

A G E N D A

Architectural Review Board

September 27, 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 August 23, 2016 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Brandon Owens	Individual	309 South Jackson Street
2.	Freida Baker	Old Cloverdale	2512 College Street
3.	Eddie & Joan Johnson	Cottage Hill	441 Martha Street
4.	Chip Norris	Cottage Hill Annex	415 S. Goldthwaite Street
5.	Scott Browder	Lower Commerce	80 Commerce Street
6.	Matthew Bell	St. Charles—Capitol Heights	102 S. Lewis Street
7.	George Criminale	Cottage Hill	21 Whitman Street

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, October 25, 2016 at 5:30 p.m.**

OLD BUSINESS

1. 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.

Items was carried over from August 23, 2016 meeting as no one was present to make the petition.

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 _____



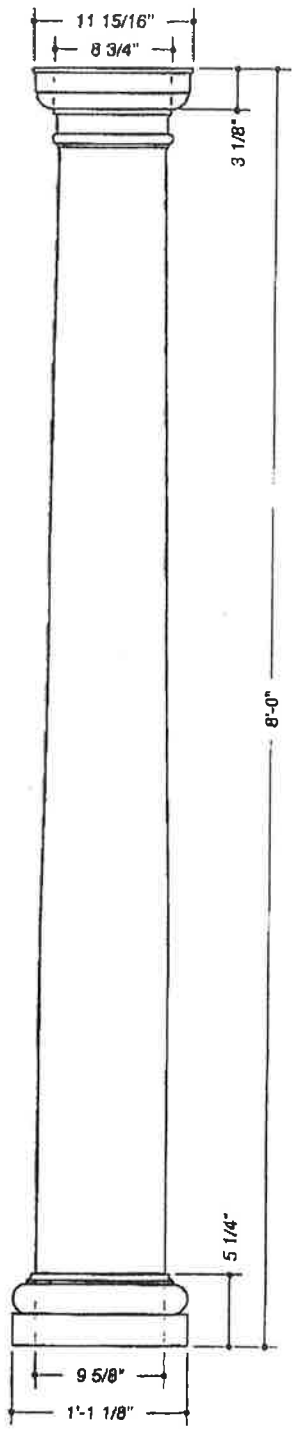
309 South Jackson Street



309 South Jackson Street

attention:
 Ken
 263-9321

Fiberglass Column
 Detail



Custom product is non-refundable once production starts.

COLUMN TYPE: FRP
CAP: Tuscan
BASE: Tuscan

DRAWN BY: JLC
REVISED: -

SCALE: N.T.S.
DATE: 5 August 2014
DRAWING NAME: 10x8-Tuscan.dwg
DEALER: -

DIXIE  PACIFIC MANUFACTURING COMPANY, INC.	
APPROVED BY:	NOTES:
APPLICATION: 10"x8"-0" Plain Round DuraCast Column	

All dimensions are based on information provided for Dixie-Pacific. Contractor/Owner shall verify all dimensions. Signee accepts all dimensional liability upon signature.

2. PRESENTED BY: Freida Baker

SUBJECT: Request for confirmation of approval for an emergency roof repair/alteration presented at the August 23, 2016 meeting for the property located at 2512 College Street (Old Cloverdale).

REMARKS: The owners had part of a tree fall on a front stone veneered turret projection with a flat roof. The flat roof had been leaking for some time and the tree's action prompted the owners to address altering the front roof without the luxury of planning in advance. At the August 23 meeting, the Bakers proposed replacing the flat roof with a 4:12 conical shingled roof (to match the house) that would match the shape of the projection and tie into the main roof. The fascia would be replaced with wood trim and painted to match the trim on the house.

At the meeting, a suggestion was made that they could lower the roofline to match the existing eave/fascia line of the house. The motion was approved by 7 of 8 members, with Ms. Brown objecting to the option of lowering the roofline to match.

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

- Staff advised the owners they did not need to be present at the meeting.

COMMENTS _____

ACTION TAKEN _____



2512 College Street







NEW BUSINESS

3. PRESENTED BY: Eddie & Joan Johnson

SUBJECT: Request for approval of driveway replacement for the property located at 441 Martha Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to replace an existing gravel driveway with an 8’x18’ brick driveway, with the brick, pattern, and spacing to match the existing driveway apron at the street. This driveway will fit between the city sidewalk and terminate at the front wall of the house.

