

# **A G E N D A**

## **Architectural Review Board**

**February 28, 2017**

**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 January 24, 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.	Chris Thaggard	Capitol Heights	2023 Madison Avenue
2.	Brandy Price	Old Cloverdale	740 Felder Avenue
3.	Richard Gassenheimer	Old Cloverdale	2537 Agnew Avenue
4.	Andy Flowers	Cloverdale Idlewild	3224 Le Bron Road
5.	Tracey Berezansky	Cloverdale Idlewild	3398 Le Bron Road
6.	Midstate Advertising	Lower Commerce	130 Commerce Street
7.	Ellis Kinzer	Cloverdale Idlewild	3340 Montezuma Road
8.	Willemijn Keizer	Old Cloverdale	1207 Woodward Avenue
9.	Katherine Trantham	Old Cloverdale	1124 Woodward Avenue
10.	Payne Design Group	Individual	100 Dexter Avenue
11.	Scott Steen	Old Cloverdale	622 Felder
12.	Aaron Broach	Individual	344 Montgomery Street

**III. Other Business/Announcements**

**The next meeting of the Architectural Review Board will be on  
Tuesday, February 28, 2017 at 5:30 p.m.**

**OLD BUSINESS**

**1. PRESENTED BY:** Chris Thaggard

**SUBJECT:** Request for approval of tree removal after the fact (violation) for the property located at 2023 Madison Avenue (Capitol Heights). **VIOLATION**

**REMARKS:** The petitioner is seeking permission after the fact for 8 tree removals (photos of stumps included). According to the owner, they are of various types and sizes, however, staff was not given permission to go onto the property to obtain closer pictures of the stumps.

This item was delayed pending further information from the City’s Legal Dept. regarding their ability to require tree replacement in specific locations.

**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**

- From pictures, stumps appear to be healthy and free of decay.
- Board will be apprised of options based on discussions with the Legal Department and Municipal Court

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

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

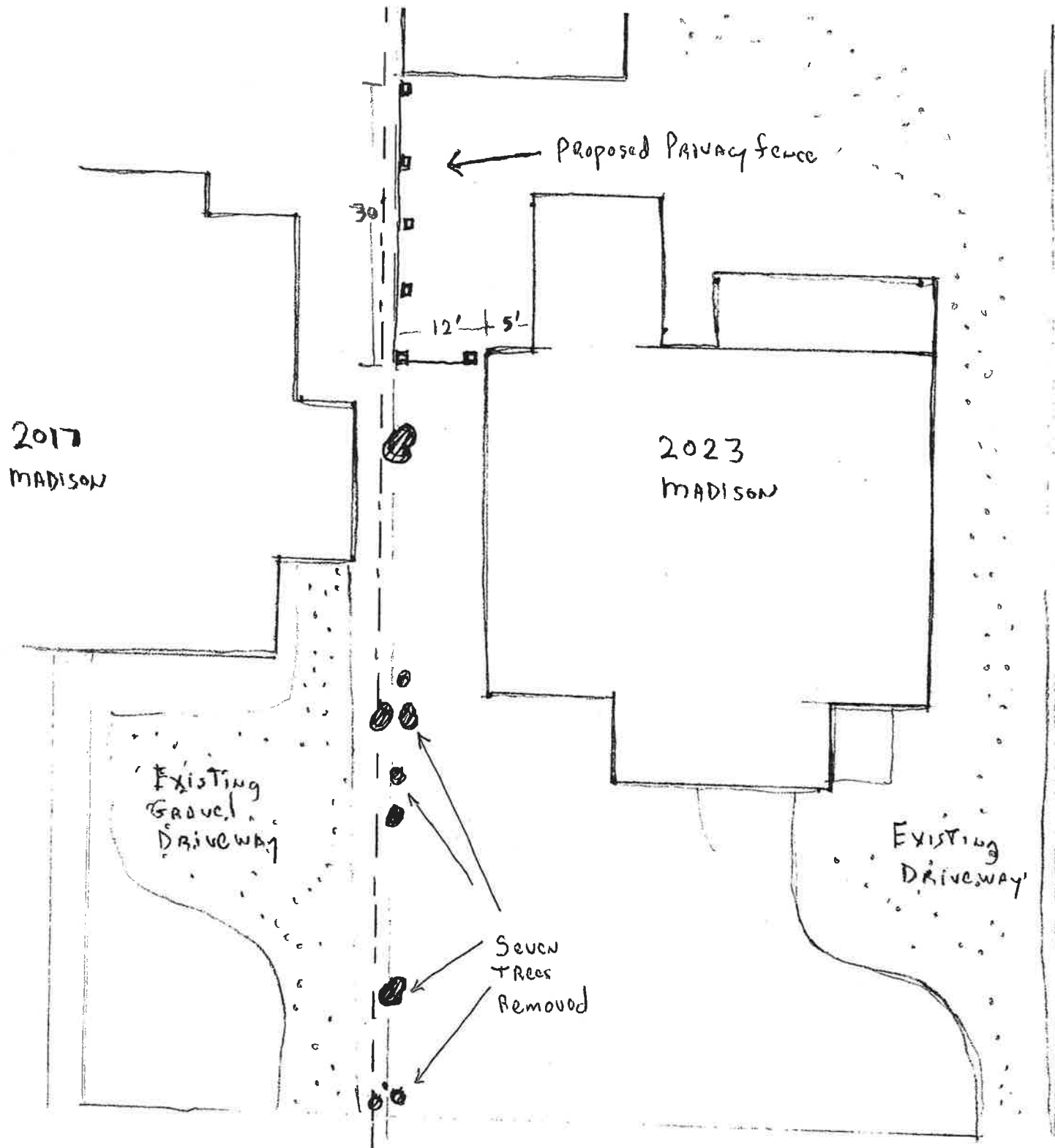


2023 Madison Ave

1A



2023 Madison Ave.



2017  
MADISON

2023  
MADISON

Existing  
Gravel  
Driveway

Existing  
Driveway

Proposed Privacy fence

30'

12' + 5'

Seven  
Trees  
Removed

**NEW BUSINESS**

**2. PRESENTED BY:** Brandy Price

**SUBJECT:** Request for approval of a front door color for the property located at 740 Felder Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to use an accent color on the front door. Samples will be provided at the meeting. The first choice is Benjamin Moore South Beach (2043-50); and the second choice is BM Hale Navy (HC-154).

