

A G E N D A

Architectural Review Board

August 23, 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 July 26, 2016 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Sarah McWilliams	Cloverdale Idlewild	3302 Cloverdale Road
2.	Brandon Owens	Individual	309 South Jackson Street
3.	Joseph Mitchell	Cloverdale Idlewild	554 East Fairview Avenue
4.	Emily Whisenhunt	Old Cloverdale	805 Cloverdale Road
5.	Brandy Price	Old Cloverdale	740 Felder Avenue
6.	Joshwon Bush	Garden District	33 Semple Street

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, September 27, 2016 at 5:30 p.m.**

1. PRESENTED BY: Sarah McWilliams

SUBJECT: Request for approval of a fence for the property located at 3302 Cloverdale Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to install approximately 46' feet of 6' wood privacy fence to match existing along the south 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 _____

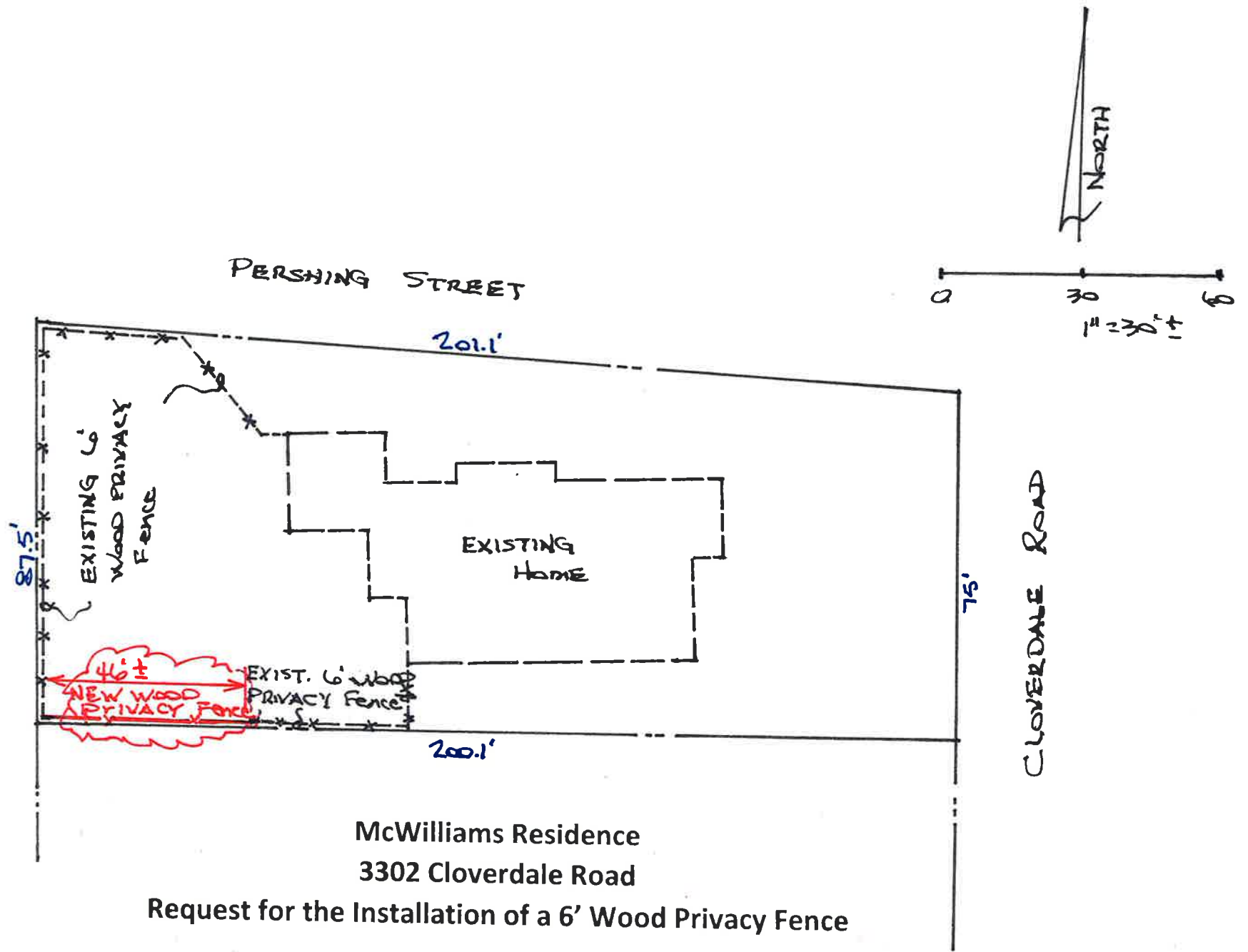
ACTION TAKEN _____



3302 Cloverdale Road



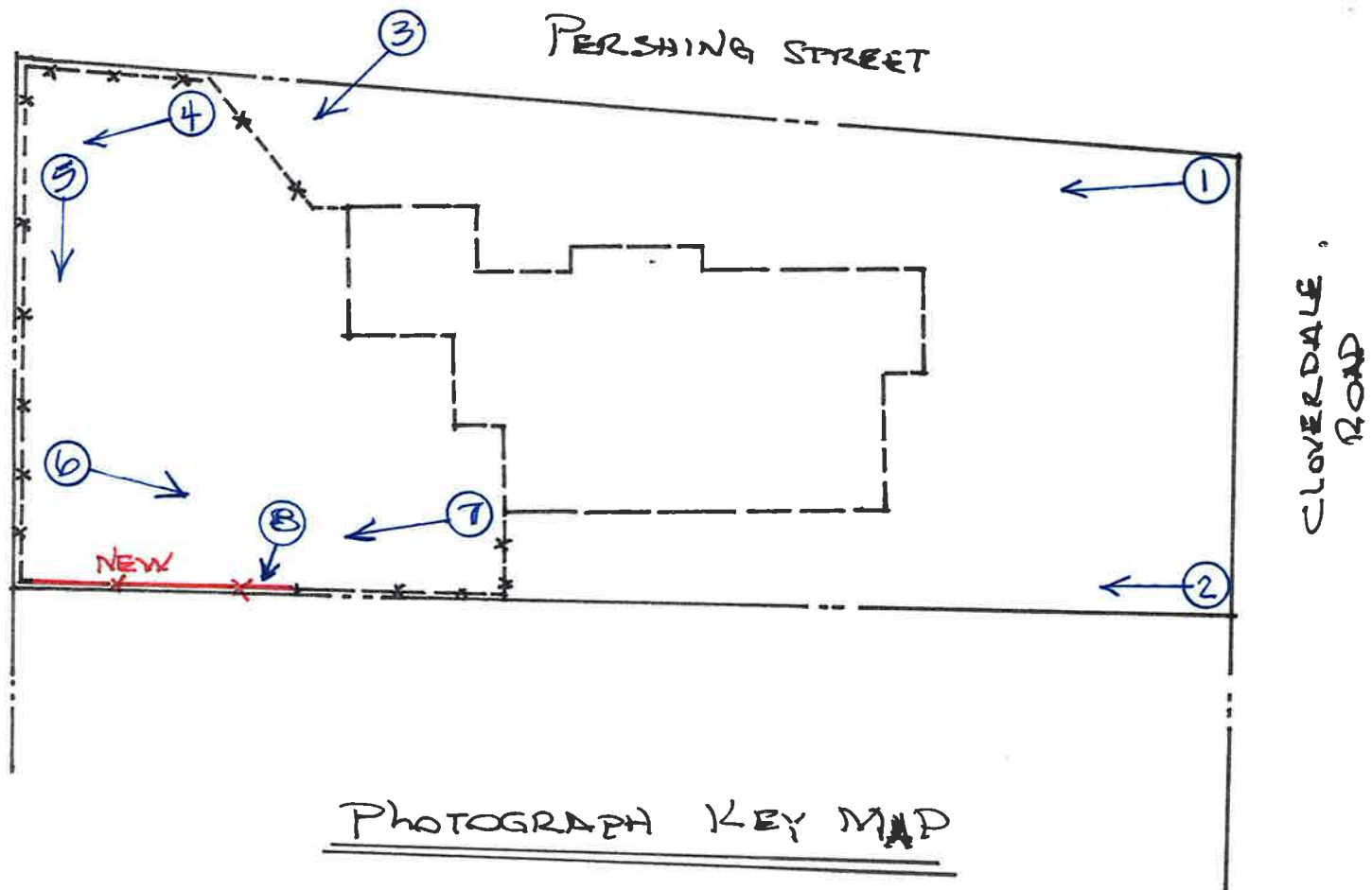
3302 Cloverdale Road



McWilliams Residence
 3302 Cloverdale Road

Request for the Installation of a 6' Wood Privacy Fence

ds
 8-1-16



PHOTOGRAPH KEY MAP

Picture 1



Picture 2



Picture 3 – New fence to be same as existing



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8 – Existing Wire Fence



2. PRESENTED BY: Brandon Owens, Sr.

SUBJECT: Request for approval of front porch column replacement for the property located at 309 South Jackson Street (Martin Luther King, Jr. Parsonage, Individual)

REMARKS: The petitioner is requesting permission to replace the existing wood front porch columns with a cast fiberglass column that is similar in detail and dimensions. The current columns are rotten at the base and have several repairs made over the years, the trustees would like the fiberglass option available, but are also exploring wood columns that match.