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

DEPARTMENT COMMENTS

- No comment.

COMMENTS _____

ACTION TAKEN _____



441 Martha Street



MARTHAST



441

435

1 inch = 20 feet

4. PRESENTED BY: Chip Norris for Brinks

SUBJECT: Request for approval of a new rear entry door for the property located at 415 South Goldthwaite Street (Cottage Hill Annex).

REMARKS: The petitioner is requesting permission to create a new opening on the rear of the structure that is 9'4" wide and 8' tall with a metal roll up door that will either retain a galvanized finish or be painted to match the 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

- This is a utilitarian building, and a rear facing door will not be visible from the street. The property to the rear of this building is not within the boundaries of a historic district.

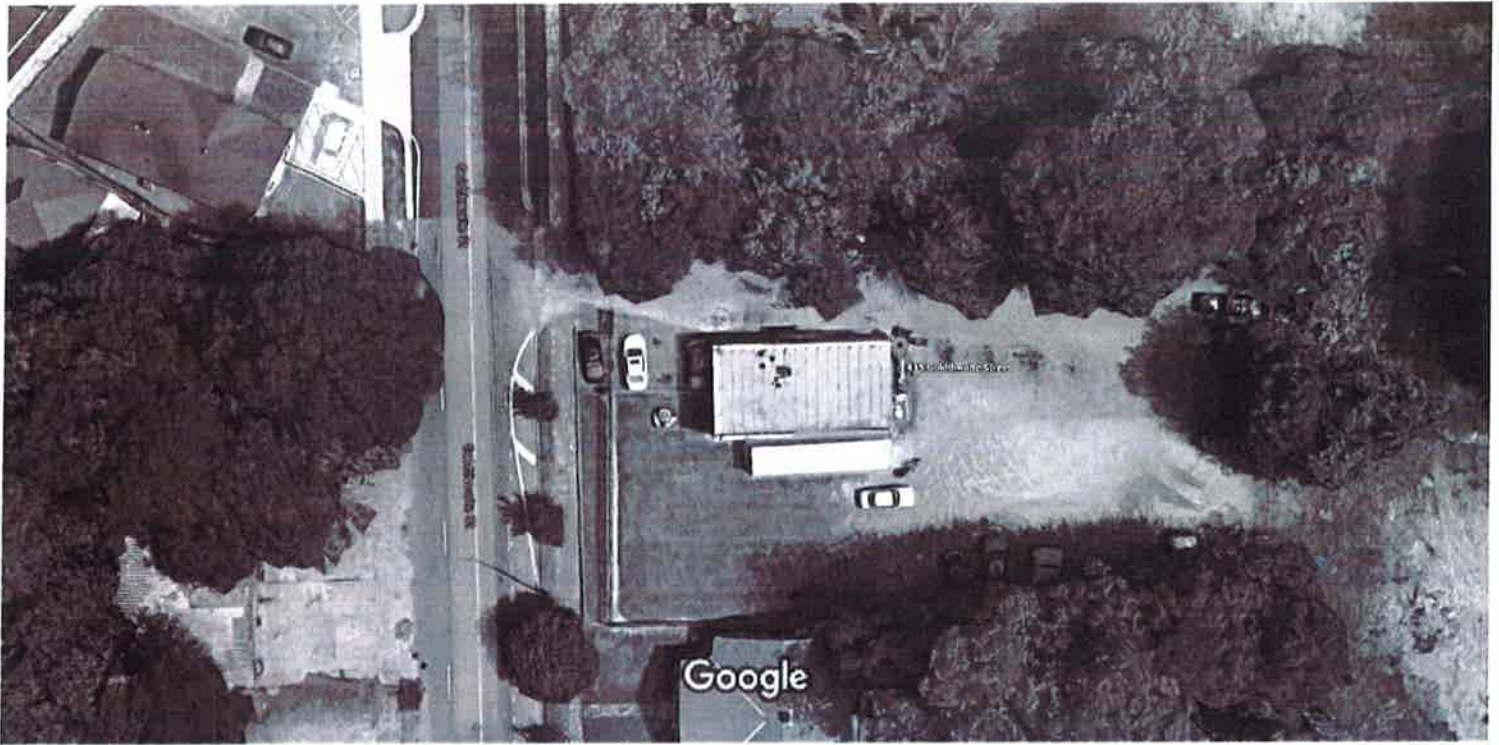
COMMENTS _____

ACTION TAKEN _____



415 South Goldthwaite Street

415 Goldthwaite St



Imagery ©2016 Google, Map data ©2016 Google 20 ft

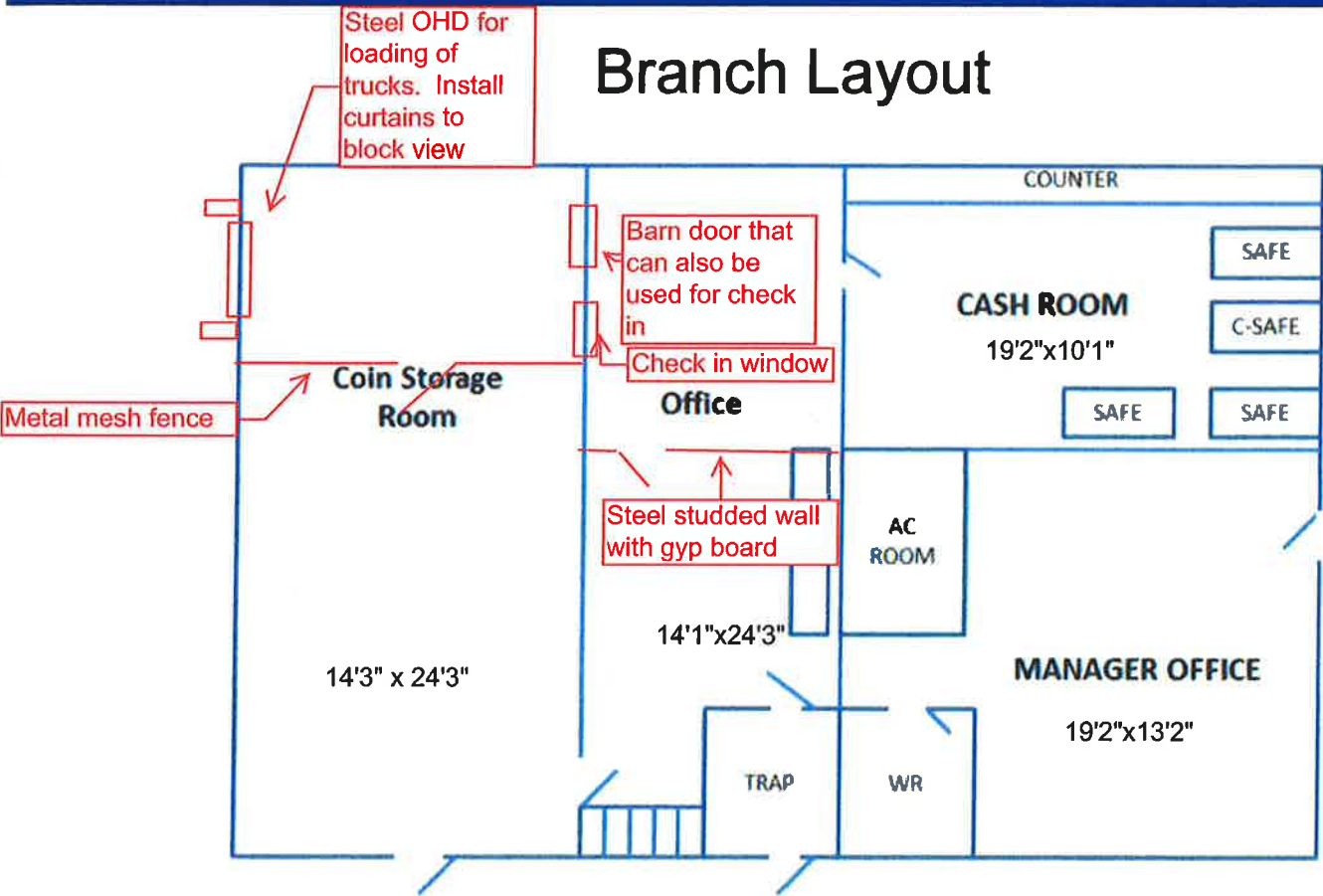


415 Goldthwaite St
Montgomery, AL 36104



At this location

Branch Layout





Proposed New
