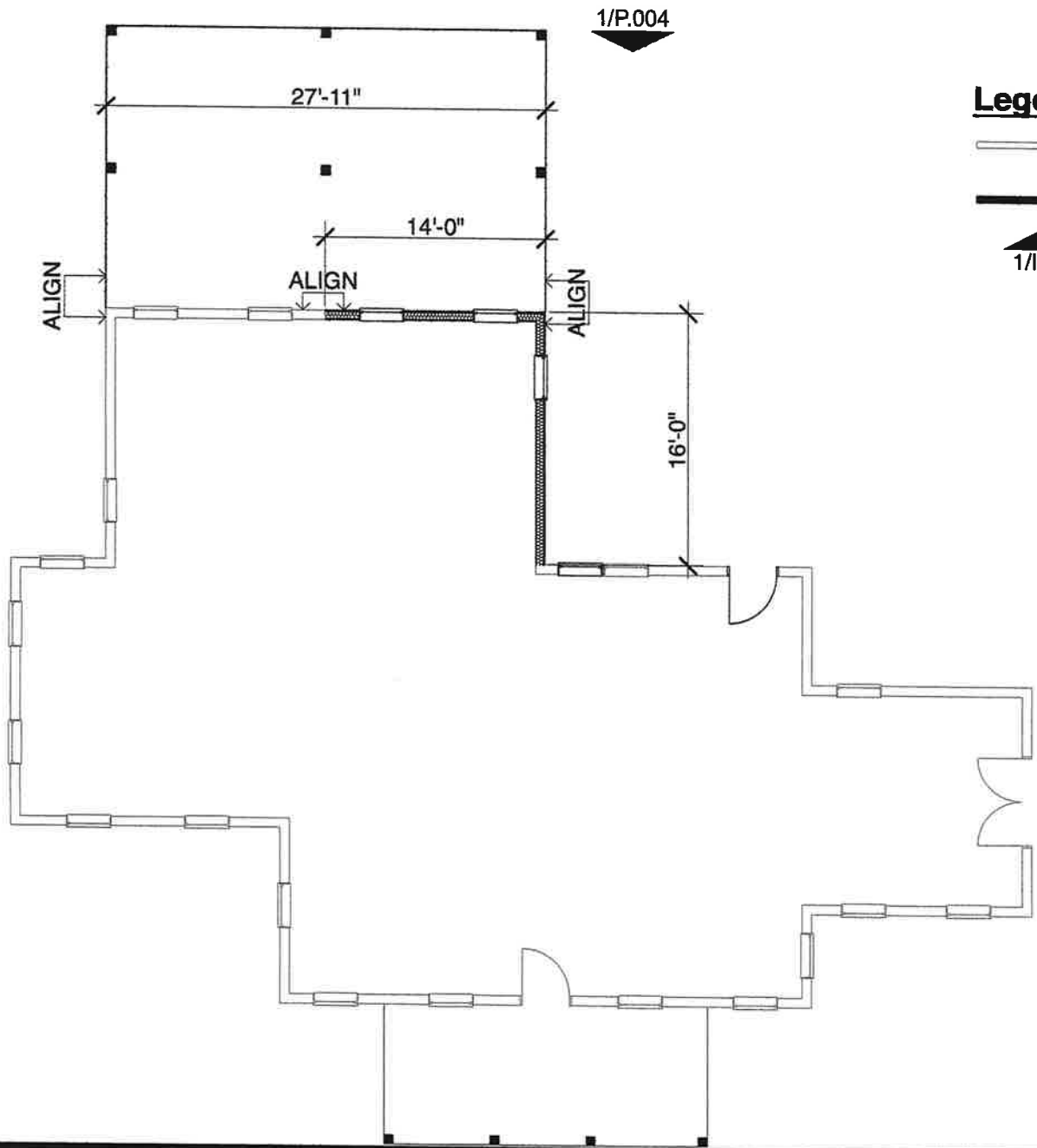
Carport

Contact Information:  
Charles Bush  
xxx.xxx.xxx

Home Renovation  
1247 Felder Avenue  
Montgomery, AL 36106




P.001

Site Plan



1/P.004

**Legend**

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION TO MATCH EXIS'
-  EXTERIOR ELEVATION