The porch rail and balusters are being repaired as part of this project, Marshall Lumber is milling matching balusters to replace rotten one, and fabricating a new handrail to match the existing.

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

- We discussed the issues of authenticity and longevity on site, given the significance of the resource. They have been advised care should be taken with introducing an impermeable column (fiberglass) against the wood railing.
- The Board has previously approved fiberglass columns.

COMMENTS _____

ACTION TAKEN _____



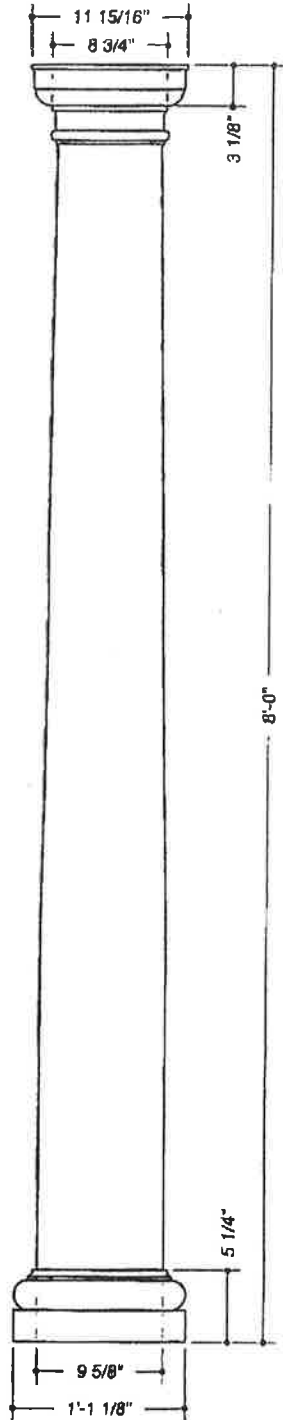
309 South Jackson Street



309 South Jackson Street

attention:
 Ken
 263-9321

Fiberglass Column
 Detail



Custom product is non-refundable once production starts.

SCALE: N.T.S.		COLUMN TYPE: FRP
DATE: 5 August 2014		CAP: Tuscan
DRAWING NAME: 10x8-Tuscan.dwg		BASE: Tuscan
DEALER: -	APPROVED BY:	DRAWN BY: JLC
APPLICATION: 10"x8"-0" Plain Round DuroCast Column	NOTES:	REVISED: -
		All dimensions are based on information provided for Dixie-Pacific. Contractor/Owner shall verify all dimensions. Signee accepts all dimensional liability upon signature.

3. PRESENTED BY: Joseph Mitchell

SUBJECT: Request for approval of post, fence, and wall construction for the property located at 554 East Fairview Avenue (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to construct two brick pillars and a brick wall where illustrated. A previous wall and pillars existed but were damaged and removed by a previous owner (the rebar is still in place). The petitioner would also like to install aluminum gates across the driveway between the pillars and walls, and a section of matching fence between the pillars. The wall and pillars will match the existing wall height of 7'10".

Because this property line abuts a street and is greater than 7' in height, the owner is also required to get a street side set back and height variance for the wall and pillars.

