

# **A G E N D A**

## **Architectural Review Board**

**October 25, 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 September 27, 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.	Sellers Jackson	Old Cloverdale	530/534 Thorn Place
2.	John Phillips	Garden District	1919 South Hull Street
3.	Ben Blanchard	Old Cloverdale	2444 Boulter & 2425 East Cloverdale Park
4.	Betty Talley	Garden District	1222 South Lawrence Street
5.	Ray Torode	Individual	17 Mildred Street
6.	Chambless King Architects	Individual	344 Montgomery Street— Jefferson Davis Hotel
7.	Russell Stringer	Old Cloverdale	1809 Ridge Avenue ROW

**III. Other Business/Announcements**

**The next meeting of the Architectural Review Board will be on  
WEDNESDAY, NOVEMBER 16, 2016 at 5:30 p.m.**

**1. PRESENTED BY:** Sellers Jackson

**SUBJECT:** Request for approval of a rear yard parking pad for the property located at 530/534 Thorn Place (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to install a 6 car parking area behind a duplex that will be accessed from a service alley on Ridge Avenue. The proposed surface material is crushed run contained by railroad ties, and irregularly shaped, working around existing trees. If screening is required, a wax leaf viburnum is proposed to be installed to meet Landscape Ordinance guidelines to create a screen, spaced 24"-36" on center.

**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**

- Screening has been required for front yard parking areas to minimize the visual impact of cars from the street. As this property is on a corner lot, and the requested parking will take up a sizeable area in the rear yard, staff recommends screening on the Ridge Avenue side of the parking area to minimize that visual impact from the street.
- No comment received from Urban Forester regarding issues related to the parking area being worked around existing, mature trees.

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

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



530/534 Thorn Place



*530/534 Thorn Place*

THORN PL

524

530

534

RIDGE AVE

2024

1 inch = 30 feet



























**2. PRESENTED BY:** John Phillips

**SUBJECT:** Request for approval of an awning with support posts for the property located at 1919 South Hull Street (Garden District).

**REMARKS:** The petitioner is requesting approval to install a fabric awning over a porch on the north elevation (Rose Lane side) of the house. The awning will be a monochromatic fabric in a shade similar to the house color on an aluminum frame and supported by 4 decorative posts as illustrated and set in an engineer designed footing.

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



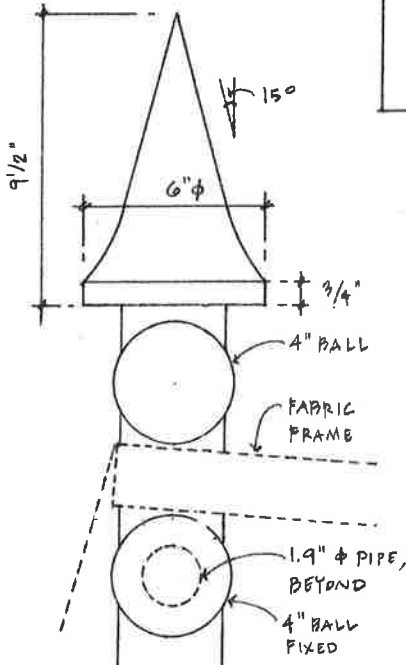
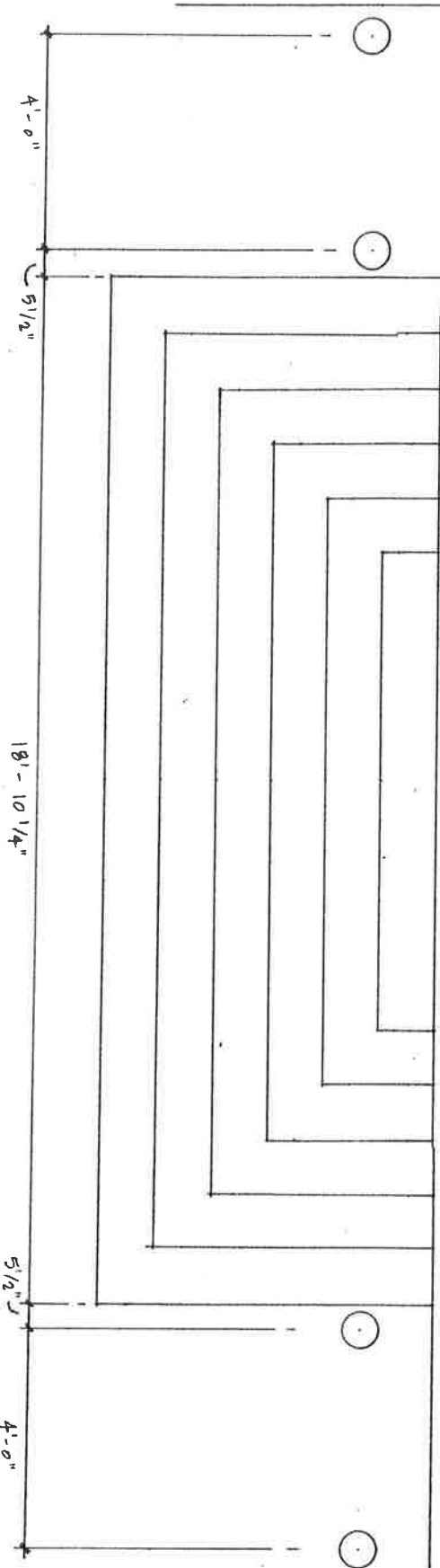
View from corner of S Hull Street and Rose Lane