1/A8.0

1/P.005

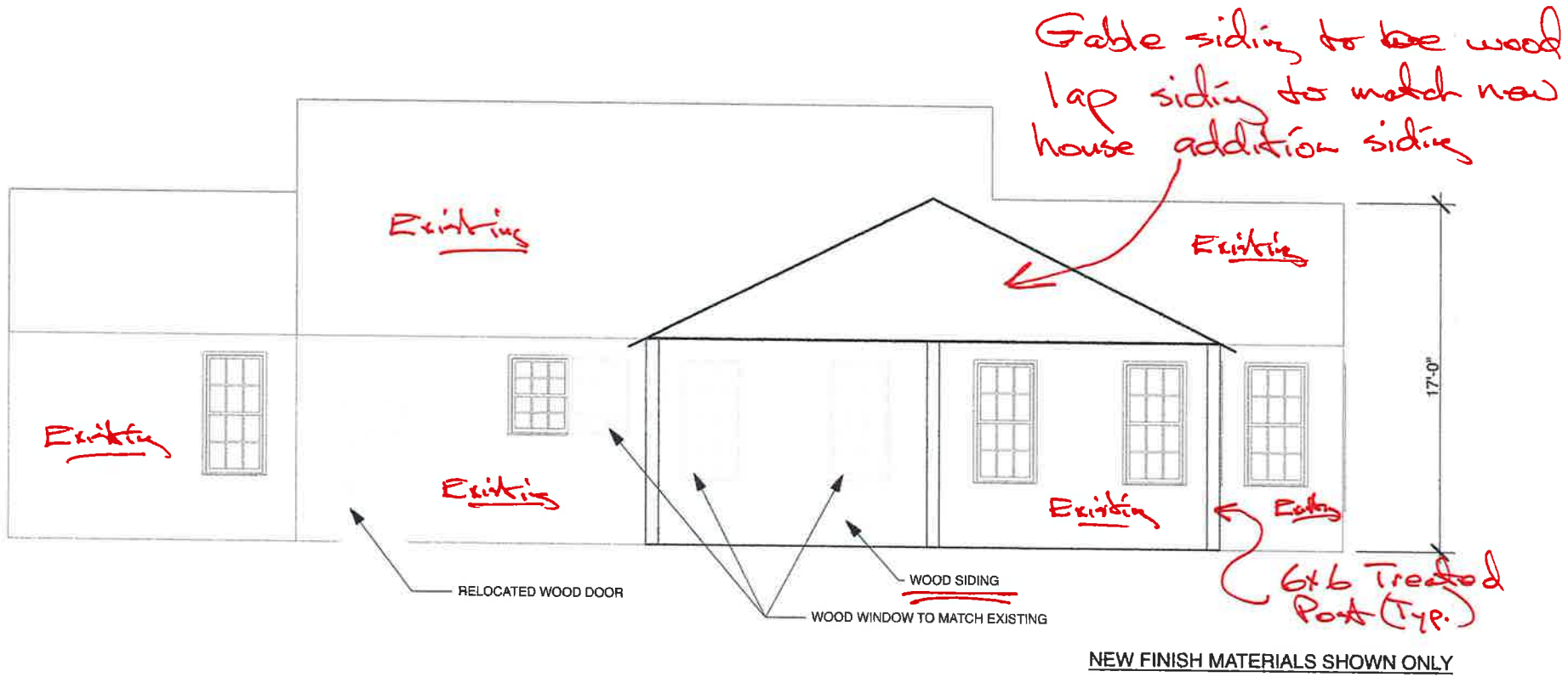
SCALE: 3/32" = 1'-0"