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 _____



554 East Fairview Avenue



554 East Fairview Avenue



Mastin Ln

2009



Google

State of wall in April 2009

Image capture: Apr 2009 © 2016 Google

Montgomery, Alabama

Street View - Apr 2009





Mastin Ln

554 fence

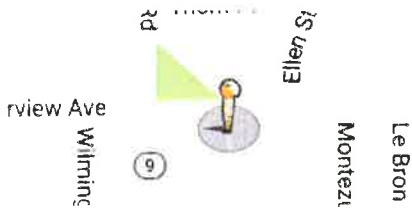


Montgomery, Alabama

State of wall in April 2013

Image capture: Apr 2013 © 2016 Google

Street View - Apr 2013





Current state of wall August 2016



Existing wall go around back and both sides
of property



Existing wall on back of property



Existing wall on back and side of property



Current state of wall



Current state of pillars



Aluminum Fence
12' W x 72" H
Inward Opening

Pillar
23" W x 23" D
7' 10" H

Pillar
23" W x 23" D
7' 10" H

Aluminum Fence
13' W x 72" H
Inward Opening

Wall
14' 5" W x 23" D
7' 10" H

Proposed plan. Pillars and wall will be brick and painted to match house in an approved color palette - Benjamin Moore # 239

4. PRESENTED BY: Emily Whisenhunt

SUBJECT: Request for approval of a garage addition and concrete drive from the rear access (Cottage Place) for the property located at 805 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to construct an addition on the rear of the existing garage and replace the existing garage doors as illustrated. All materials and colors to match the existing house. A concrete driveway and parking area will be added from the rear access off Cottage Place to access the new garage bays.

The garage was granted a variance in the 1950s to install plumbing and use part of the garage as a living unit. A coverage variance will be required, as the existing garage already exceeds the permitted accessory structure square footage under the R-75-d zoning (675 square feet), the proposed addition adds approximately 1600 square feet under roof.

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 property is one of the larger estate lots in Cloverdale. The Board needs to consider if the proposed addition is appropriately scaled and whether it detracts from the overall historic character of the property or district.