9'-4" w x 8'-0" h
Rolling Step Door

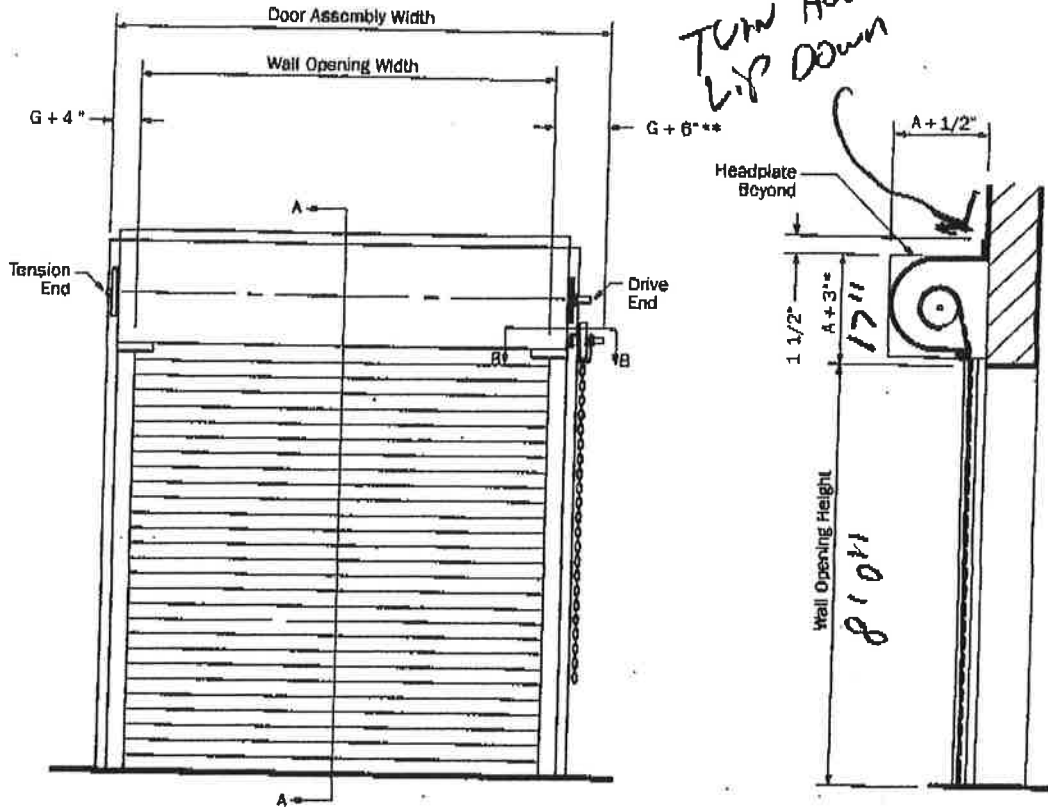


Proposed New
Rolling Steel
Door on Back
of Building

Door Clearance Elevations

Operation: Push-up, crank, chain hoist or electric.

For clearance details on electrically operated doors, see Motor Operator section.



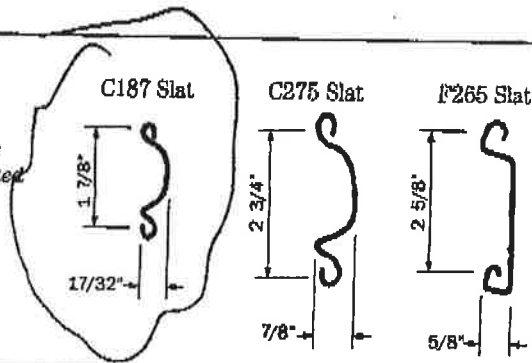
Section A-A

Note:
For G Dimensions, see applicable guide detail page.

** Add 7" for crank operation.
* A: 5" for electric operation.

Slat Data

Consult factory for aluminum slat options. Slats are galvanized and painted or stainless steel (ss).