Contact Information:  
Charles Bush  
xxx.xxx.xxx

Home Renovation  
1247 Felder Avenue  
Montgomery, AL 36106

P.003

Construction Plan



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

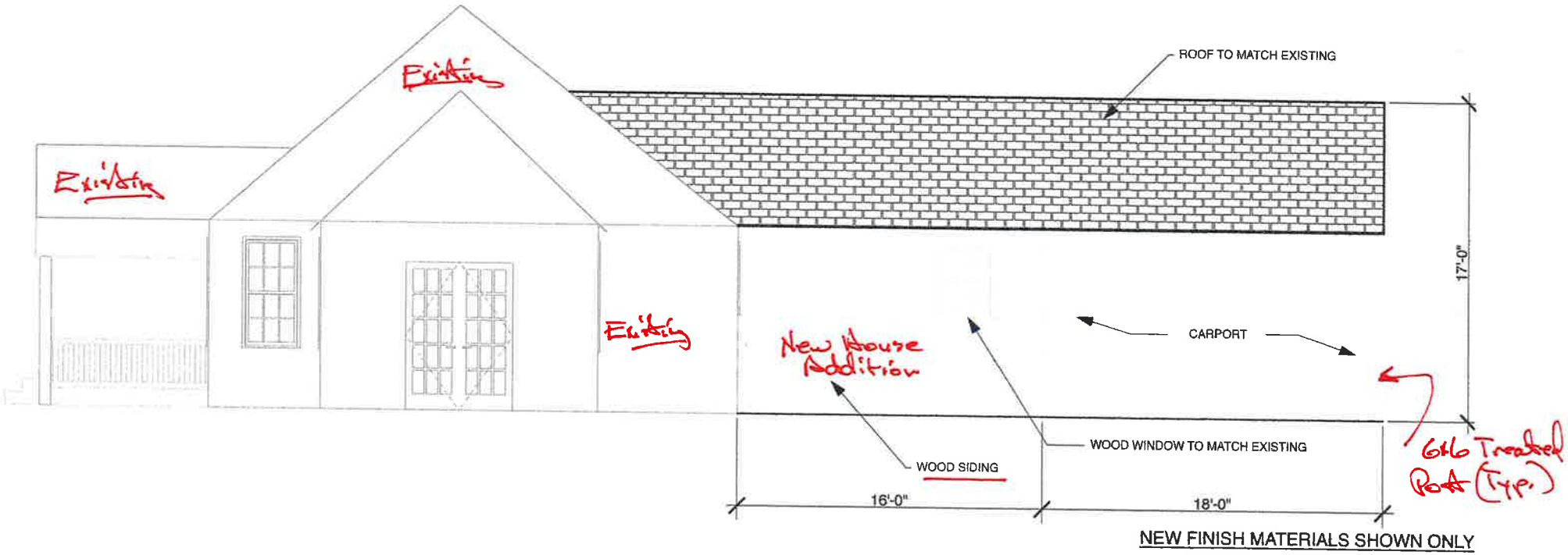
*Carport*

Contact Information:  
Charles Bush  
xxx.xxx.xxx

Home Renovation  
1247 Felder Avenue  
Montgomery, AL 36106

P.004

North Elevation



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

Carport

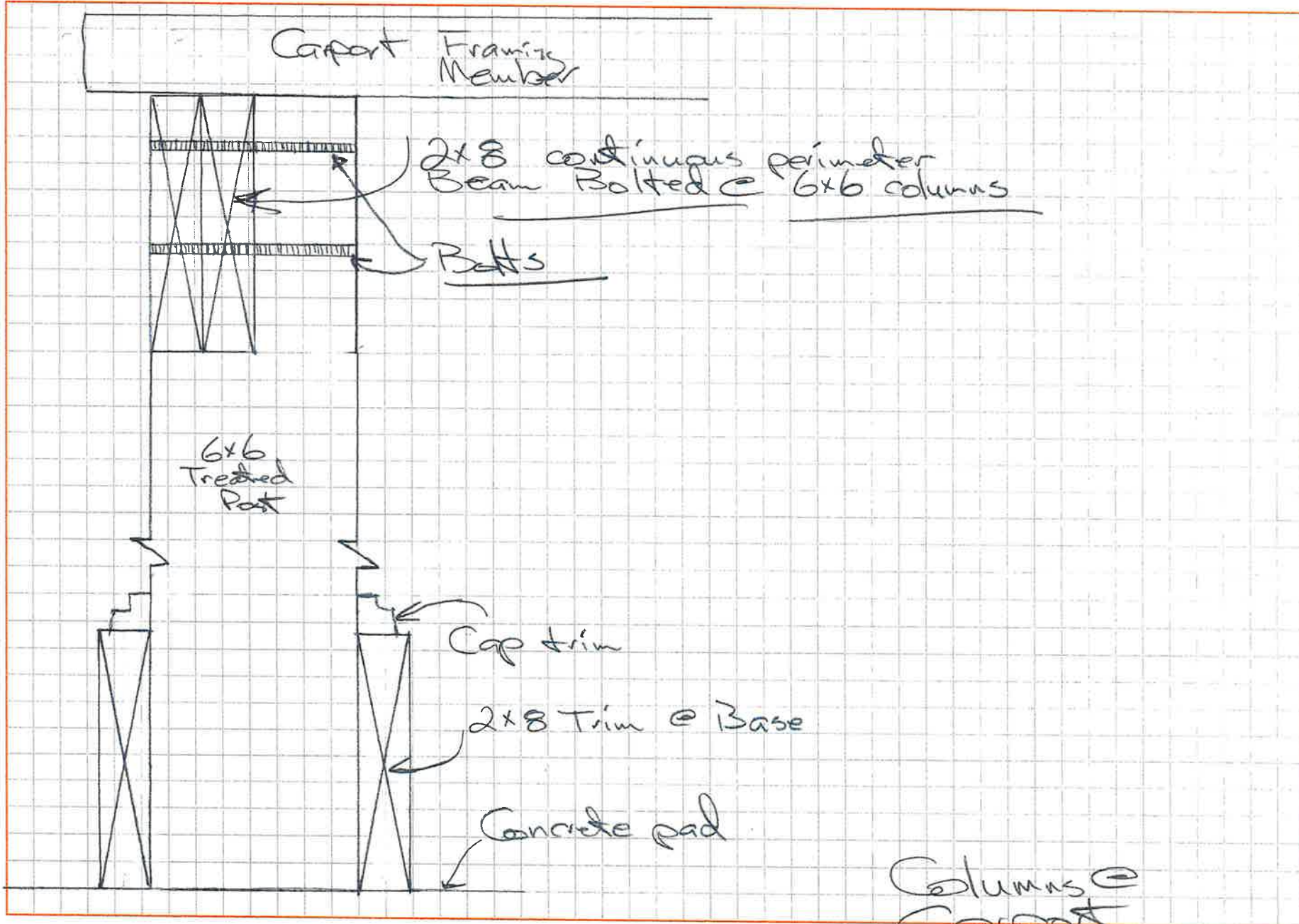
Contact Information:  
Charles Bush  
xx.xxx.xxx