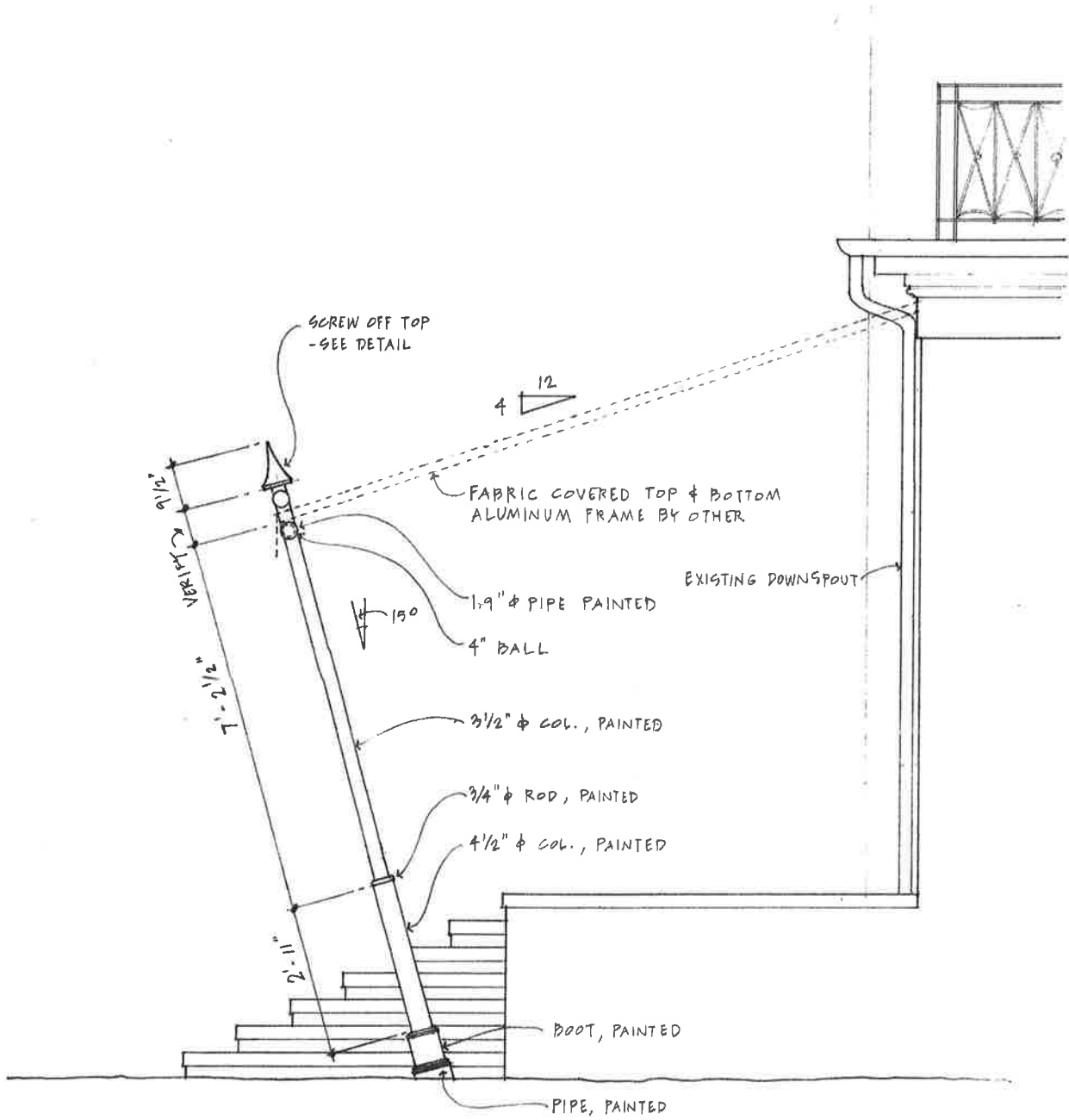
*1919 South Hull Street*



*1919 South Hull Street*