**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 the use of accent colors for doors when it was not anachronistic with the style of the house.

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

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



740 Felder





Example of proposed color scheme

740 Felder

**3. PRESENTED BY:** Richard Gassenheimer

**SUBJECT:** Request for approval of an awning and shutter for the property located at 2537 Agnew Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to install a 36” wide awning above the back door. The style of awning is attached, the color will closely match the house trim.

The petitioner is also requesting permission to install a shutter over an existing window that is similar to one found on the other side 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** \_\_\_\_\_

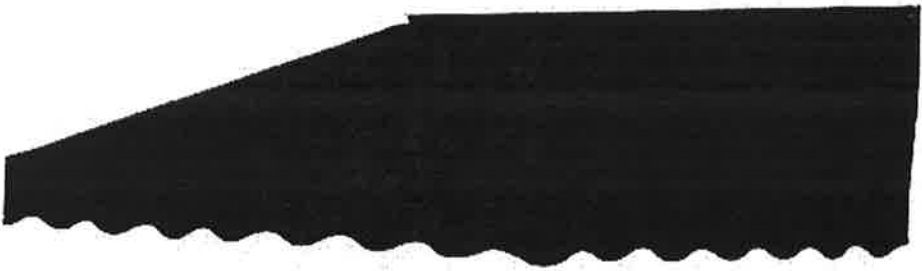


2537 Agnew Avenue

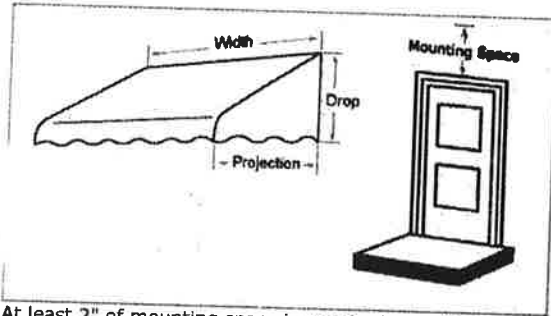
EXISTING SHUTTER







Color To  
Closely Match House  
Trim



At least 2" of mounting space is required over door. At least 13" is required above out-swinging doors.

Size Guide					
Projection	24"	30"	36"	41"	47"
Drop (Approx)	12"	13.5"	15"	17"	19"

*Projection and drop are approximate.*

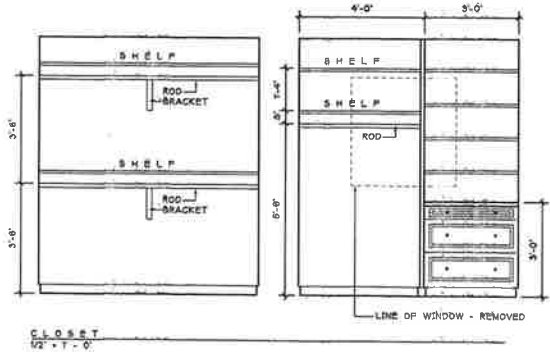
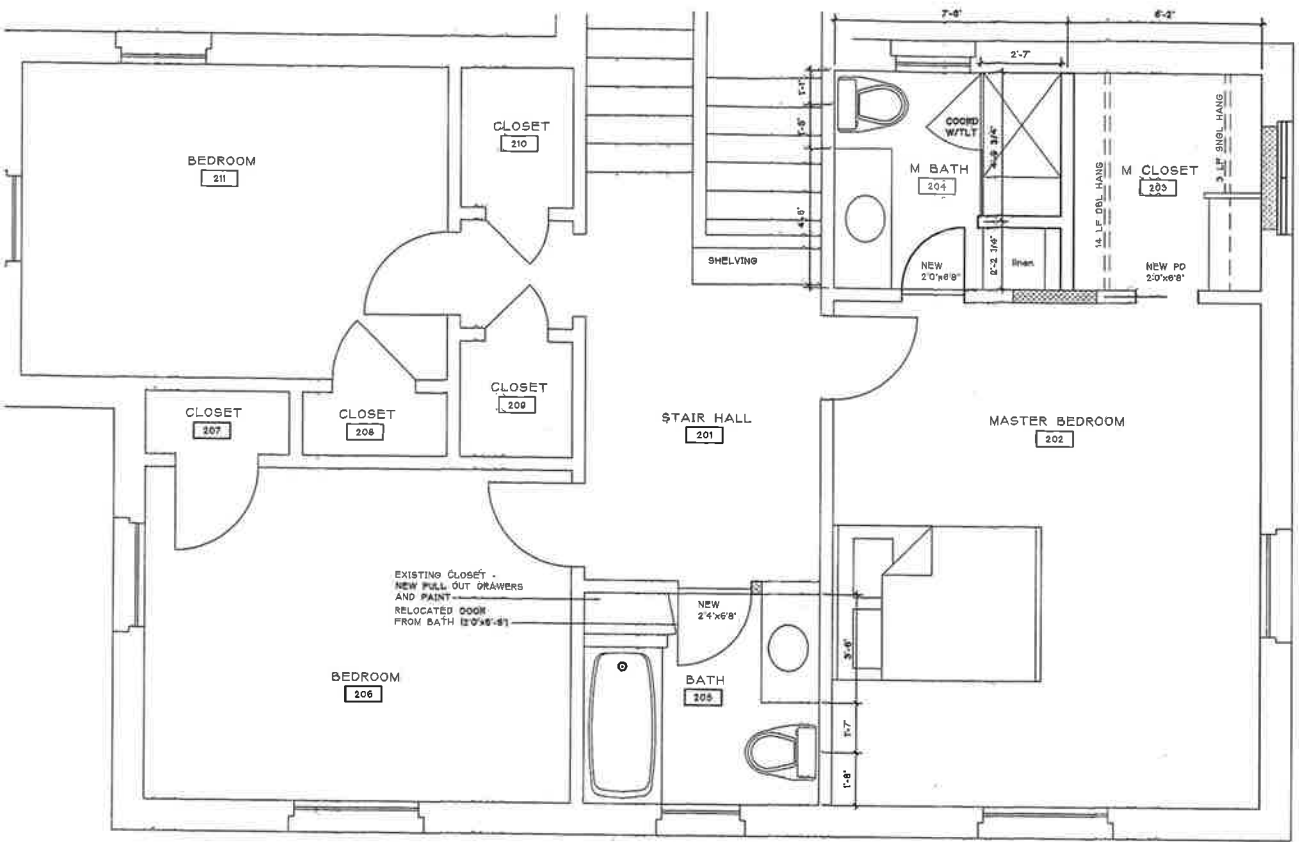