Home Renovation  
1247 Felder Avenue  
Montgomery, AL 36106

P.005

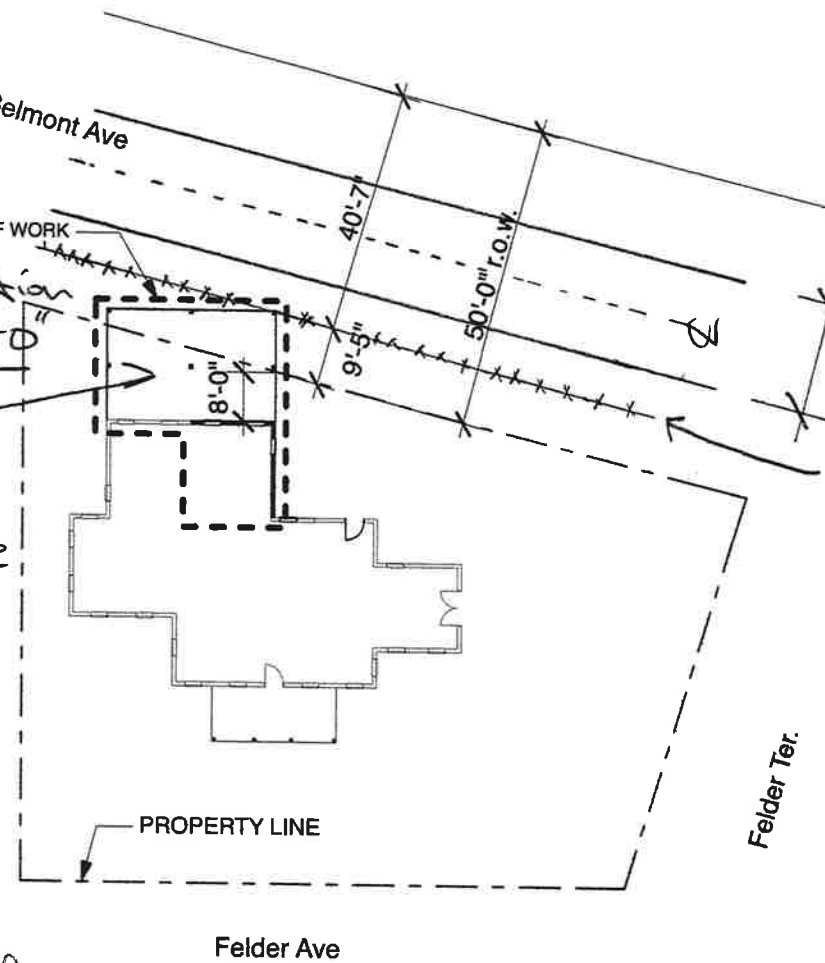
East Elevation





Carport Addition  
is 27'-11" x 18'-0"

Area @ Carport to have  
28'-0" x 18'-0" concrete  
parking pad.  
Area from north edge of  
parking pad to edge of  
street will be graveled  
and follow drainage  
swale elevations.  
Drainage pipe to be added  
as necessary.



