

# **A G E N D A**

## **Architectural Review Board**

**December 17, 2014**

**Council Auditorium, City Hall**

### **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 November 19, 2014, 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.	Simial Sippial	Garden District	1592 Gilmer Avenue
2.	Jan Hale	Old Cloverdale	2315 College Street
3.	Julius Toth	Old Cloverdale	642 Felder Avenue
4.	BDGM, LLC	Garden District	432 Clanton Avenue
5.	BDGM, LLC	Garden District	109/111 Felder Avenue
6.	Robert & Brandy Price	Old Cloverdale	740 Felder Avenue

**III. Other Business/Announcements**

**The next meeting of the Architectural Review Board will be on  
Tuesday, January 27, 2014 at 5:30 p.m.**

**1. PRESENTED BY:** Simial Sippial

**SUBJECT:** Request for approval of driveway replacement for the property located at 1592 Gilmer Avenue (Garden District). **VIOLATION**

**REMARKS:** The petitioner is requesting permission after the fact to install a concrete driveway to replace an asphalt driveway, in the same footprint. The petitioner needs ARB approval to pull the permit to finish the driveway apron.

**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 change in the driveway is the material—asphalt to concrete. The Board has generally approved the use of concrete, particularly within the same footprint as the driveway it replaces.

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

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



*1592 Gilmer Avenue*



Before

**2. PRESENTED BY:** Jan Hale

**SUBJECT:** Request for approval of driveway replacement for the property located at 2315 College Street (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to remove a concrete drive and replace it in the same footprint with crush and run, to be contained with metal landscaping edging. The proposal also includes a previously approved pull off (September 2013), and will be landscaped along the edge of the pull off to help screen the view of the additional paving material as illustrated.

**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**

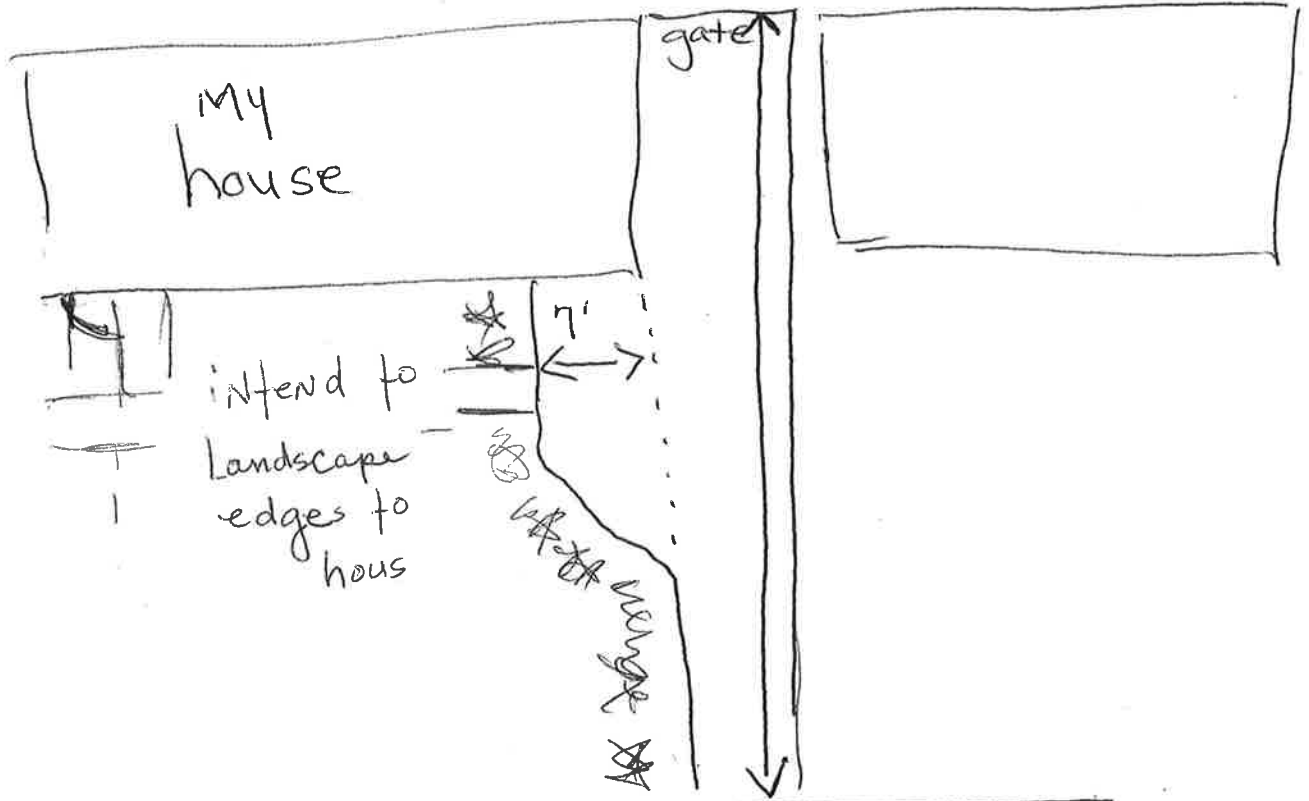
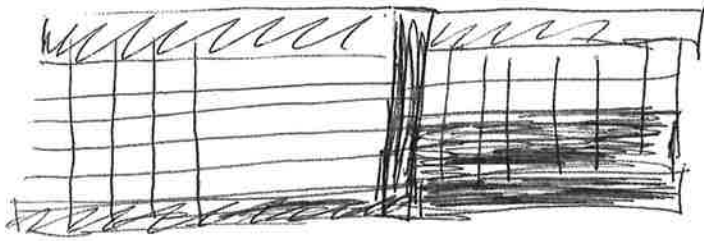
- Pea gravel had been approved for use in the pull off approved in September 2013.