Slat	Opening Width	Standard	Optional
C187	Thru 15'4"	22 ga.	20, 18 ga. or 22, 20 ga. ss
C275	Thru 18'4"	22 ga.	20 ga. or 22, 20 ga. ss
	Thru 25'4"	20 ga.	16, 18 ga. or 20 ga. ss
	Thru 30'4"	18 ga.	16 ga.
F265	Thru 18'4"		22, 20, 18, 16 ga. or 20, 22 ga. ss
	Thru 25'4"		20, 18, 16 ga. or 20 ga. ss
	Thru 30'4"		18, 16 ga.

Headroom Clearance Dimensions

Dimension A
C187 Slats

Opening Height	Max. Door Opening Widths 15'4"
Thru 6'0"	14"
Thru 11'0"	14"
Thru 18'0"	16"
Thru 21'0"	18"
Thru 30'0"	24"

Dimension A
C275 Slats

Opening Height	Max. Door Opening Widths		
	20'0"	24'0"	30'0"
Thru 6'0"	14"	14"	18"
Thru 8'0"	16"	16"	18"
Thru 9'0"	16"	18"	20"
Thru 11'0"	16"	18"	20"
Thru 13'0"	18"	18"	20"
Thru 16'0"	18"	20"	22"
Thru 18'0"	20"	22"	24"
Thru 21'0"	22"	22"	24"
Thru 23'0"	22"	24"	24"
Thru 25'0"	24"	24"	26"
Thru 28'0"	24"	24"	26"
Thru 30'0"	26"	26"	28"

Dimension A
F265 Slats

Opening Height	Max. Door Opening Widths		
	20'0"	24'0"	30'0"
Thru 6'0"	16"	16"	18"
Thru 8'0"	18"	18"	20"
Thru 9'0"	18"	18"	20"
Thru 11'0"	18"	18"	20"
Thru 13'0"	20"	20"	20"
Thru 16'0"	20"	20"	22"
Thru 18'0"	20"	22"	24"
Thru 21'0"	22"	24"	24"
Thru 23'0"	22"	24"	24"
Thru 25'0"	24"	24"	26"
Thru 28'0"	26"	26"	26"
Thru 30'0"	26"	26"	26"

5. PRESENTED BY: Scott Browder

SUBJECT: Request for approval of a new business sign for the property located at 80 Commerce Street (Lower Commerce).

REMARKS: The petitioner is requesting permission to install a solid cabinet sign with incised letters that will be red and internally illuminated. The sign will be 3'1" tall and 6' wide, installed in the location indicated over the entry doors.

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 approved similar cabinet signs elsewhere in the district: SaZa's & Wasabi
- The sign face area is less than the 20 square feet recommended in the design guidelines. The Board may consider if the scale and placement is appropriate for this building.
- The size of the sign is within the T5 Smart Code parameters, Smart Code does not allow internally lit signs outright.

COMMENTS _____

ACTION TAKEN _____



80 Commerce Street

18'

3'11" **SLT**
FOOD MART
6'