Existing Fence  
To remain except  
in area of carport

Carport

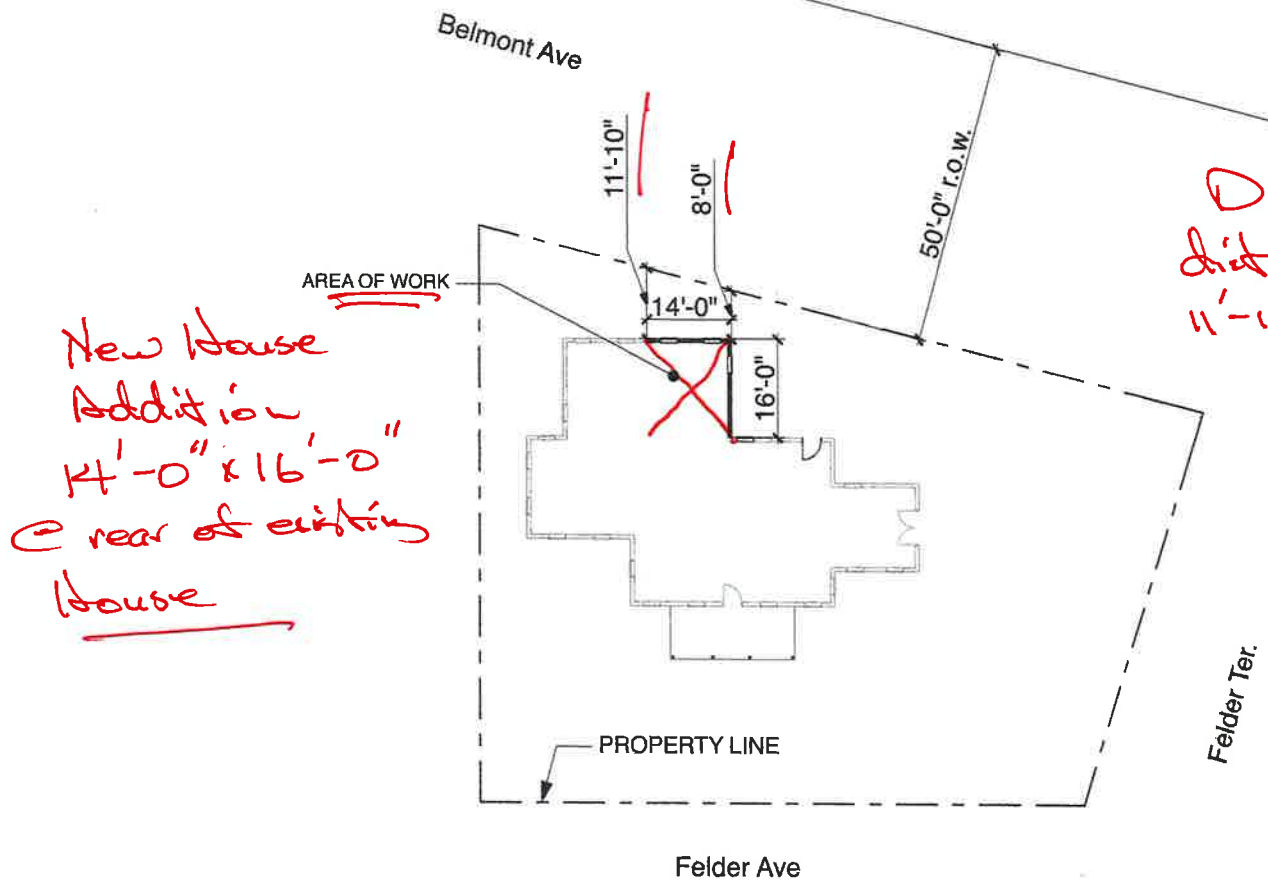
SCALE: 1/32" = 1'-0"

Contact Information:  
Charles Bush  
xxx.xxx.xxx

Home Renovation  
1247 Felder Avenue  
Montgomery, AL 36106

P.001

Site Plan Notes



Dimensions show distance to property line 11'-10" & 8'-0"

New House Addition 14'-0" x 16'-0" @ rear of existing house

SCALE: 1/32" = 1'-0"