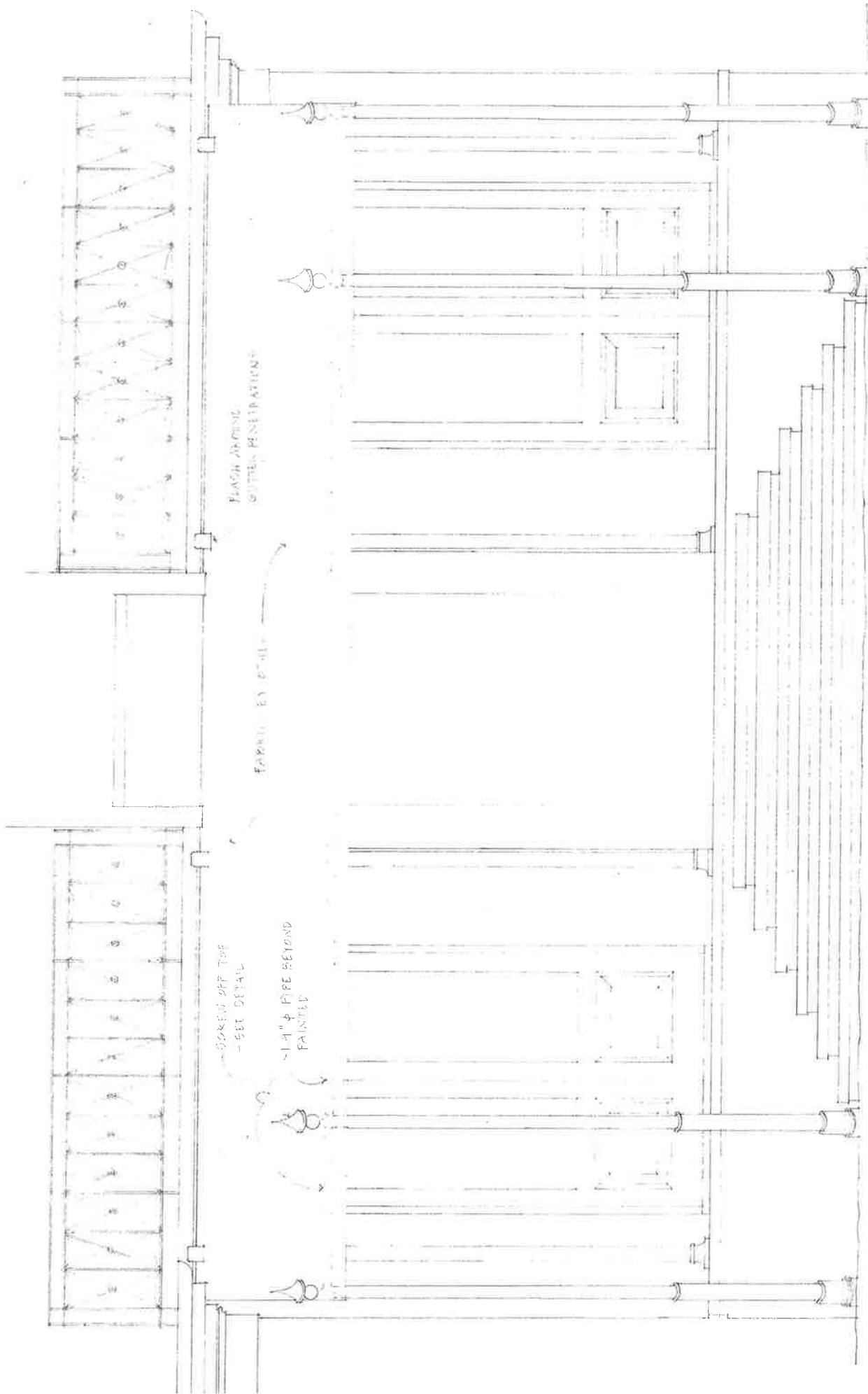
FAMILY PORCH PLAN  
1/2" = 1'-0"