9" Depth

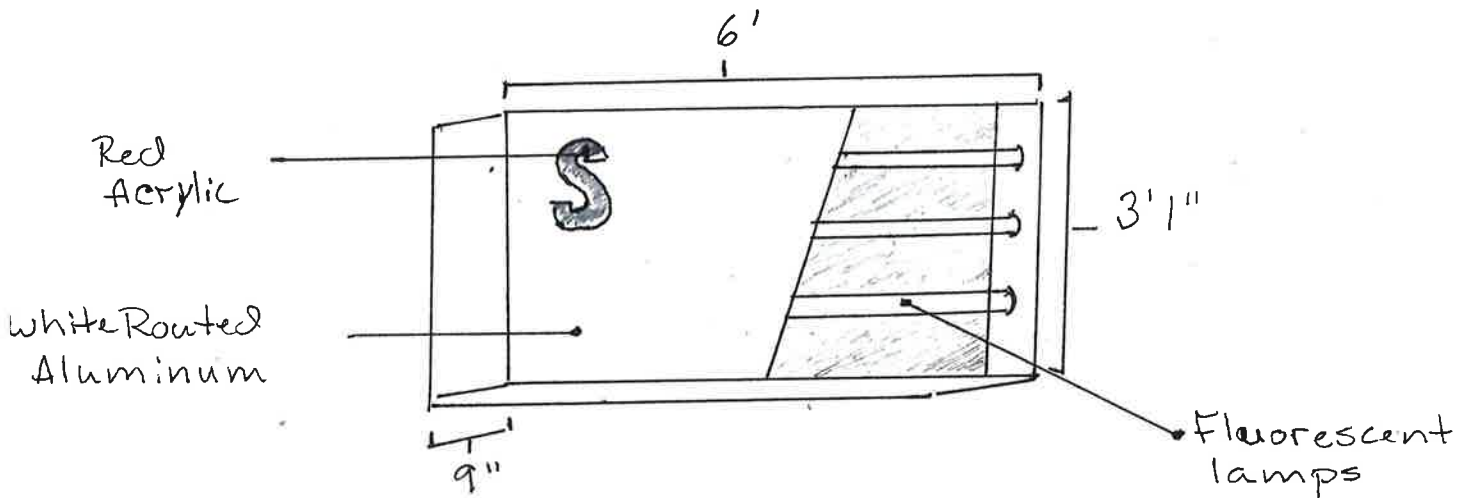




Red translucent Acrylic

Routed Aluminum

← Example



6. PRESENTED BY: Matthew Bell

SUBJECT: Request for approval of porch railing, driveway, deck, and rear yard fence for the property located at 102 South Lewis Street (St. Charles-Capitol Heights).

REMARKS: The petitioner is requesting permission to install a new porch railing, which will match the railing on the property next door (see photo) with the top of the handrail installed at 26” to fit under the concrete plinths; install a two tiered rear deck, with each tier 12’x8’ in the style illustrated; a 6’ dog eared paneled privacy fence to run in line with the house along St. Charles Avenue and then along the property line to enclose the rear yard (with gates to match); and 3 options for rear parking accessible from St. Charles Avenue, as illustrated. Parking areas and driveway would be gravel, contained and bordered by buried railroad ties.

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

- Rear deck will be largely screened by the installation of the fence. The Board has not required screening for rear decks on corner lots previously.