COMMENTS _____

ACTION TAKEN _____



805 Cloverdale Road

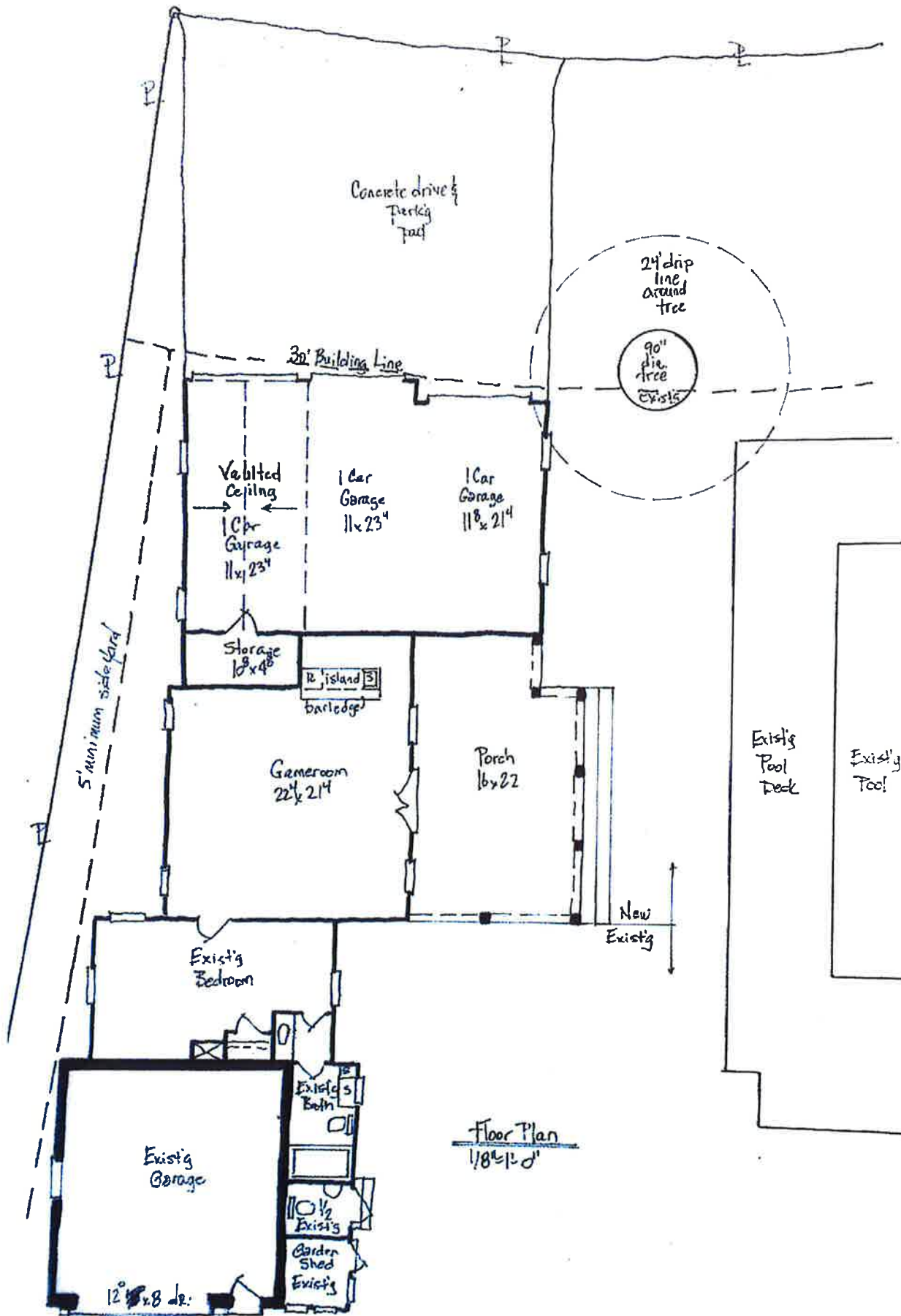






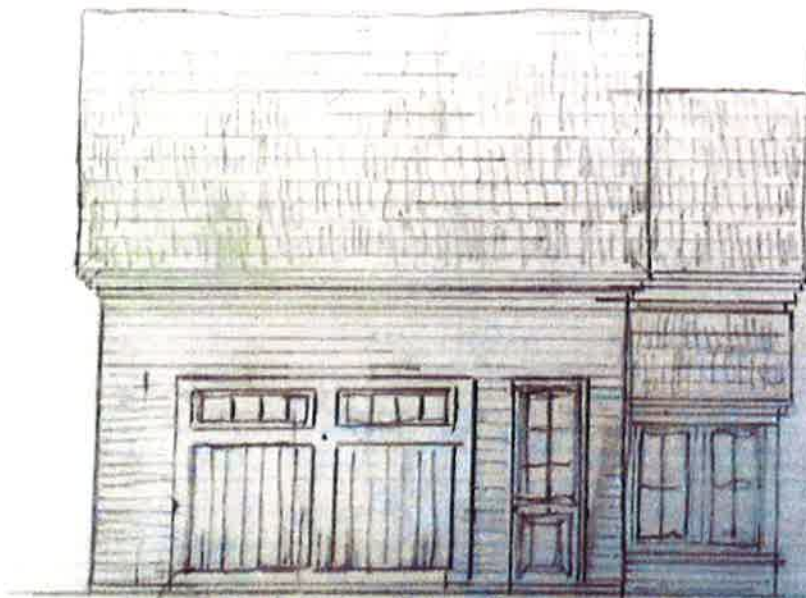




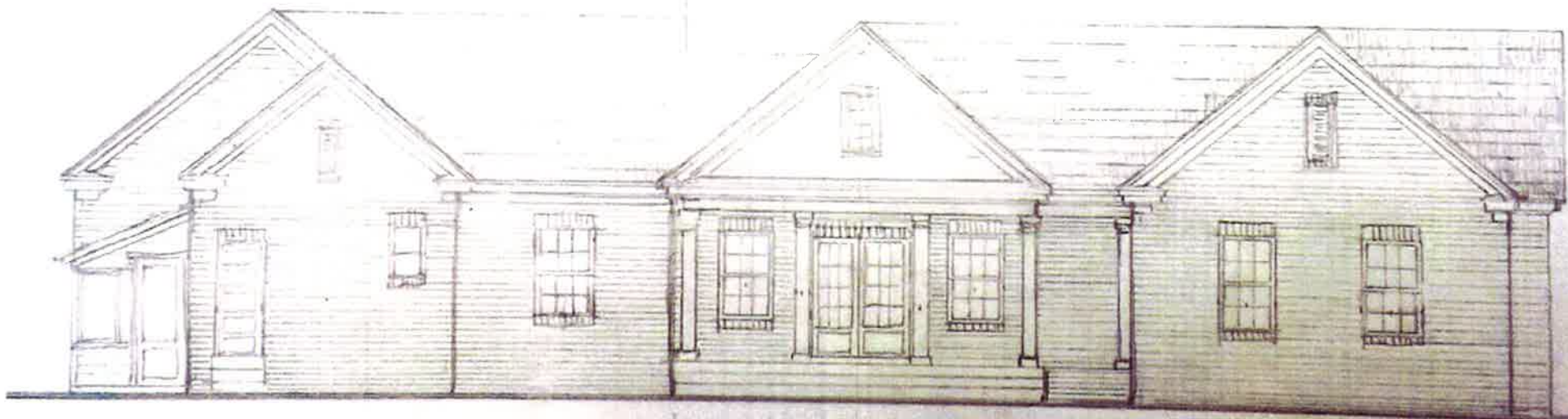




90 x 8 Carriage Style Doors
Elevation View @ Rear Street



90 x 8 Carriage House Style Door
12 Elevation View from Main House



Existing New
← →

5. PRESENTED BY: Brandy Price

SUBJECT: Request for approval of front and rear porch elements, exterior doors, and dormer window for the property located at 740 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission for the following alterations to a previously approved renovation plan. Drawings of all proposed elements are included:

- Because the front porch had to be removed and rebuilt (in the same configuration as the original), the new porch needs to meet current building code with a 36” rail height as the finished floor is greater than 30” above grade. The proposed new porch elements include new balusters turned to match the original design but taller to meet code; a new hand and show rail to match the original, round painted columns (reuse of originals was originally proposed but had significant termite and water damage through once removed); new fiberglass capitals to match the original capitals; some of which were missing; and new brick steps to match the brick skirting;
- New wood front door with half glass, house number to be installed in existing transom;
- The rear porch will have painted turned wood balusters, handrail, and shoe rail with 10” round tapered fiberglass columns with Doric fiberglass capitals;
- New rear wood door with half glass with transom and sidelights as illustrated;
- New stained glass dormer window incorporating diamond window motif found on front elevation; window is within an interior shower, the owner is requesting permission to use a PVC window for the frame and sash to reduce the chance of the window rotting due to its location.

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 fiberglass columns.

COMMENTS _____

ACTION TAKEN _____



740 Felder Avenue

740 Felder Avenue

PROPOSED WORK:

FRONT ELEVATION

It is proposed at the property 740 Felder Avenue to install historically accurate railings, steps & front exterior door as indicated in the attached drawings.

A. PORCH:

Balusters: All balusters shall be replaced due to condition of original balusters and in order to meet current code standards. Substantially similar paint grade, turned, wooden balusters shall be selected. The height of the new balusters shall change to meet current building codes.

Handrail & shoe rail: New paint grade wood handrails and shoe rails will be used which are substantially similar to the original look of the original rails.

Column: New, painted fiberglass 10" round, tapered, and fluted columns, will be selected to replace the original columns. Replacement columns will be substantially similar to the original columns. Original columns were rotted and had significant termite damage. Please see picture attached.

Capital: New painted fiberglass "Scamozzi" capitals, selected to match original capitals, shall replace original capitals. Original capitals were either missing or held together by string. Please see picture attached.

Steps: New brick steps shall be built to match brick skirt.

B. EXTERIOR DOOR:

New custom, painted wood door with half-glass will be installed. In existing transom above door, house number will be added.

REAR ELEVATION

It is proposed at the property 740 Felder Avenue to install new railings, steps & rear exterior door as indicated in the attached drawings.

A. PORCH:

Balusters: New paint grade, turned, wooden balusters shall be used.

Handrail & shoe rail: New paint grade wood handrails and shoe rails shall be used.

Column: New painted fiberglass 10" round, tapered columns shall be used.

Capital: New painted fiberglass Doric capitals shall be used.

Steps: New brick steps shall be built to match brick skirt.

B. EXTERIOR DOOR:

New custom, painted wood door with half-glass, transom & sidelights will be installed.