WILLIAMS ARCHITECTURE, LLC  
 3156 THOMAS AVE.  
 MONTGOMERY, ALABAMA 36106  
 (334) 462-9016  
 KRARCHITECT@GMAIL.COM

**SECOND FLOOR RENOVATIONS TO THE RESIDENCE OF  
 MR. AND MRS. RICK GASSENHEIMER  
 2537 AGNEW STREET  
 MONTGOMERY, ALABAMA**

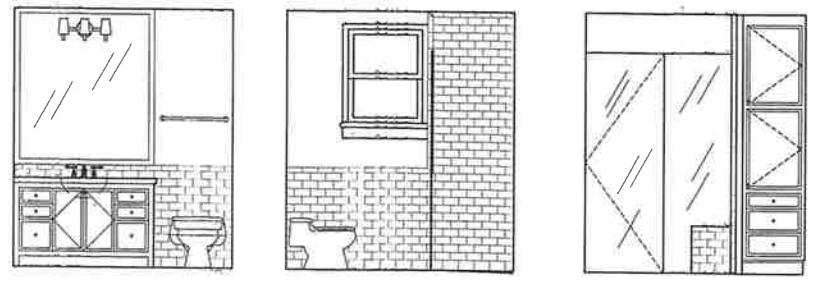
PLANS  
 NOTES

A 1

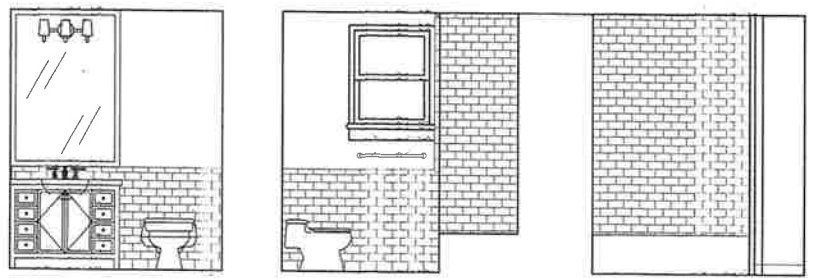


**SCHEMATIC PLAN**

1/2" = 1'-0"



MASTER BATH  
 2'0" x 6'8"



HALL BATH  
 2'0" x 6'8"

**4. PRESENTED BY:** Andy Flowers

**SUBJECT:** Request for approval of a fence and gate for the property located at 3224 Le Bron Road (Cloverdale Idlewild).

**REMARKS:** The petitioner is requesting permission to install a 6' dog eared fence to run along the north property line that will match the existing fence on the other rear yard property lines. A 10' double gate across the driveway is also proposed, which will return to the house between the front porch and the double doors. A 4' iron walk through gate in Victoria Quad style is proposed in that same stretch of fence where illustrated on the site plan. An example of the Victoria Quad is also attached.

**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 generally approved privacy fences, which are not a historic feature of rear yards at 6', so long as the return to the house is set back behind the front corner of the house to avoid creating a stockade effect.