New House Addition

Contact Information:  
Charles Bush  
000.000.000

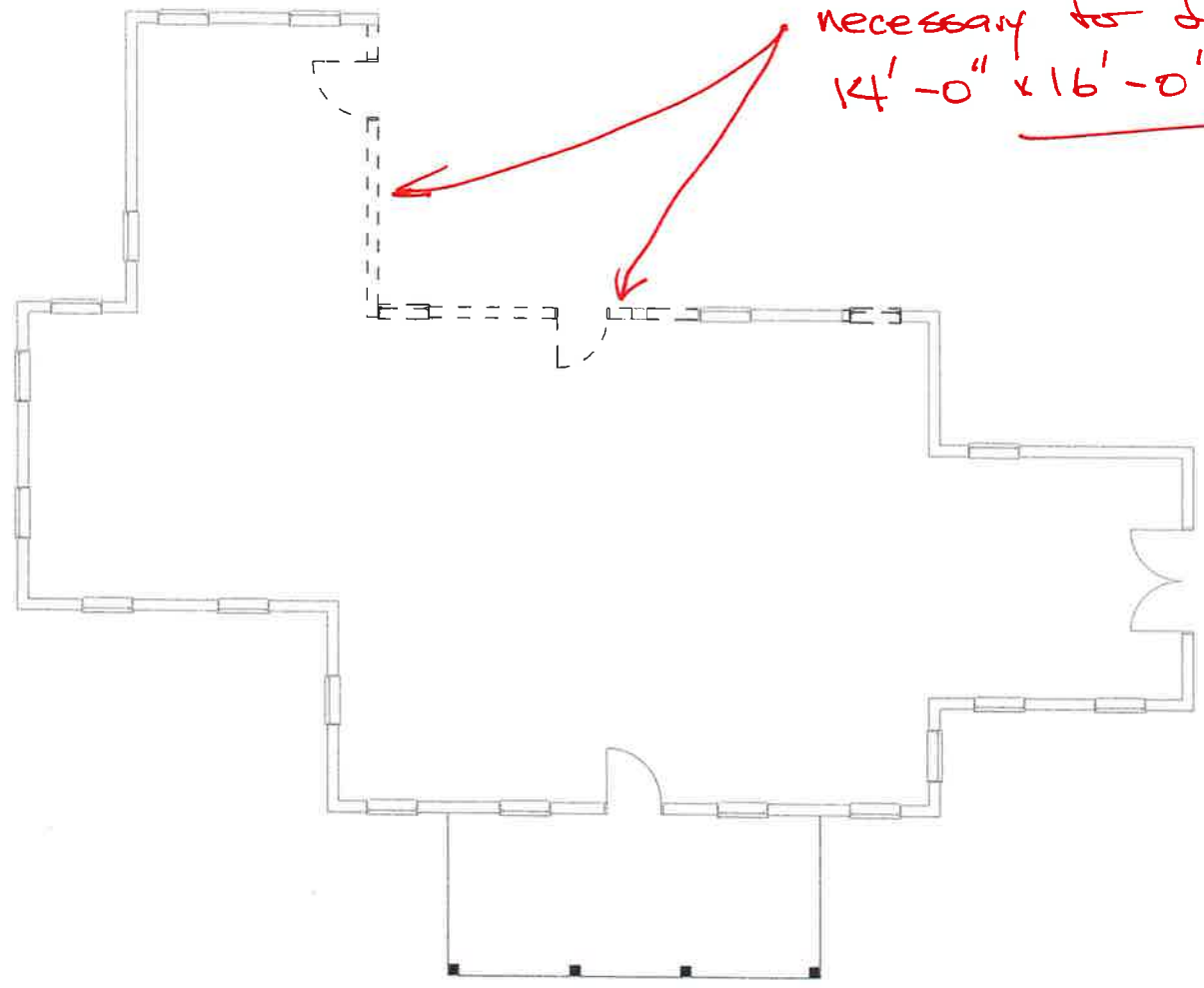
Home Renovation  
1247 Felder Avenue  
Montgomery, AL 36106

P.001

E-mailed 6/23/16

Site Plan

Existing walls to be modified as necessary to facilitate new 14'-0" x 16'-0" addition



SCALE: 3/32" = 1'-0"