FAMILY PORCH ELEVATION

1/2" = 1'-0"



FLASH ABOVE  
GUTTER PENETRATIONS

FLOOR FINISH

SCREW OFF TOP  
- SEE DETAIL

1/4" PIPE BEYOND  
PAINTED

FAMILY FOR THE ELEVATION

1/2" x 1/2" x 5"

**3. PRESENTED BY:** Ben Blanchard

**SUBJECT:** Request for approval of fence and tree removal and replacement for the property located at 2444 Boulter Street and 2425 East Cloverdale Park (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to build a shadowbox fence along the rear property line to separate the yards between 2444 Boulter and 2425 East Cloverdale Park. The petitioner would also like to remove a large holly (now tree sized) in the front yard of 2425 East Cloverdale Park, one sweet gum in the rear yard near the proposed fence location, and 2 sweet gums on the north property line of 2444 Boulter. The proposed replacements are minimum 2" caliper, to be installed near the location of the removed trees, and the proposed species are 2 oaks, one maple, and one dogwood to be planted in November, 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**

- Shadow box fences have been approved in rear yards.
- No comment received from Urban Forester regarding tree removals.

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

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





*2425 East Cloverdale Park and 2444 Boulter Street*



*2425 East Cloverdale Park and 2444 Boulter Street*



*2425 East Cloverdale Park and 2444 Boulter Street*



Fence type

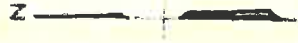
*2425 East Cloverdale Park and 2444 Boulter Street*



*2425 East Cloverdale Park and 2444 Boulter Street*



*2425 East Cloverdale Park and 2444 Boutier Street*



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Sweetgums

Proposed  
Fence

Sweetgums

Existing  
Holly

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**4. PRESENTED BY:** Betty Talley

**SUBJECT:** Request for approval of chain link fence, storage building, handicap ramp, and security doors for the property located at 1222 South Lawrence Street (Garden District).

**REMARKS:** The petitioner is requesting:

- A 4' tall chain link fence running from both property lines to the house where illustrated to enclose the rear yard. The fence material matches the existing fences on the property lines. Each side will have a matching gate.
- An 8'x10' storage building at the rear left corner of the yard, 5' off the property lines. The shed will have an overhanging eave, sided with horizontal wood lap siding, shingles to match the house, with solid double front doors (6' opening). The building will be painted white to match the house, and set on block piers that will also be painted.
- Security doors for front door and sunroom (faces rear of property). The door will be a steel frame with a steel plate and 3/4" steel tubing to duplicate the lite configuration of both doors as illustrated. The door will be white.

\*The petitioner has found a portable handicap ramp that will only be in place when needed, that portion of the request has been withdrawn.

**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 the Board sometimes balks at requests to use chain link fence, it is a historic fence material that was used primarily in rear yards, and sometimes along property lines to the street (not a front yard enclosure). The petitioner wishes to match the existing fence on the property line to enclose the rear yard, and the location of the proposed fence is set back far enough that it will not have a great visual impact from the street.
- The Board may wish to request the type of door for the storage building be specified.