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

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





3224 Le Bron Road



3224 Le Bron Road

MAIN REASON(S) OR CONCERNS FOR THE FENCE: \_\_\_\_\_

TOP LEVEL OR FOLLOW GROUND \_\_\_\_\_

DATE YARD TO BE READY \_\_\_\_\_

ARE ALL PROPERTY PINS VISIBLE? \_\_\_\_\_

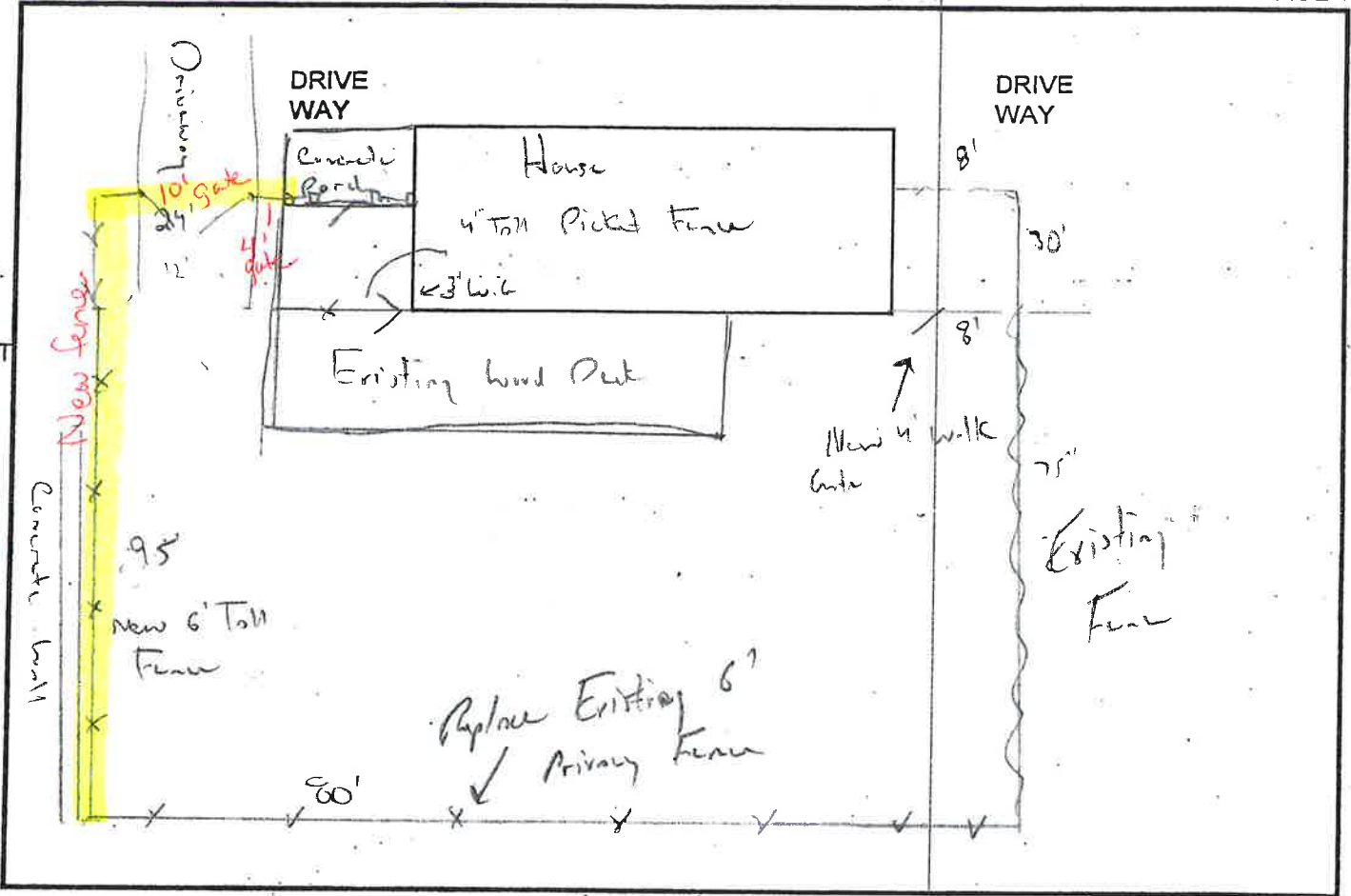
SURVEY? \_\_\_\_\_

CUSTOMER	Andy Flowers
LABEL	3224 Le Brun Rd
AREA	Montgomery, AL

UTILITIES AIR/GROUND
ANY/HOW MUCH HAND DIG
PRIVATE UTILITIES
WATER BIB AVAIL

IN / OUT

ROAD FRONTAGE



IN / OUT

TOTAL LINEAR FEET

HOURS:

SYMBOLS

-X---X---X--- NEW FENCE

Λ--Λ--Λ--Λ REMOVE-LEAVE DOWN

0--0--0--0 REPLACE

^^^vvvvvvvvvv EXISTING-LEAVE AS IS

SPECIAL TOOLS: LG DUMP SML DUMP

LADDER SCAFFOLDING SAFETY / TIE OFF

JACK HAMMER LASER LEVEL CONCRETE SAW

BOB CAT FORKS / BUCKET / GRAPPLE / BIT

DITCH WITCH W/ AUGER SIZE

TRENCHER CORE DRILL BIT

WATER DRUMS WELDER MUD HOG

NOTES :



HD

**5. PRESENTED BY:** Tracey Berezansky

**SUBJECT:** Request for approval of a fence for the property located at 3398 Le Bron Road (Cloverdale Idlewild).

**REMARKS:** The petitioner is requesting permission to install a 6' dog eared privacy fence in the same location as the existing panel and lattice fence. The petitioner received approval for this project in 2011 but that approval has expired. The petitioner requested the required variance in 2011, which does not expire, so only approval by ARB is required.

**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 generally approved privacy fences, which are not a historic feature of rear yards at 6', so long as the return to the house is set back behind the front corner of the house to avoid creating a stockade effect.
- As noted above, the project was previously approved by the ARB, but that approval has expired. The scope of the project has not changed.