New House Addition

Contact Information:  
Charles Bush  
xxx.xxx.xxx




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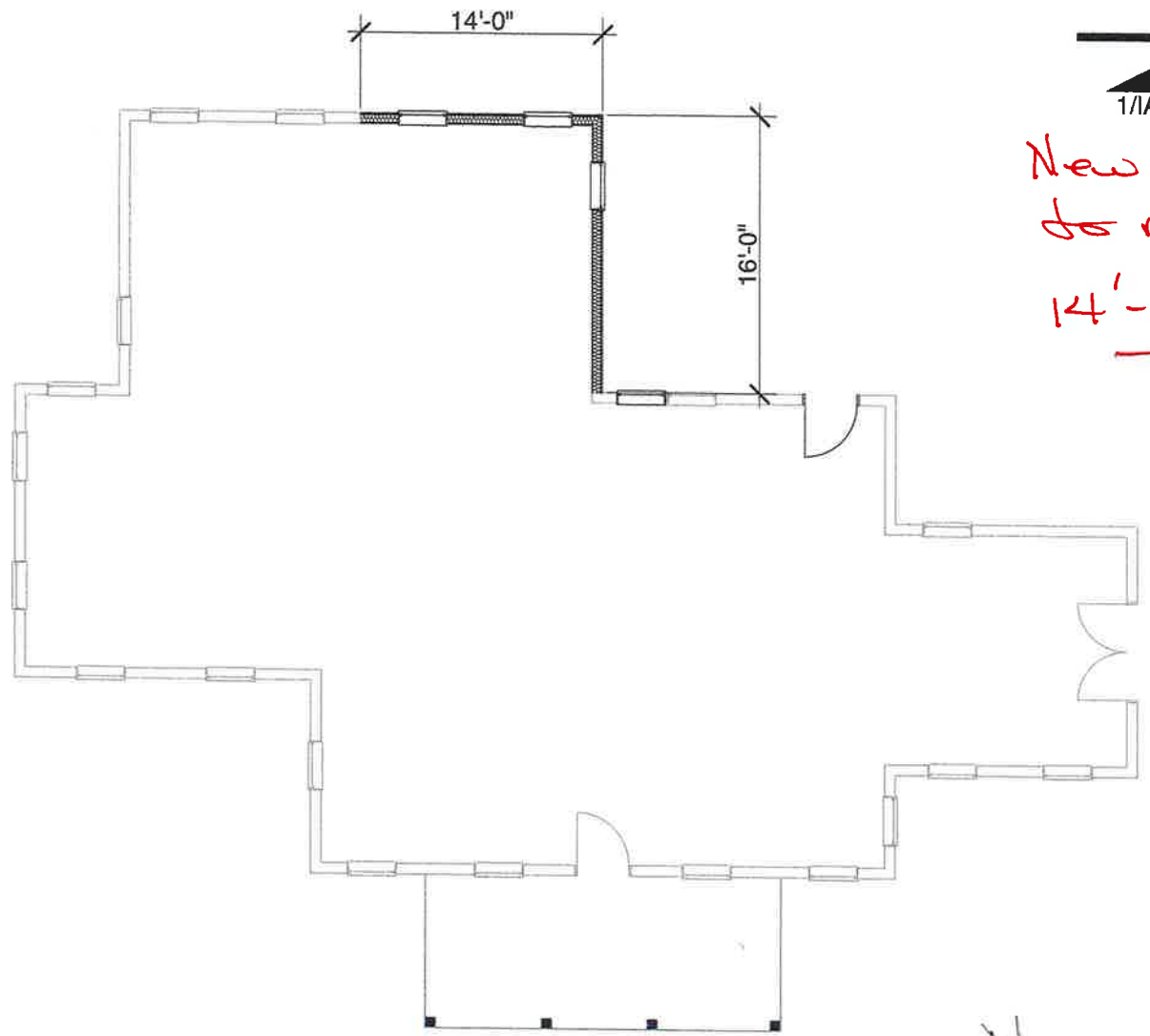
P.002

Demolition Plan

1/P.004

**Legend**

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION TO MATCH EXIS
-  EXTERIOR ELEVATION



*New house addition  
to rear of house  
14'-0" x 16'-0"*

1/P.005

SCALE: 3/32" = 1'-0"