RIGHT SIDE ELEVATION

It is proposed at the property 740 Felder Avenue to install a new stained glass dormer window as indicated in the attached drawings and pictures. This window is located in a shower.

The proposed window design would incorporate the diamond motif that is on the front original windows of the home. Also, we would like to use stained glass in this window to give privacy to the shower area.

It is also proposed to use a PVC material for the frame and windowsill. It is the owner's wish to protect the house and area from any water damage and rot. As such, they are asking for an exception to be made to allow this type of window material in this location only.

NOTE: REFER TO ATTACHED DRAWINGS AND PICTURES.









Scamozzi



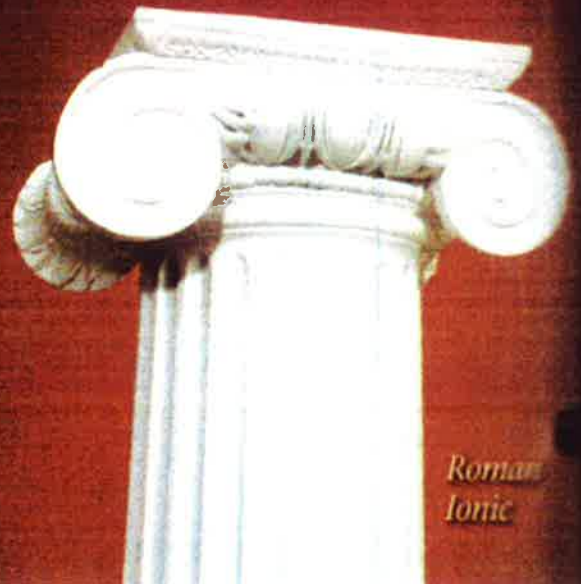
*Temple
of Wis*

Pro-Cast Decorative Capitals

The crowning elegance of any structure is a Greek or Roman style decorative capital. AFCO provides a wide selection of styles and sizes designed to fit any AFCO Pro-Cast or Pro-Fusion column.

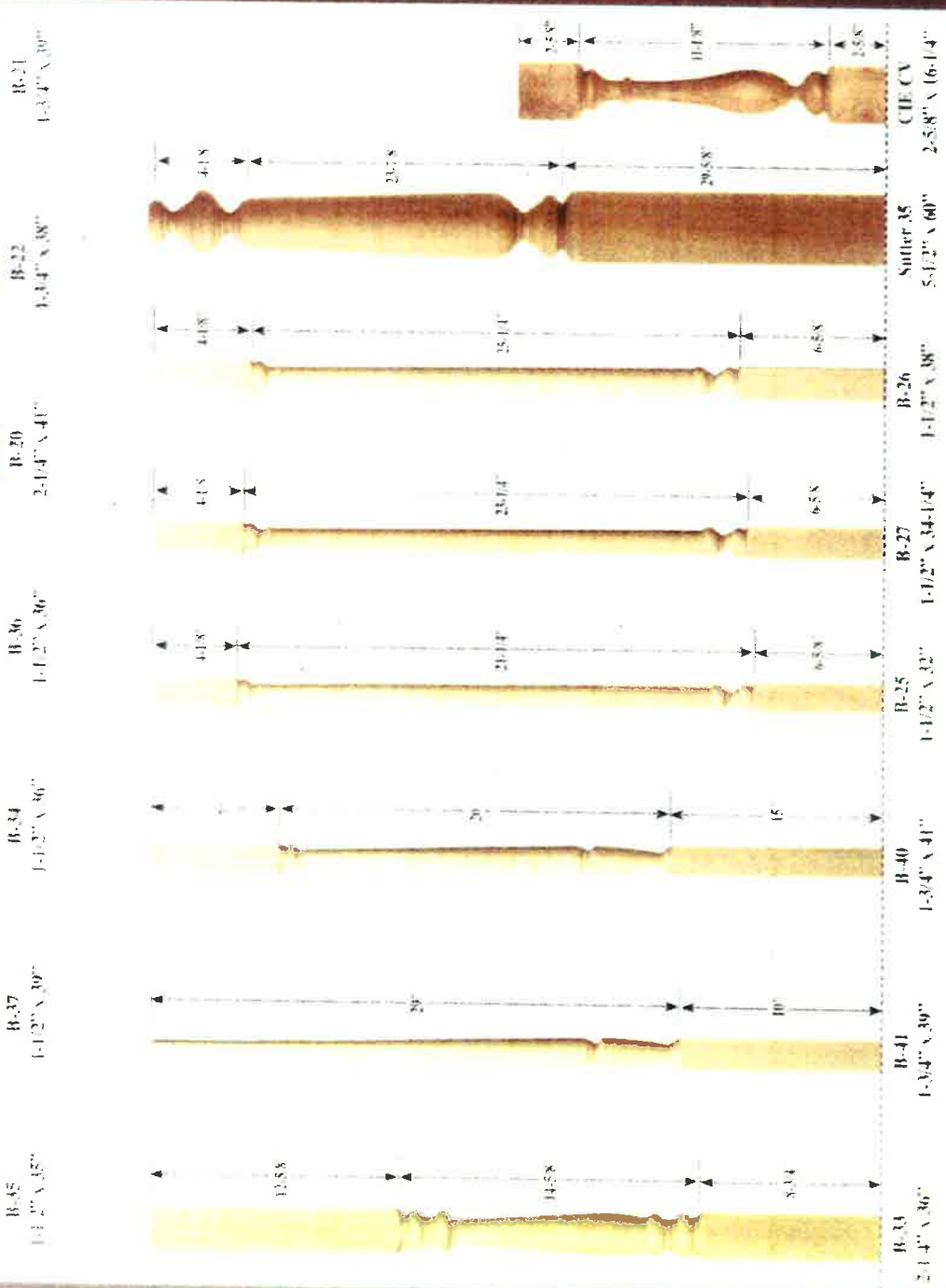
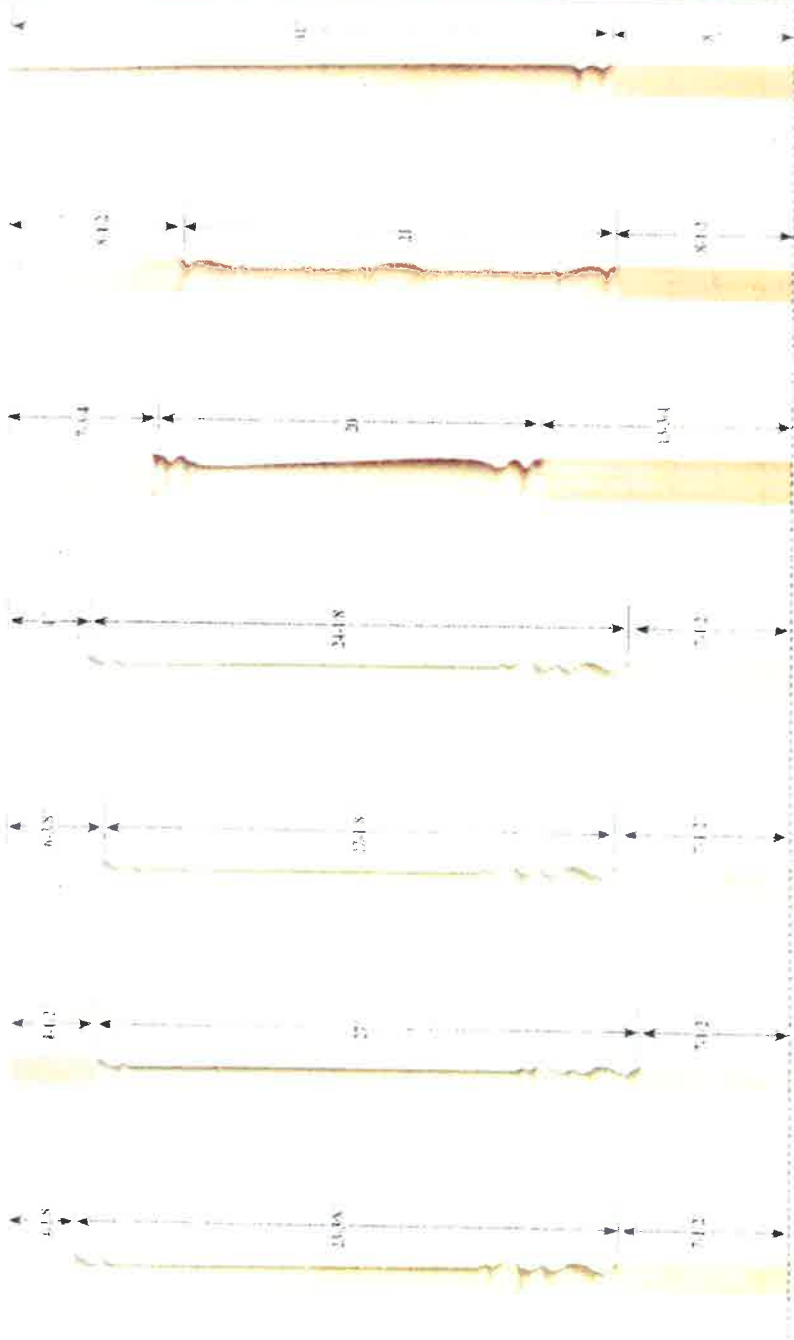