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

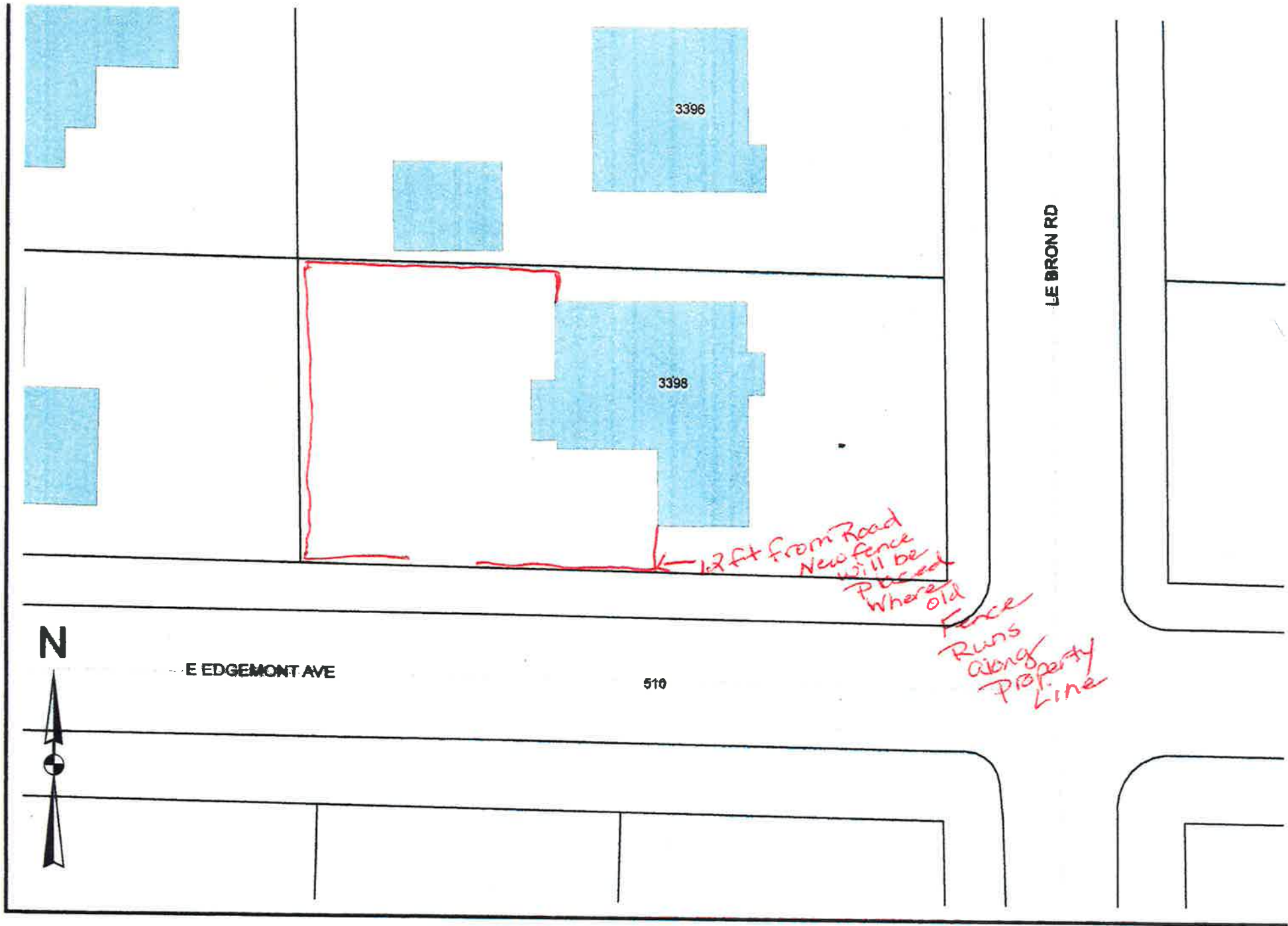
**ACTION TAKEN** \_\_\_\_\_



3398 Le Bron Road



3398 Le Bron Road



E EDGEMONT AVE

510

LE BRON RD

3398

3396

N

1 inch = 30 feet

50



**6. PRESENTED BY:** Midstate Advertising

**SUBJECT:** Request for approval of a new business sign for the property located at 130 Commerce Street (Lower Commerce).

**REMARKS:** The petitioner is requesting permission to install a 26” high LED illuminated individual channel letters, mounted on a raceway that will mimic the edge of the existing canopy, with a back lit logo 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**

- The design guidelines state “Proposed signs should not exceed 20 square feet of surface areas. Designs for the mounting, framing, etc. must be approved. The material for the mounting should be compatible with the materials of the building. Style and color of lettering must be compatible with the building location. Location of sign on lot must be approved. Lighting: top or ground lighting, such as floods or spots. Interior lighting, if shielded. No moved or flashing lights.”
- The wall sign exceeds the recommended 20 square feet at approximately 46 Square feet (it falls under the Smart Code band sign guidelines of 3’ tall at any length, and is 10 inches shorter than Mellow Mushroom). The Board needs to determine if the scale of the sign as proposed can be accommodated by the scale of the building.
- Technically, the letters are internally illuminated. The Board has approved signs with incised letters in opaque casings, this produces a similar effect without the casing. The logo is backlit, which was approved for Jimmy John’s 3 storefronts down.

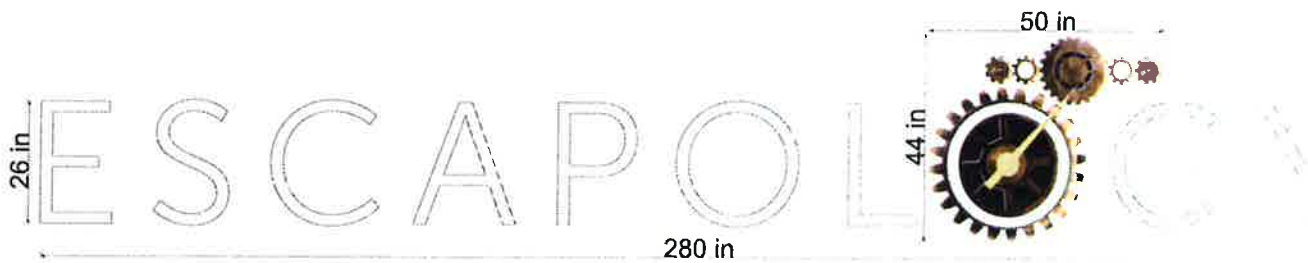
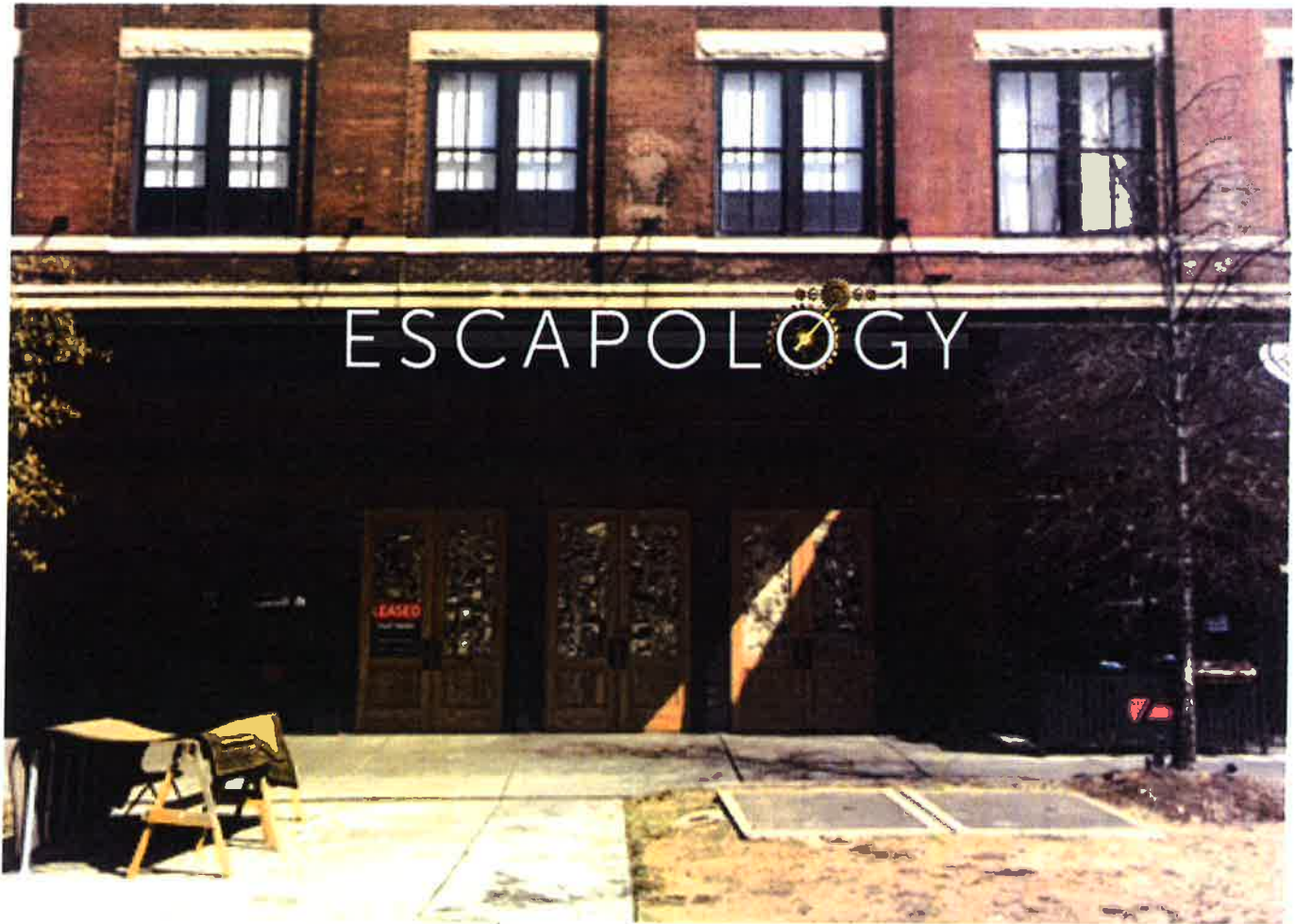
**COMMENTS** \_\_\_\_\_