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

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



2315 College Street



College St.



**3. PRESENTED BY:** Julius Toth

**SUBJECT:** Request for approval of exterior staircase for the property located at 642 Felder Avenue (Old Cloverdale). **VIOLATION**

**REMARKS:** The petitioner is seeking approval for a new exterior rear staircase, to be comprised of treated lumber and iron balusters (sample to be provided at the meeting). The stairs will be comprised of 2"x6" kiln dried after treatment (KDAT) wood; 6"x6" treated posts with treated decorative caps; black wrought iron balusters with a dressed edge; and a 2"x6" KDAT handrail. The proposed dimensions and configuration are illustrated on the site plan. The staircase is partially installed.

**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 stairs are partially constructed, the Board needs to determine if the materials and configuration are appropriate and evaluate the project as though permission had been sought before construction. It does not fall to the Board to come up with a solution if the Board feels what has already been installed is not appropriate.
- This is a corner lot, and the rear yard is visible from Cloverdale Road.

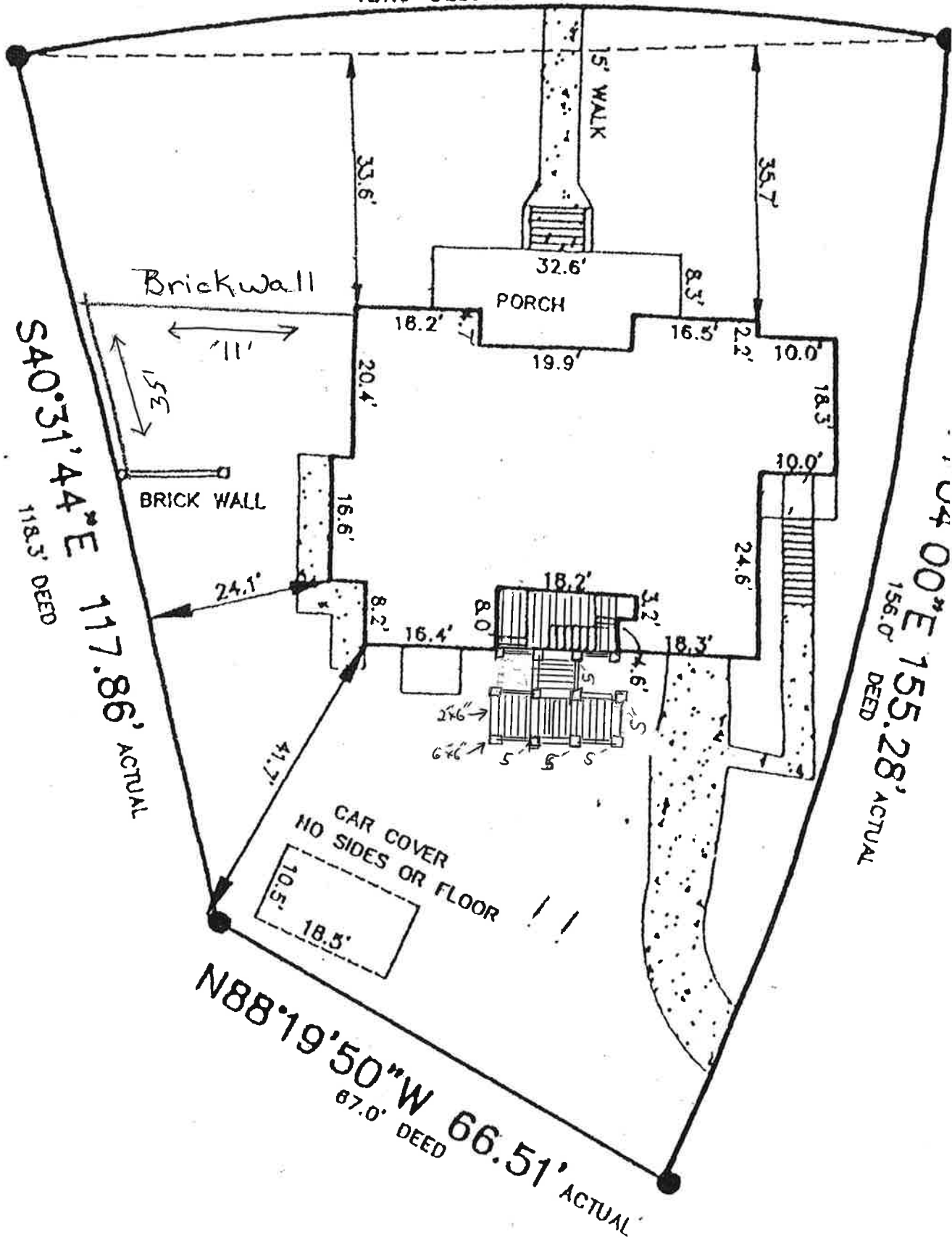
**COMMENTS** \_\_\_\_\_

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



642 Felder Avenue

N60°42'00"E 120.78' ACTUAL  
121.0' DEED



S40°31'44"E 117.86' ACTUAL  
118.3' DEED

S44°00'E 155.28' ACTUAL  
156.0' DEED

N88°19'50"W 66.51' ACTUAL  
67.0' DEED

**4. PRESENTED BY:** BDGM, LLC

**SUBJECT:** Request for approval of retaining wall and tree removals for the property located at 432 Clanton Avenue (Garden District).

**REMARKS:** The petitioner is requesting permission to lower an existing retaining wall along the city sidewalk and the driveway to approximately 2' and grade the front lawn to accommodate the lower wall. The petitioner is also requesting permission to remove hackberry trees at the rear, and install front landscaping as illustrated on the site plan.

**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**

- Trees along the property line define the space and are appropriate for this lot. Several of the hackberry trees are less than 12" in diameter at the base, which is the threshold for ARB review.
- The application does not specify the materials of the new wall, staff recommends that the wall needs to be faced with brick (if constructed with another material), ideally using the brick being removed, to approximate the appearance of the wall that is there.
- Grading is a change that requires Board approval, the Board needs to determine if regrading the front lawn will drastically and negatively affect the appearance and setting of the building.