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

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






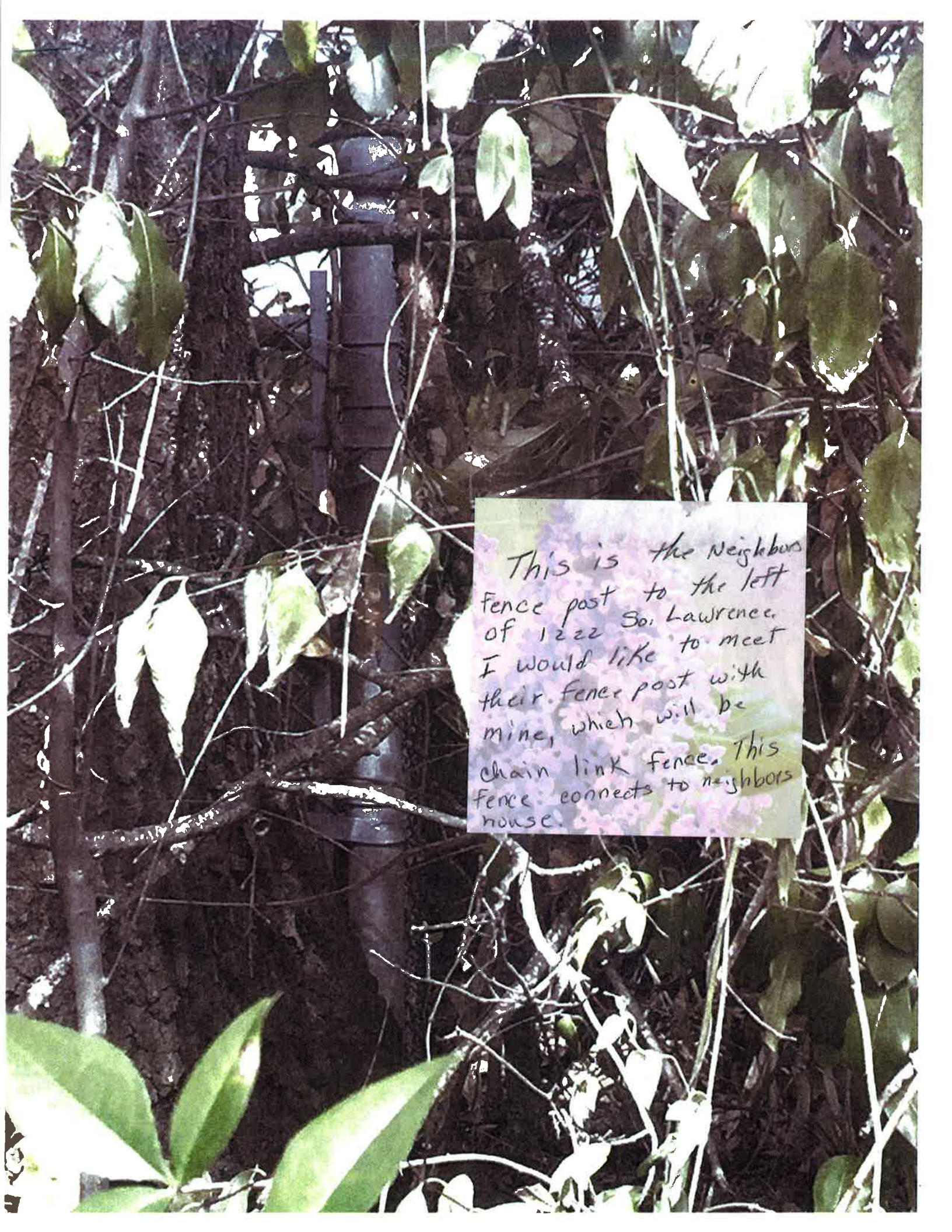
*1222 South Lawrence Street*




*1222 South Lawrence Street*



This is the neighbors  
fence post to the right  
of So Lawrence. Their  
fence goes to their house.  
I would like to have  
my chain link fence  
in same location to make  
it look like one continuous  
fence.



This is the Neighbors  
fence post to the left  
of 1222 So. Lawrence.  
I would like to meet  
their fence post with  
mine, which will be  
chain link fence. This  
fence connects to neighbors  
house.

A photograph of a white house with a large window. The window has a dark frame and is divided into several panes. Above the window is a transom with several small rectangular panes. The house has white horizontal siding. In the foreground, there are dark green plants and a bed of mulch. A handwritten note is written on the wall to the left of the window.

← This is where  
my fence would  
start to connect  
to neighbors on  
left chain link  
fence ←



SAVE



ALERTS



PLACES



SHARE



Bird's eye ▾

sheed  
- 5ft from  
each fence  
& 13 ft from  
house



© 2016 Microsoft Corporation Pic

bing



storage shed for ...

Shingles that matches house

side

front

Wood horizontal boards to match house

double door  
ON  
6ft door  
Front

8ft

wood

10ft

CMU pier (painted)

shingle roof painted white to match house

shed will go back yard where red flags are



security door for front and  
back sun room door

MATERIALS:

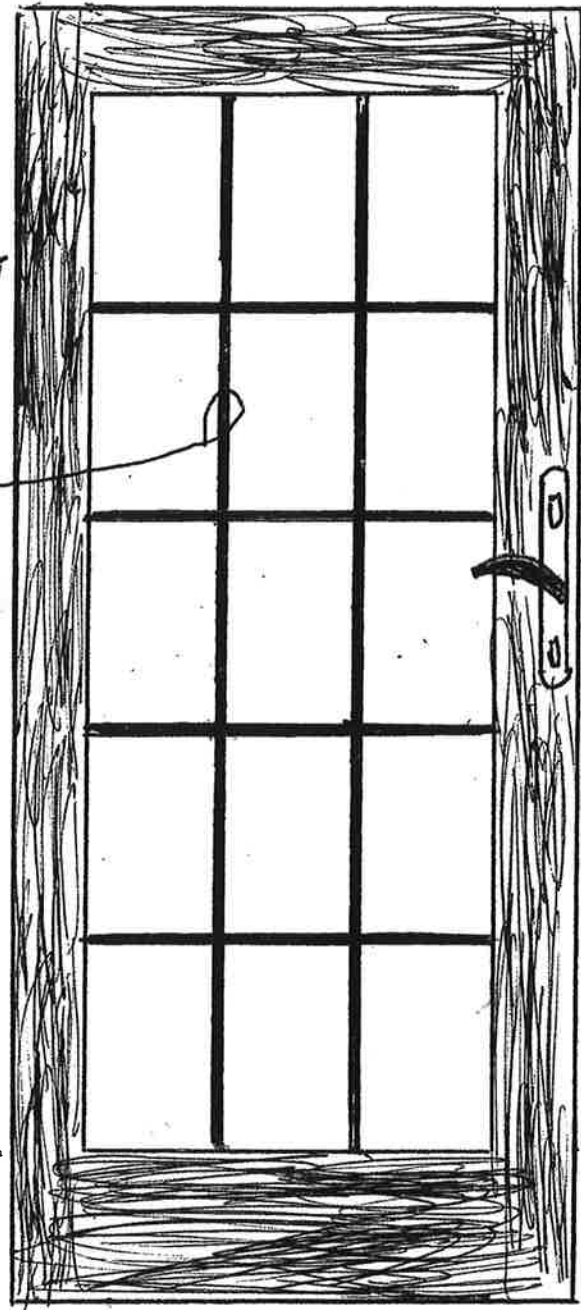
STEEL FRAME

STEEL PLATE →

3/4" STEEL  
TUBING

FULL LENGTH  
TEMPERED  
GLASS

COLOR: WHITE



SLIM LINE  
MARKS  
LOCKS ←

1222

S. LAWRENCE

**5. PRESENTED BY:** Ray Torode

**SUBJECT:** Request for approval of demolition and replacement of rear (non-original) additions, new sign, new parking area and paving for the property located at 17 Mildred Street (individual)

**REMARKS:** The petitioner is requesting permission to remove several rear additions that were added to the main house block over time, and replace those with one single story addition to serve as a new meeting room/gallery space. The addition would be a glass enclosure with bronze aluminum framing with exposed steel in a bronze color on the columns and frieze as illustrated, and have a standing seam metal roof.

A new sign would be installed in the location of an old sign at the corner of Mildred and Sayre Street as illustrated. (size not specified, 20 SF of sign face is recommended maximum. T4O has a maximum of 15SF, but as a blade sign—which is not practical for a structure originally constructed for residential use).

The request also includes new paving, for brick walkways where illustrated, and a new parking area of exposed aggregate concrete where illustrated. No screening is proposed at present but would be required.

Some windows in the main structure may be candidates for replacement. The proposed window is Weathershield, as used on the old Confederate Post Office (not reviewed by the ARB because at the time, the windows were on a staff approvable list). The windows would have a simulated divided lite and match the existing window configuration.

Some of the details (materials, paint colors) will be submitted at a later date, the owner wanted to gauge the ARB's feelings on the proposal prior to developing a full set of plans.

**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**

- Sign size needs to be specified.
- Screening needs to be proposed for the parking area. Parking on a lot separate from the building will also require a variance from the Board of Adjustment for permission to use that space for parking. Any approval from the ARB on design does not imply that the use is permitted.
- The lot was split in half by deed and not platted, a replat of the lot will be required before the addition can be constructed. A coverage variance is also likely to be required from the Board of Adjustment.
- Plans are oversized and copied separately from agenda.