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



130 Commerce Street

6A



UL Listed LED front lit channel letters on 280" raceway painted to match awning  
 Black trim caps & returns      Logo printed and backlit UL Listed LED

**Midstate**  
 Advertising & Signs  
 INDOOR - OUTDOOR - BILLBOARDS - SERVICE  
**(334)262-6340**

DATE \_\_\_\_\_  
 PRELIMINARY \_\_\_\_\_  
 OVERALL SQFT. \_\_\_\_\_  
 FINAL \_\_\_\_\_  
This Artwork is Protected by Copyright.  
 All Rights Reserved by Midstate Advertising

NOTES  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CUSTOMER APPROVAL SIGNATURE \_\_\_\_\_  
 REALTOR APPROVAL SIGNATURE \_\_\_\_\_

**IMPORTANT-- PLEASE READ OUR PROOF & PRODUCTION POLICY:**

At Midstate Advertising and Signs, we take pride in our designs, however, the final examination of accuracy is your responsibility. Before giving approval, please examine all proofs carefully for the accuracy of information presented including but not limited to colors, spelling, grammar & punctuation, graphics, general layout, and missing or extra items. A setup fee will apply if more than two layouts are needed for approval. If order is cancelled before production is started, there will be a minimum charge of \$35 for layout time. An order cannot be cancelled once production has started.

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**7. PRESENTED BY:** Ellis Kinzer

**SUBJECT:** Request for approval of a new storage building and awnings for the property located at 3340 Montezuma Road (Cloverdale Idlewild).

**REMARKS:** The petitioner is requesting to install new fabric on existing awning frames in Beaufort Yellow/White as illustrated. Please note that colors do NOT translate well when printed, the color is more pale lemon/canary than tangerine. The owner is going to try to provide a better sample at the meeting.

The second request is to remove and replace an existing metal storage shed. The new shed would be located on the same concrete pad, measure 7'x7', and the proposed replacement is a resin Suncast Shed.

**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 shed is more compatible in style than most of the prefabs we've seen to date. And it's small. But, it is resin. Is this an acceptable material? Does this render it a less permanent structure? Does that matter? Is something that is visually more compatible but constructed of non-historic a compromise bridge between the vertical plywood barns and a stick built shed?
- A half sized cousin of this structure was part of a petition on Cloverdale Road several years ago. It had a shed roof, was placed against a brick wall in the yard, and had a vegetative screen between it and the neighbors.

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

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



3340 Montezuma Road

# Scope of Work

- Owner/resident/requestor: Mr. & Mrs. Jason E. Kinzer
- Location: 3340 Montezuma Rd (Cloverdale-Idlewild)
- Contact: [ellis.kinzer@gmail.com](mailto:ellis.kinzer@gmail.com) / cell (813) 420-7606/7672
  
- Remove/replace existing fabric awnings at three locations on the exterior of the house.
- Two awnings are visible from the street – both on North side of the house
- One remaining awning is on the back yard/deck area.
- Intent is to replace with a new/brighter color, but make no other changes to size, orientation, or location of the awning (i.e. existing awning frames will remain—fabric change only).
- Selected contractor is Strauss Awnings, 4720 Birmingham Hwy, 36108 / (334) 262-6308