COMMENTS _____

ACTION TAKEN _____



rail example

102 North Lewis Street



102 North Lewis Street



102 North Lewis Street



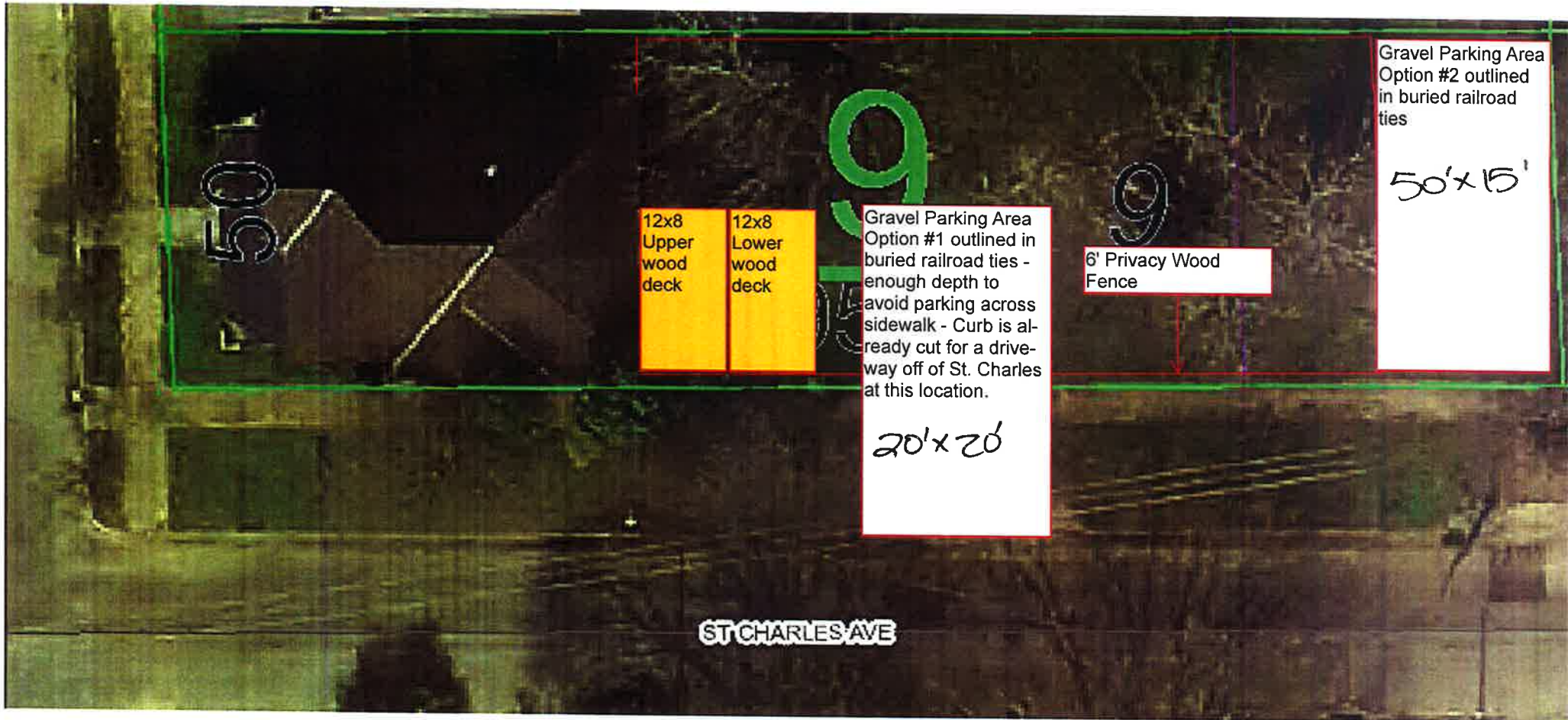








parking / drive material



50

12x8
Upper
wood
deck

12x8
Lower
wood
deck

9

Gravel Parking Area
Option #1 outlined in
buried railroad ties -
enough depth to
avoid parking across
sidewalk - Curb is al-
ready cut for a drive-
way off of St. Charles
at this location.

20' x 20'