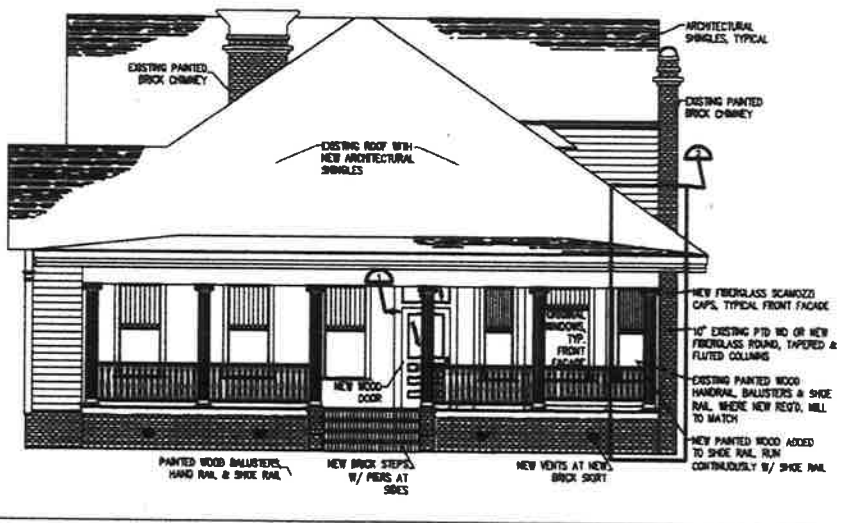
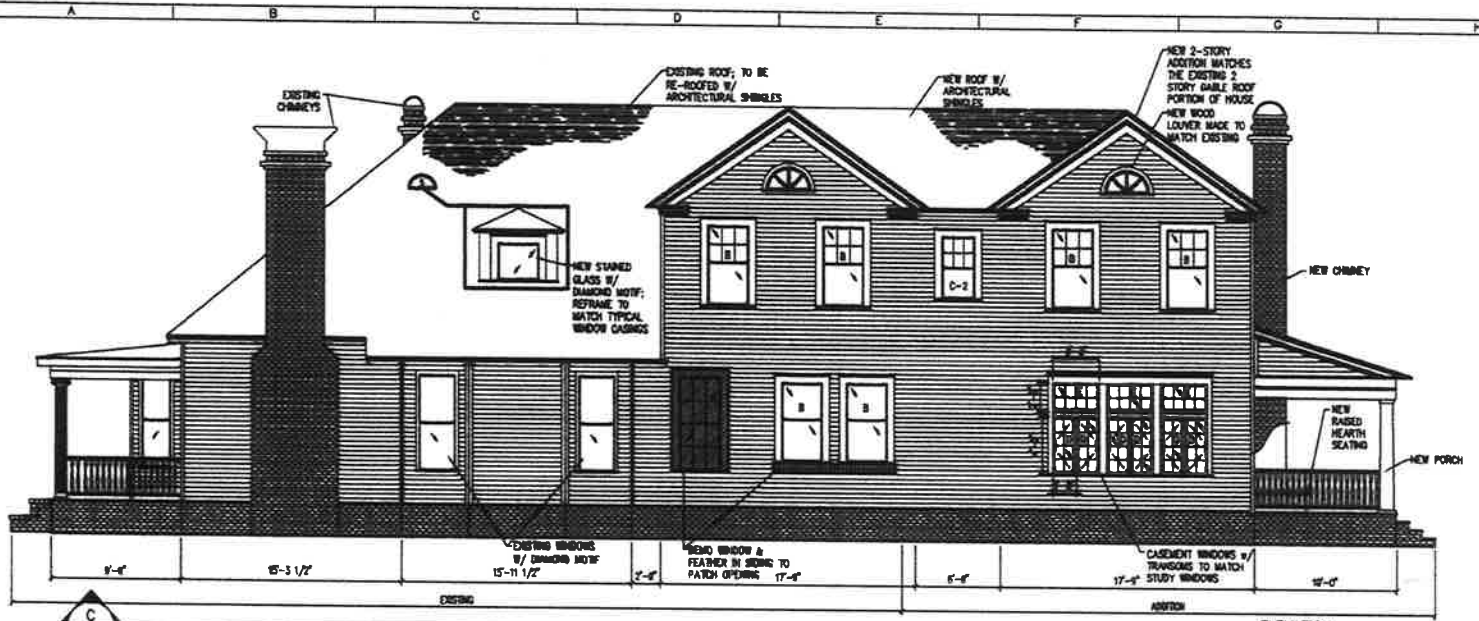
*Roman
Corinthian*