# 3340 Montezuma: Overview (Front)



# 3340 Montezuma: Overview (rear)



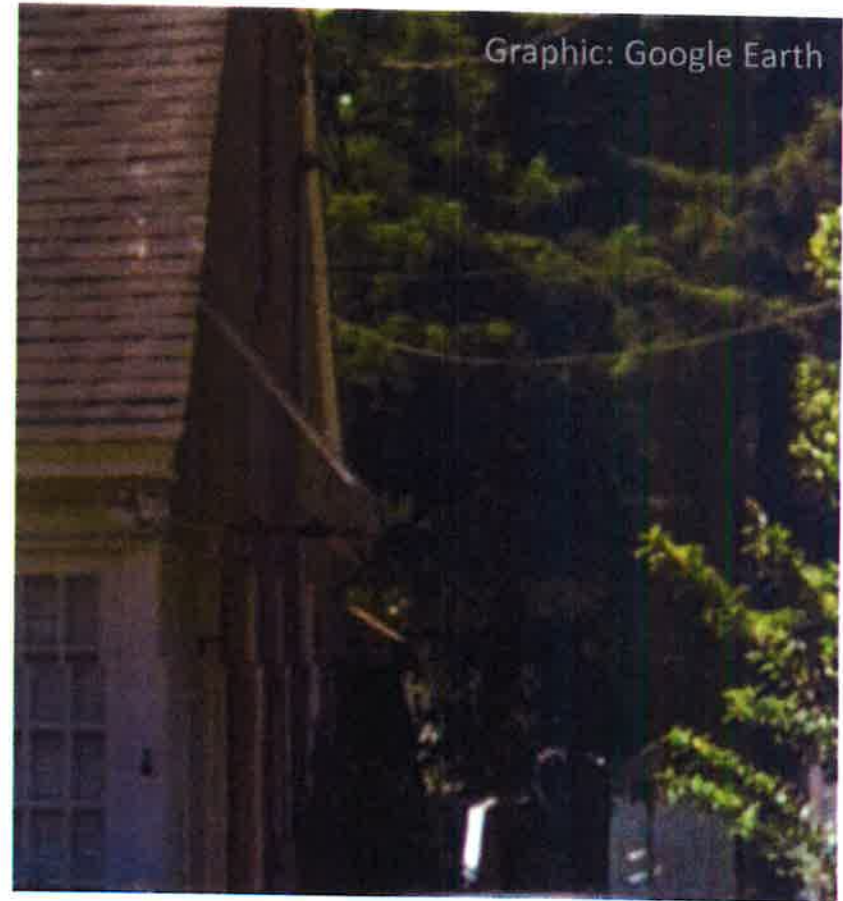
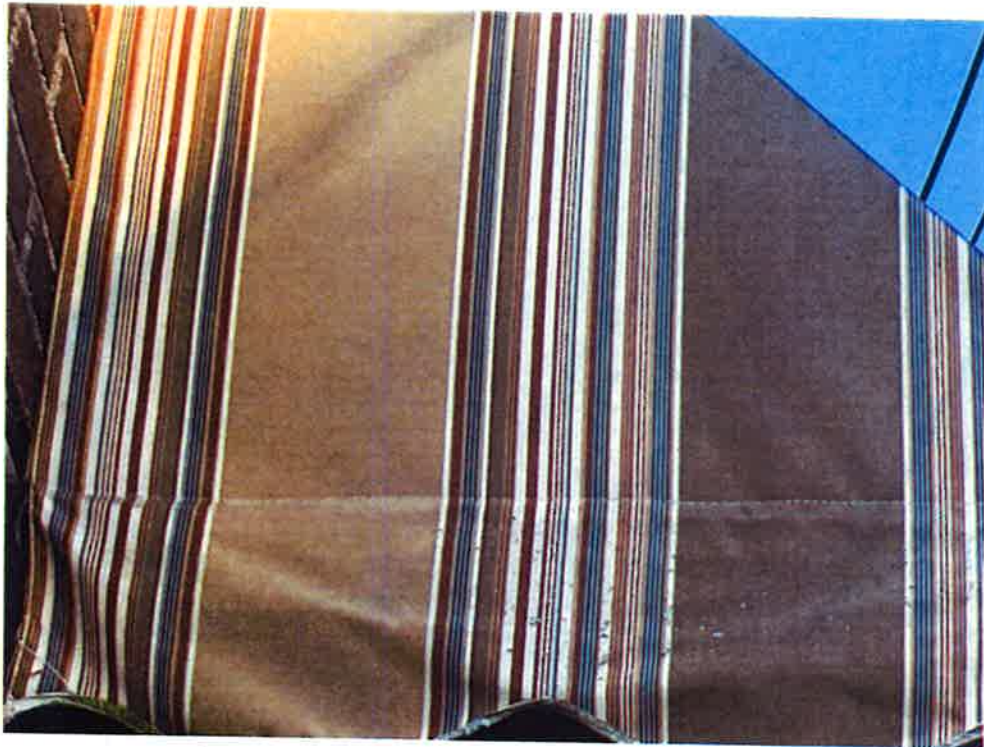


# 3340 Montezuma



- Two awnings visible from street

# Existing/Old Pattern (Same on all 3 awnings)



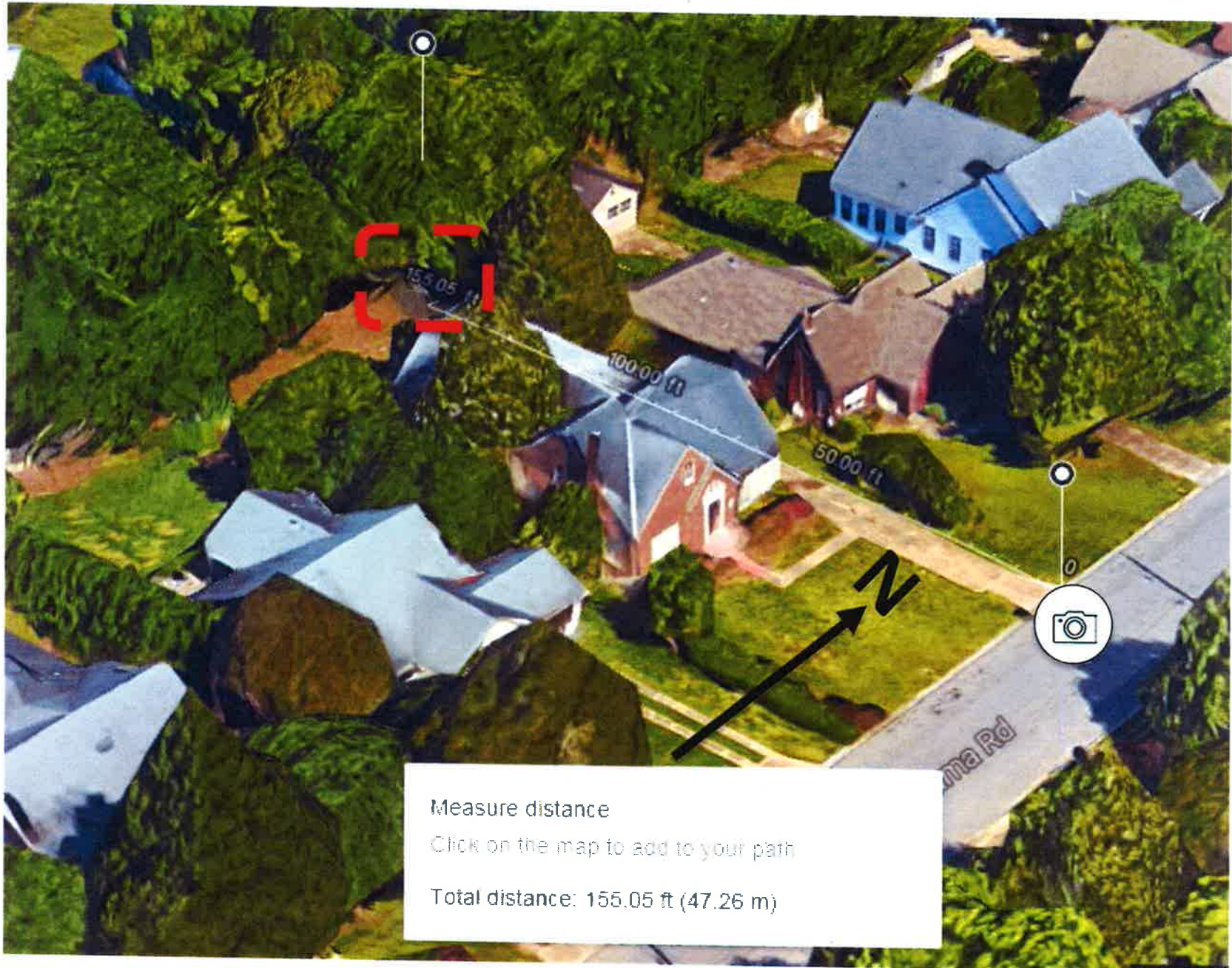
# New Pattern (Same on all 3 awnings)