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

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



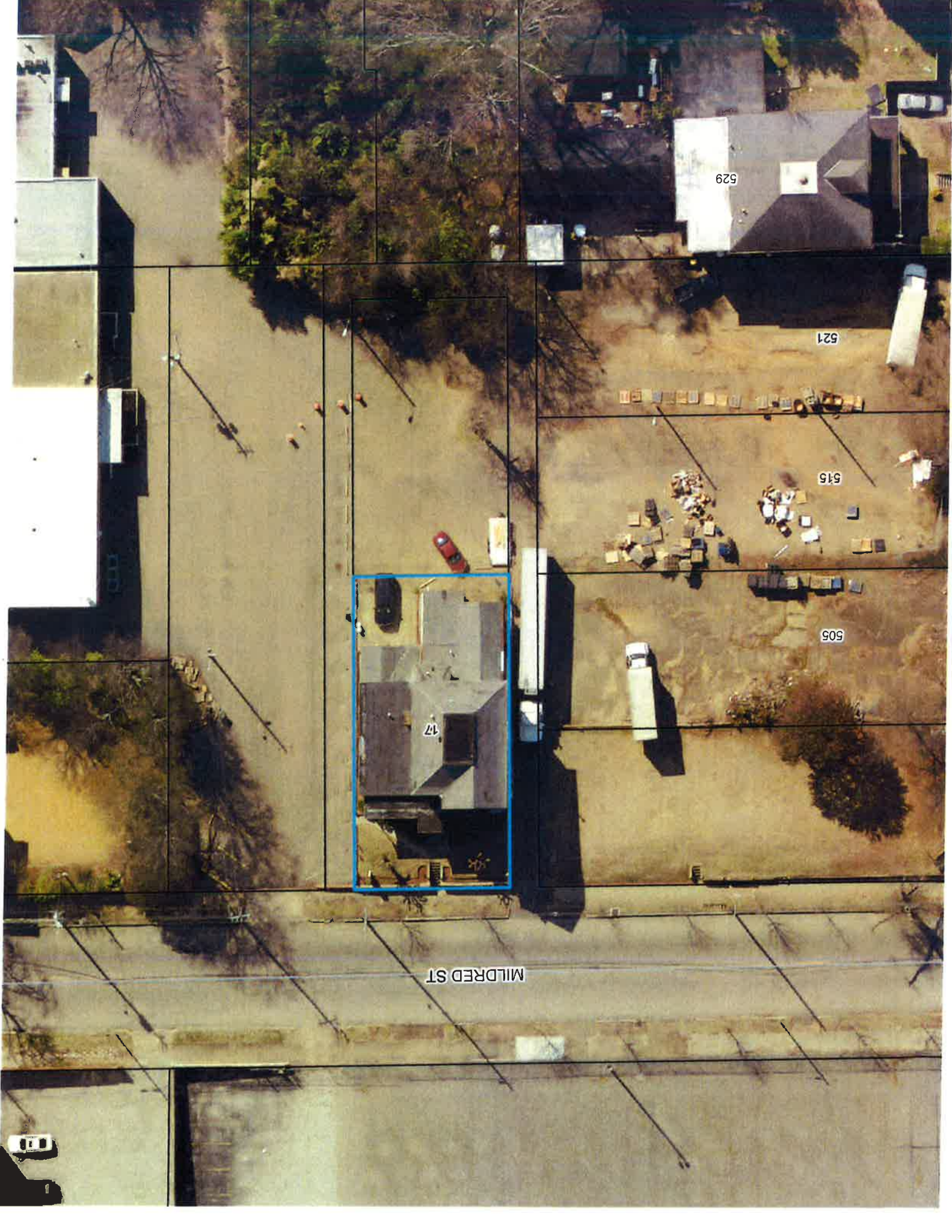
17 Mildred Street



17 Mildred Street



*17 Mildred Street*



MILDRED ST

47

505

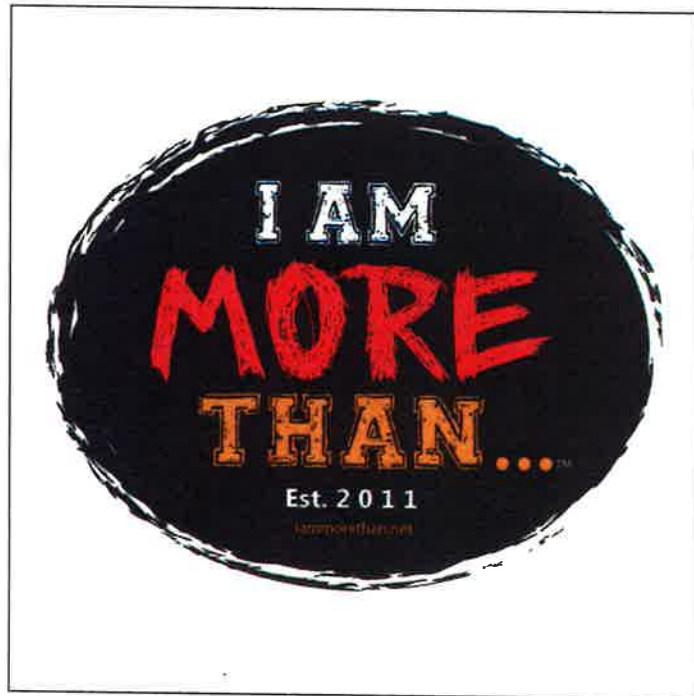
515

521

529

# MODIFICATIONS TO 17 MILDRED ST. MORE THAN ... PUT YOURSELF IN THEIR SHOES

17 MILDRED ST. MONTGOMERY, ALABAMA



 T O R O D E  
ARCHITECTS, INC.  
12 West Alabama Street  
Montgomery, Alabama 36117  
334/266-2883

DATE  
10/03/2016

SHEET NO.  
T1.0

**6. PRESENTED BY:** Chambless King Architects

**SUBJECT:** Request for approval of demolition of non-original exterior additions (after the fact); and other exterior alterations (new entries, alterations to the courtyard, signage and lighting, alterations to front canopy) for the property located at 344 Montgomery Street, Jefferson Davis Hotel (individual).

**REMARKS:** The petitioner is requesting permission (after the fact) to remove a once story drive through porte cochere on the Catoma Street elevation and one story rear addition that accommodated a bank drive through window (see Google Street view images).

The proposal also includes alterations to a courtyard that is obscured from street view, as illustrated.

The proposal includes replacing the existing front canopy under panel/soffit (squares within a suspended grid frame) with a vinyl beadboard soffit.

\*The proposal for signage was not ready for presentation and will be submitted at a later date.

**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**

- Vinyl is generally a four letter word with regards to its application to historic structures. There are other, alternate materials that may be more appropriate under the awning that would also be durable and have longevity. An image of a metal bead board installed under a canopy on South Perry Street is attached. The other two canopies in that block have used wood bead board plywood.