*Roman
Ionic*

Custom Profiles





EXTERIOR ELEVATIONS

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

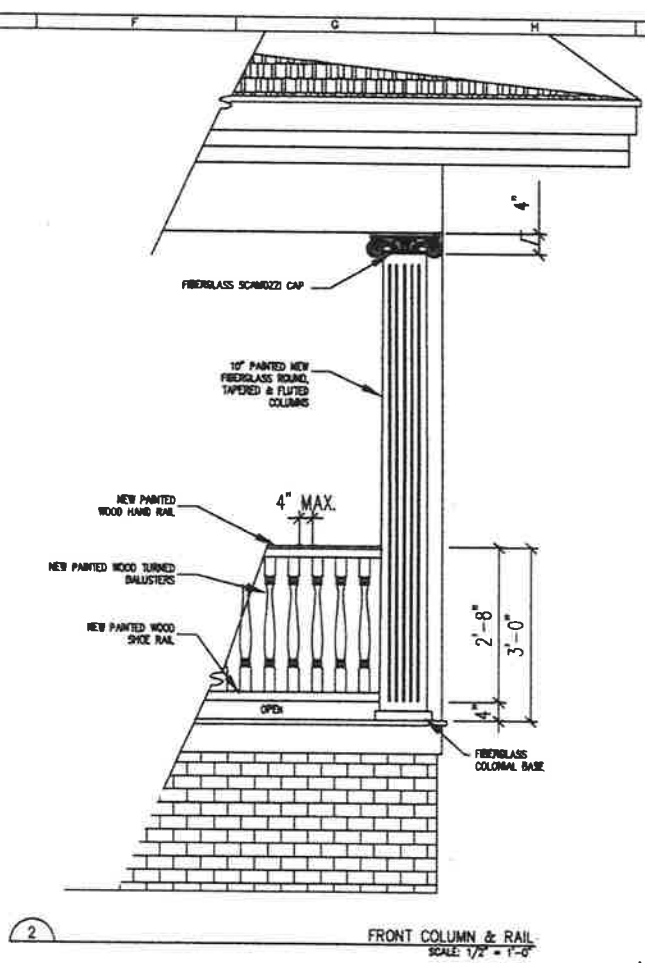
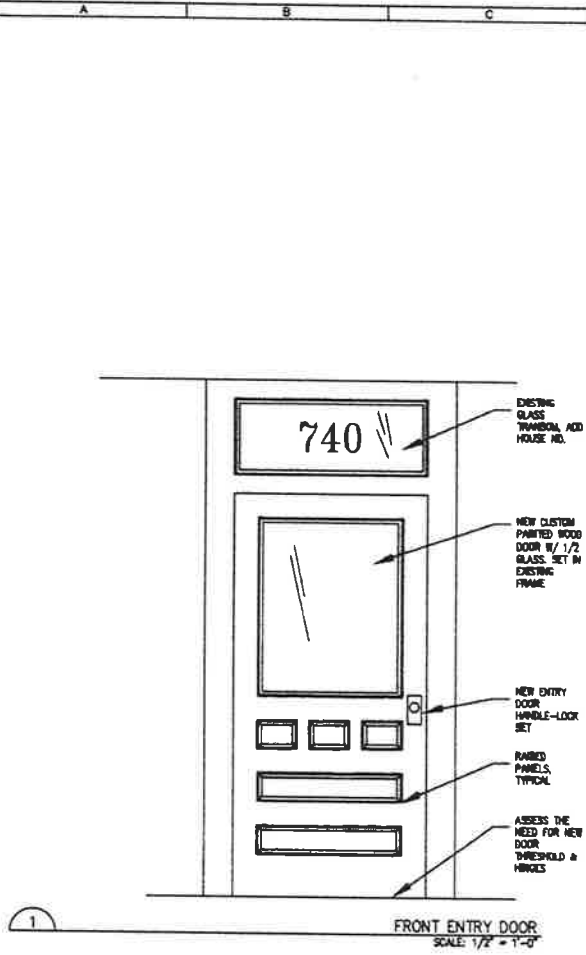
ALL DIMENSIONS +/- . FIELD VERIFY ALL.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DATE	OCT 2014
SCALE	1/8" = 1'-0"
PROJECT	NEW PORCH
DESIGNED BY	JANE ROBERTSON ALLEN
DRAWN BY	MANSHALL
CHECKED BY	MONTGOMERY, ALABAMA 38108
PROJECT NO.	
DATE	

EXTERIOR ELEVATIONS

10



**EXTERIOR
DETAILS- FRONT**

SCALE: 1/2" = 1'-0"