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

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

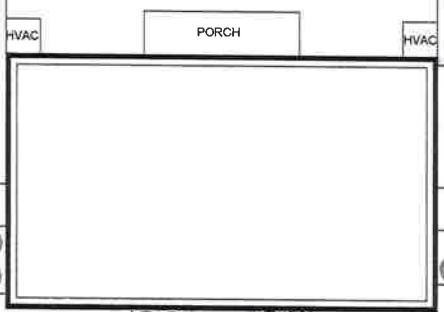




432 Clanton Avenue

HACKBERRY TREES TO BE REMOVED

EXISTING GRAVEL PARKING AREA



- 3 COMPACTA PITTOSPORUM
- 1 TEA OLIVE
- 3+3 CARISSA HOLLY
- 7+7 SUPER BLUE LIRIOPE
- EXISTING STEPPING STONES

PLANT SCHEDULE

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	HT	SPRD	CAL	ROOT	REMARKS
TREES								
2		TEA OLIVE					7 GAL	FULL, WELL SHAPED
9		COMPACTA PITTOSPORUM					3 GAL	FOUND @ LITTLE MTN. GROWER
8		CARISSA HOLLY					3 GAL	FULL, WELL SHAPED
14		SUPER BLUE LIRIOPE					1 GAL	FULL, WELL SHAPED
150 SQ. YDS. BERMUDA SOD								FIELD VERIFY SQ. FT.



EXISTING STEPS TO REMAIN



WALL TO BE LOWERED TO +/- 2' HIGH



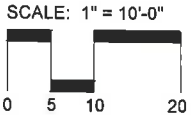
GOOD EXAMPLE OF WALL HEIGHT ACROSS THE STREET



GRADE TO BE LOWERED AND SLOPE BACK TO ACCOMMODATE LOW WALL



WALL IS FAILING; WALL TO BE LOWERED AND GRADE SLOPED BACK



CLANTON AVENUE

SITE LANDSCAPE PLAN  
432 CLANTON AVENUE  
MONTGOMERY, ALABAMA

SCALE: 1" = 10'-0"  
DATE: NOVEMBER 20, 2014  
FILE NAME: 432 CLANTON  
DRAWN BY:  
CHECKED BY:

SHEET L-1

**5. PRESENTED BY:** BDGM, LLC

**SUBJECT:** Request for approval of deck, fence, walkway, porch, and tree removals for the property located at 109/111 Felder Avenue (Garden District).

**REMARKS:** The petitioner is requesting permission to:

- Construct a deck at the rear of the building (12'x24') as illustrated;
- Construct a 4' high by 4' in length section of privacy fence to screen HVAC units on east side of building;
- Install a new front walkway of loose stone edge with a metal border;
- Remove the existing brick porch floor (roof and columns to remain) and replace it with wood decking with a 1"x6" porch wrap at the edge;
- Install an awning over the rear entrances;
- Remove hackberry trees on west and rear sides of property.

**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**

- Trees along the property line define the space and are appropriate for this lot.
- A textured Masonite siding is being replaced with a similarly textured and dimensioned material.
- 5/4" decking is not an appropriate porch material for a historic/original porch. The Board approved the use of decking with the 1x6 wrap as proposed for another project undertaken by Mr. Champion further down on Felder (photo included for reference), but that property did not have an extant covered porch that it was replacing. Because the porch landing was going to be exposed to the elements, the Board approved the decking in that situation.