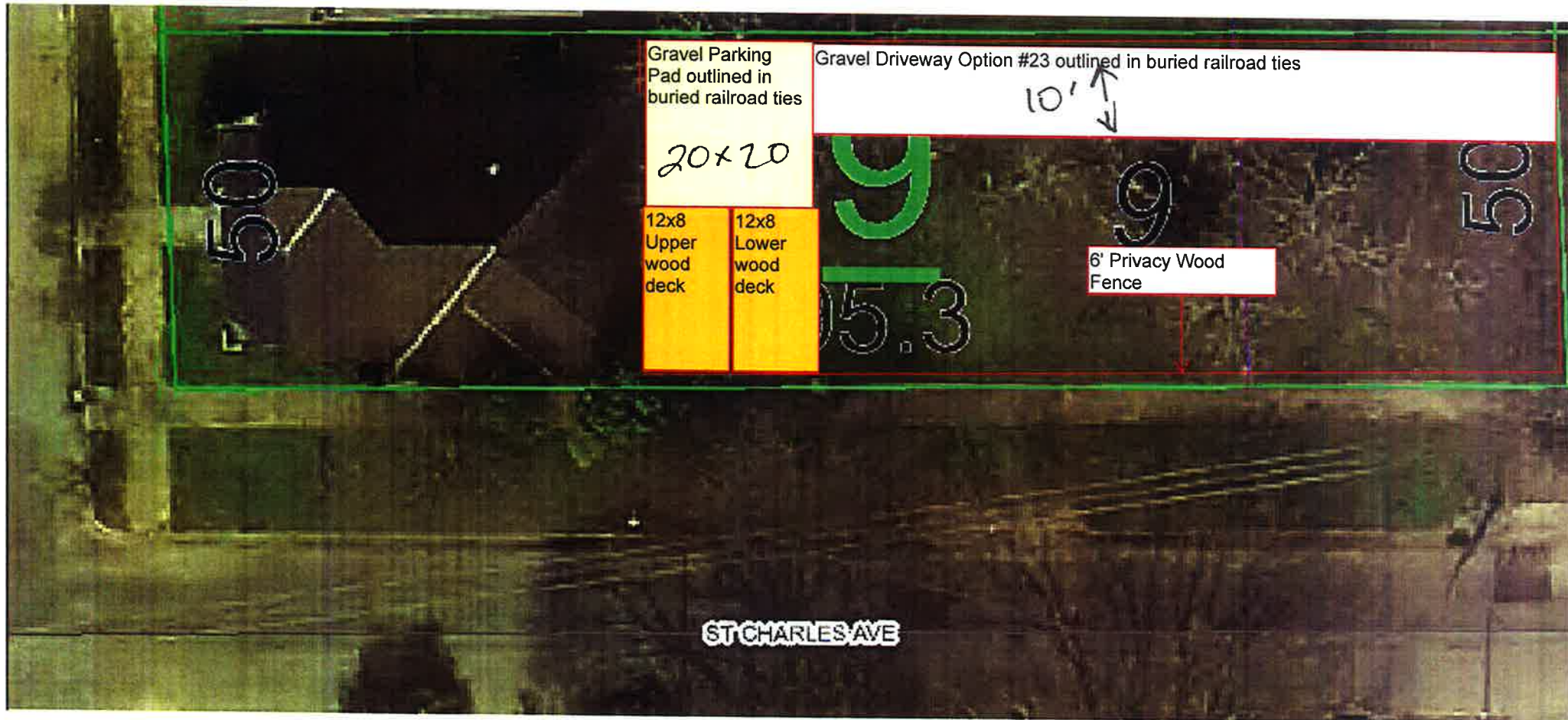
9

6' Privacy Wood
Fence

Gravel Parking Area
Option #2 outlined
in buried railroad
ties

50' x 15'

ST CHARLES AVE



Gravel Parking Pad outlined in buried railroad ties

20x20

12x8 Upper wood deck

12x8 Lower wood deck

Gravel Driveway Option #23 outlined in buried railroad ties

10' ↕

6' Privacy Wood Fence

ST CHARLES AVE

50

9

15.3

9

50

7. PRESENTED BY: George Criminale

SUBJECT: Request for approval of alterations to the front porch, paint, front and rear retaining walls, window restoration, brick patio, rear yard fence, addition of French doors and windows to the rear, siding replacement, gable vent, and front door replacement for the property located at 21 Whitman Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to undertake the following work:

- Remove the existing rear porch to the level of the finished floor and rebuild the supports, railing, and roof as illustrated. The proposed roof material is standing seam in either copper or zinc. The current porch is craftsmanesque, in that the style is arts and crafts but the dimensions of the materials seem slightly undersized for it to have been a period alteration. The owner believes this porch is a later iteration;
- Paint colors: the proposed body and trim color are matches to the palette colors 400-1 (SW Pewter Tankard 0023) and 400-2 (SW 7568 Neutral Ground) with a proposed sash/accent color of either SW 0072 Deep Maroon or SW 6272 Plum Brown. Samples on file and will be provided at the meeting;
- Retaining walls: Brick retaining walls in the front and rear yards as illustrated. The rear wall will be topped with a new, solid wood fence as illustrated;
- Window restoration. The side windows on this house were filled with siding and the windows are missing. The owner would like to match the existing 2:2 wood windows on the front of the house on the sides, using either salvaged windows of the same size, or Marvin Ultimate series wood windows with simulated divided lites.
- New brick patio (approximately 30' x 28' at the greatest dimension) where illustrated at the rear.
- Additional rear fence will be open square lattice as illustrated at the rear property line;
- Add French doors (wood salvage) and windows as illustrated at the rear of the house. Doors will have a door hood installed, either to match the porch roofing (preference) or with a simple run of fabric tented on the sides;
- Replace rear (only) wood siding with a cementitious siding, with a reveal matching the reveal of the wood siding on the house;
- Reintroduce gable vent at rear as illustrated;
- Front door replacement, salvaged wood door, in the style illustrated in the drawings.

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

DEPARTMENT COMMENTS

- The Board has previously approved the use of cementitious siding on additions and outbuildings.

COMMENTS _____

ACTION TAKEN _____



21 Whitman Street



21 Whitman Street