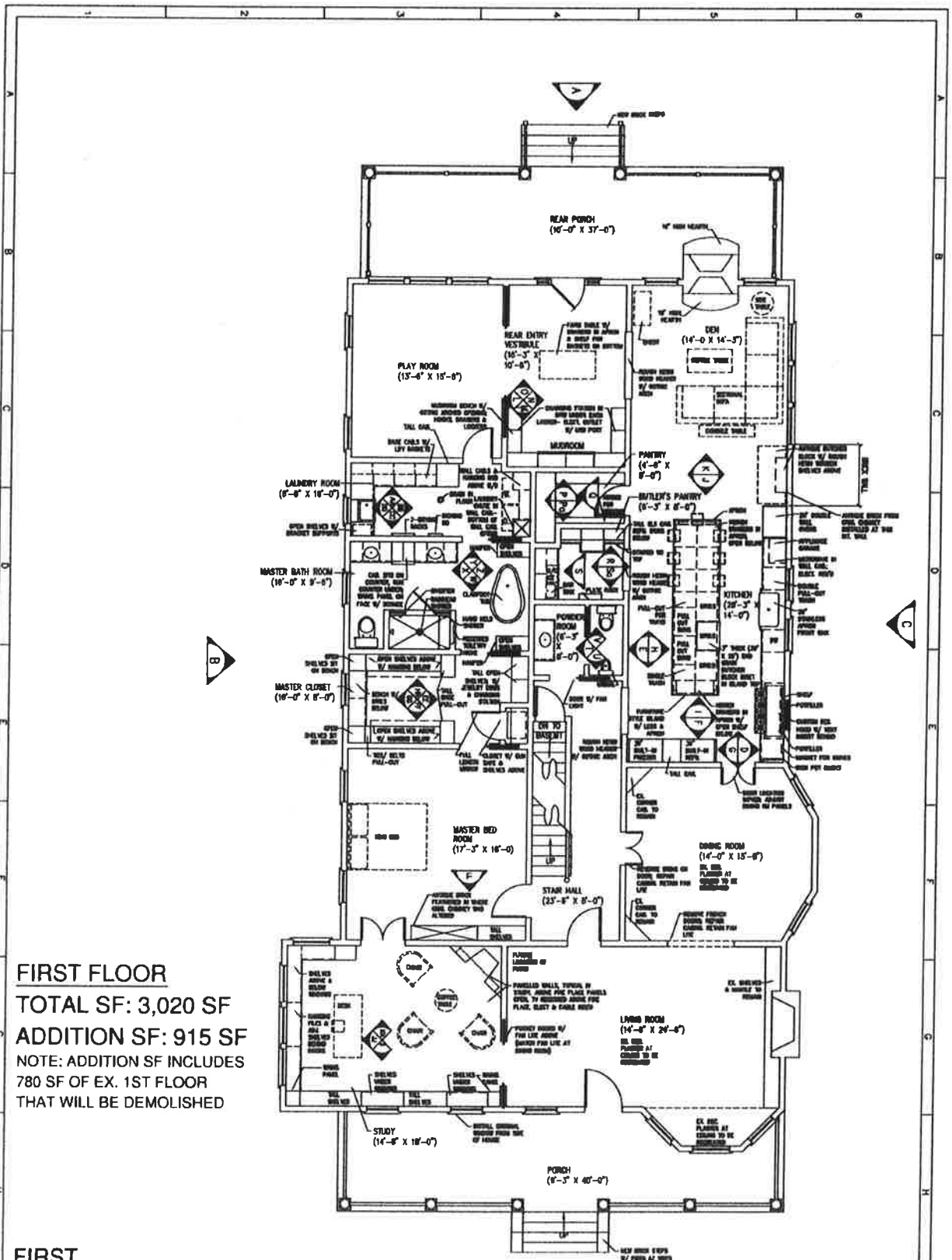
ALL DIMENSIONS +/- . FIELD VERIFY ALL.

DATE	DESCRIPTION

DATE	30 OCT 2014
PROJECT	1/2" = 1'-0"
SCALE	1/2" = 1'-0"
PROJECT NO.	

FOR THE ARCHITECT
 JANE ROBERTSON ALLEN
 ARCHITECTS
 MONTGOMERY, ALABAMA 36108

EXTERIOR DETAILS



FIRST FLOOR
TOTAL SF: 3,020 SF
ADDITION SF: 915 SF
 NOTE: ADDITION SF INCLUDES
 780 SF OF EX. 1ST FLOOR
 THAT WILL BE DEMOLISHED

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 ALL DIMENSION +/- . FIELD VERIFY ALL.

	JANE ROBERTSON ALLEN ARCHITECT MONTGOMERY, ALABAMA 36106	Date: XX OCT 2014 Scale: 1/8"=1'-0" Drawn by: JRAN Checked by: JRAN Title: FIRST FLOOR PLAN	PROJECT ELEVATION, PLAN, SECTION & DETAIL WORK SHEET NO. 1 OF 1
	FIRST FLOOR PLAN	Project: 740 BERRY AVENUE Location: MONTGOMERY, AL 36106	Client: JRAN Designer: JRAN Date: XX OCT 2014 Scale: 1/8"=1'-0" Drawn by: JRAN Checked by: JRAN Title: FIRST FLOOR PLAN

6. PRESENTED BY: Joshwon Bush

SUBJECT: Request for approval after the fact of exterior alterations and addition for the property located at 33 Semple Street (Garden District). VIOLATION

REMARKS: The petitioner is requesting permission to retain the following changes made without ARB approval:

- Replacement of vertical wood and horizontal wood siding with Hardie plank, material replacement and removal of the vertical siding element require ARB approval;
- Replacement of windows from a 6:6 to a 2:2 configuration, change in window configuration requires ARB approval;
- Alteration to the size and style of the gable vent, change in appearance requires ARB approval;
- Replacement of front door with an inappropriately styled door, and alterations to the front porch require ARB approval;
- Alterations to the front porch;
- Removal of the partial pent roof returns in the gable has removed a historic, architectural element;
- A large and unpermitted addition to the west front elevation of the structure (2103 building permit was for repairs and explicitly states "No Addition. No Structural Change"; additions require ARB approval.

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 replacement windows are wood simulated or true divided lite, and the style is consistent with the style of the house.
- The gable vent is inappropriately sized.
- The front door is not a historic configuration.
- The addition introduces window and door elements that are not in keeping with the historic style or fenestration of the original structure, or consistent with historic materials in the district.
- The Board is reminded that just because it's there, doesn't mean it has to be approved.
- To date, the Board has not approved the wholesale replacement of siding with a cementitious as it has a different profile, reveal, and visual quality than wood, and wood siding is still readily available. The Board has approved the use of a cementitious siding on additions and outbuildings.

COMMENTS _____

ACTION TAKEN _____



33 Semple Street



33 Semple Street



33 Semple Street