- A full sized set of plans will be available in our office prior to the meeting and at the meeting.
- Plans are oversized and copied separately from agenda.

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

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





*344 Montgomery Street*



344 Montgomery Street



344 Montgomery Street



*344 Montgomery Street*

# Google Maps 413 Montgomery St



Image capture: Mar 2014 © 2016 Google

Montgomery, Alabama

Street View - Mar 2014



# Google Maps 397 Montgomery St



Image capture: Apr 2016 © 2016 Google

Montgomery, Alabama

Street View - Apr 2016



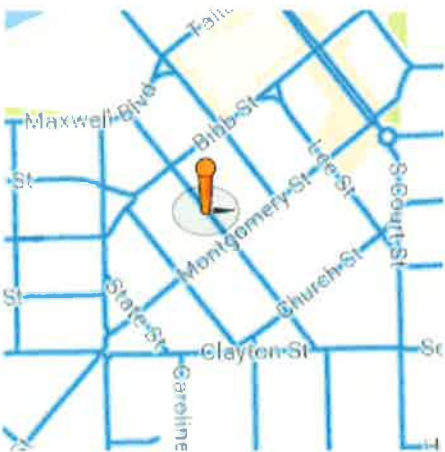
# Google Maps 241 Catoma St



Image capture: May 2016 © 2016 Google

Montgomery, Alabama

Street View - May 2016





Metal "beadboard" installed at 24 S Perry Street



**7. PRESENTED BY:** Russell Stringer

**SUBJECT:** Request for approval of tree removal and replacement in the city right of way in front of the property located at 1809 Ridge Avenue (Old Cloverdale).

**REMARKS:** The Urban Forester is requesting permission to remove 2 Chinese tallow trees (18” & 20”) and replacing the invasive species with a native species of oak. The size at installation will be a minimum of a 2” caliper, and will be planted before March, 2017 (end of planting season).

**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 as it is a city staff project.

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

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



*1809 Ridge Avenue*



*1809 Ridge Avenue*



514

621

613

505

515

529

622

FELDER AVE

1801

1803

1804

1807

1805

trees

1809

1818

1815

1827

1832

RIDGE AVE

1842

1835