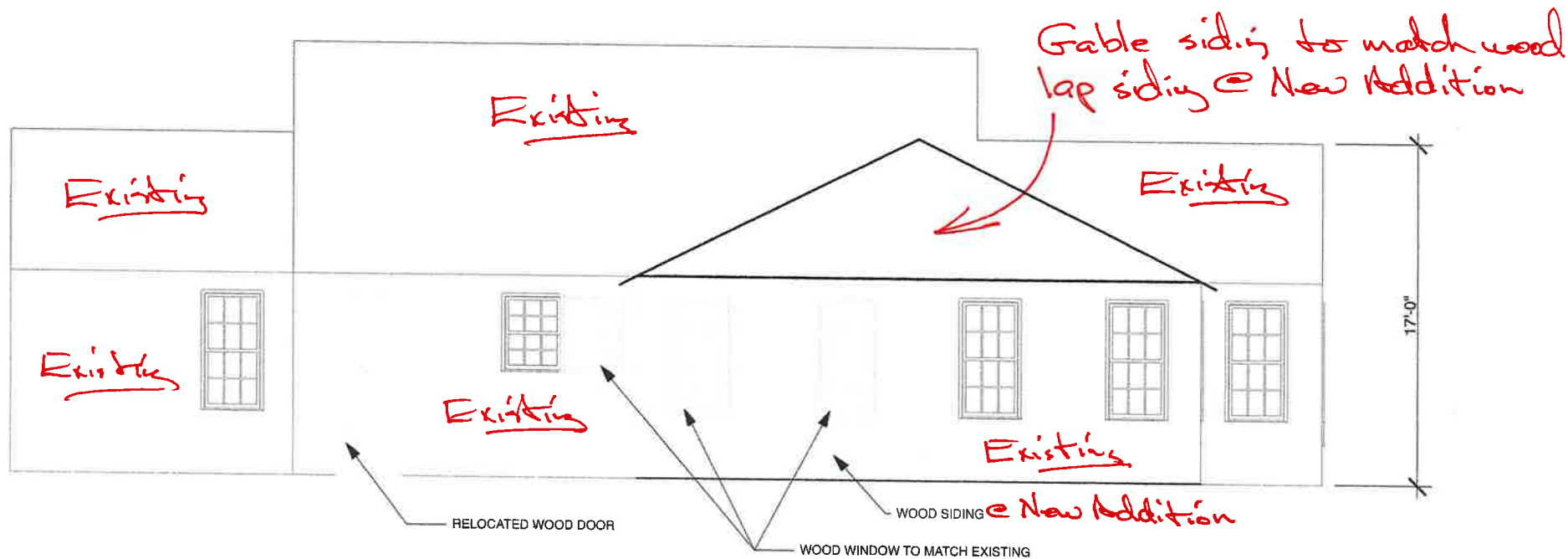
*New House Addition*

Contact Information:  
Charles Bush  
xxx.xxx.xxx

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Montgomery, AL 36106

P.003

Construction Plan



NEW FINISH MATERIALS SHOWN ONLY

New Addition  
14'-0" x 16'-00"

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

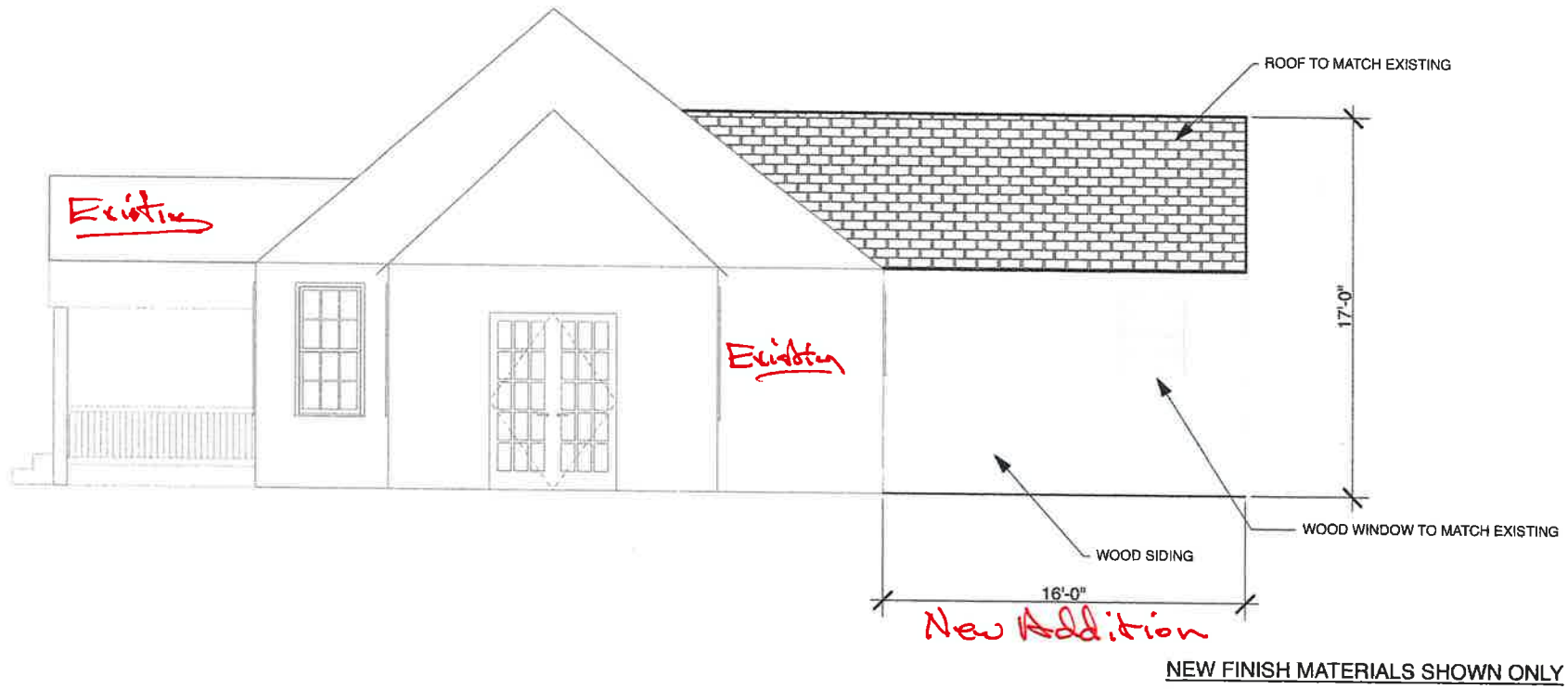
New House Addition

Contact Information:  
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xxx.xxx.xxx

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Montgomery, AL 36106

P.004

North Elevation



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

New House Addition

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xxx.xxx.xxx

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P.005

East Elevation