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

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



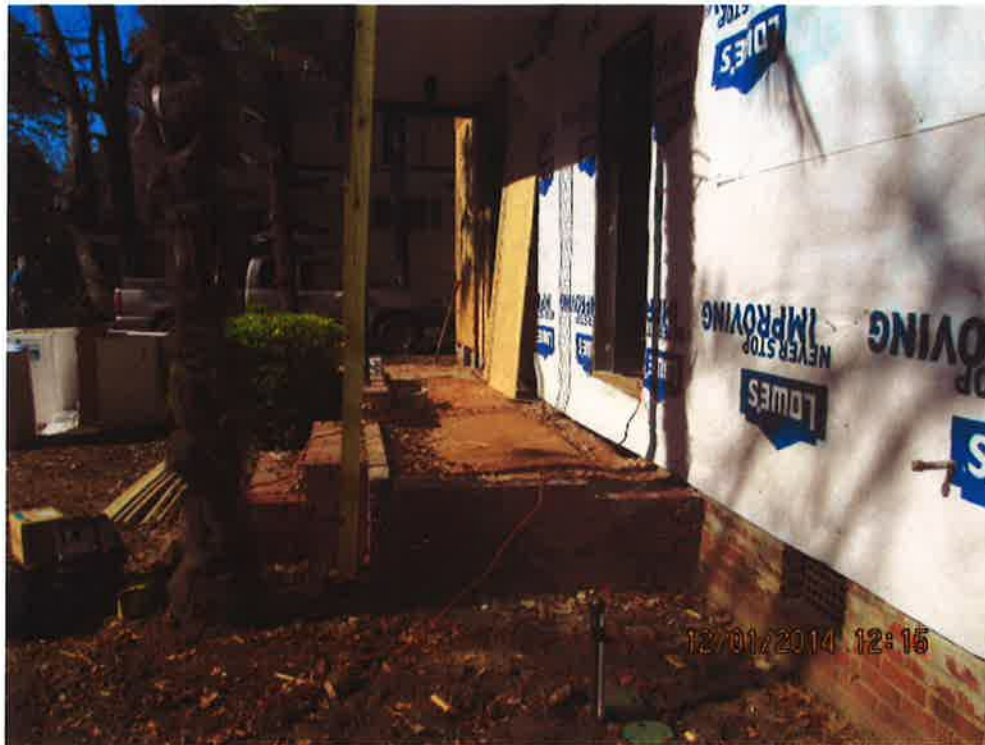


109/111 Felder Avenue









109/111 Felder Avenue



109/111 Felder Avenue

**6. PRESENTED BY:** Robert & Brandy Price

**SUBJECT:** Request for approval of exterior alterations and additions for the property located at 740 Felder Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to make the following alterations:

- Remove second door on front elevation (house had been divided into apartments), and replace with a matching diamond vertical light window from the side of the house;
- Remove two additions—one on the side and one at the rear; and remove a rear sleeping tower that has been largely enclosed;
- Demolish rear chimney (to be replaced);
- Remove old second story entrance (from apartment use);
- Replace dormer window on right roof slope;
- Construct a new two story addition, as illustrated, at the rear of the house behind and existing two story section, sided to match and with a combination of casement and sash windows to match those on the secondary elevations.
- The roofline will be reworked both to accommodate the new addition, and to eliminate some dead spaces where water is not properly draining that were created with a series of additions over time.
- House will be re-roofed with architectural tabbed shingles and repainted. If colors are not selected from the pre-approved palette, a color scheme will be presented at a later date for approval.
- Remove 3 pecan trees at the rear of the property, with proposed replacements of oak or sycamores, to be planted by the end of the growing season after construction is completed. The Prices will work with Mr. Stringer on size and placement.

**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 the tree removal and post construction replacement plan.
- The Board needs to determine if the scale and placement is compatible with the historic portion of the house. Most of the addition will not be visible from the street.

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

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



740 Felder Avenue





*740 Felder Avenue*



**740 Felder Avenue  
Montgomery, Alabama  
(notice fluted Ionic columns & windows with diamond motif)**

**Front Facade:**

**Remove secondary door & replace with window from right side of house that matches others on front facade.**



Rear and Left side:

Remove two disproportionate additions- kitchen addition at side & den addition at rear.  
Remove sleeping porch enclosure and roof.  
Demolish rear chimney. (Note new chimney included in new addition plans.)



Left side  
(notice window w/ diamond motif to be moved to front of home)



Right side

Left side:

Remove section of roof enclosing second story closet on left side of home. Reframe section of roof to match right side elevation (i.e. 2-story gable side wall is exposed at intersection of main hip roof & 2-story gable section of the home. This shall be recreated on Left side of home.)

Existing balcony to be removed & windows shall be reworked, see elevations.



Left side  
(notice louver to be matched on addition)

Two story gable section to be recreated for rear addition.



Right side showing dormer above dining area

Replace dormer window: window casing to match other windows on home & glass portion to be divided.

NOTE: Left and Right directions taken as if looking at Front Façade of home.



Home to Right of 740 Felder Avenue





**Apartments to Left of 740 Felder Avenue**