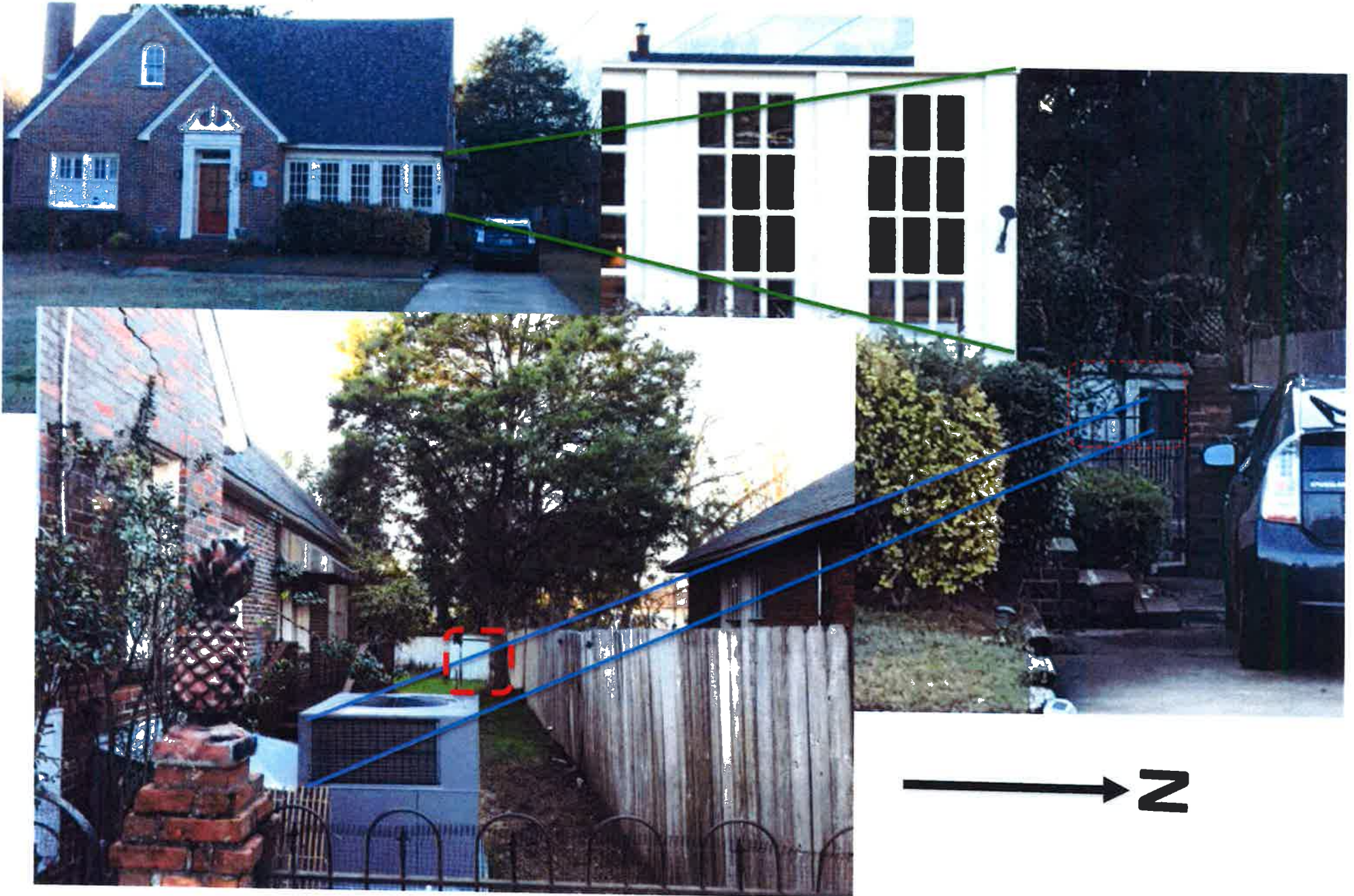
# Scope of Work

- Owner/resident/requestor: Mr. & Mrs. Jason E. Kinzer
- Location: 3340 Montezuma Rd (Cloverdale-Idlewild)
- Contact: [ellis.kinzer@gmail.com](mailto:ellis.kinzer@gmail.com) / cell (813) 420-7606/7672
  
- Remove/replace existing storage shed in back yard. (partially visible to street)
- Existing shed is missing a door (thus unsecure) and too small for planned storage requirements.
- Existing concrete slab will remain in place; new shed will fit in its entirety on the existing slab.
  
- Selected supplier is (Home Depot) – product is Suncoast 7'x7' footprint shed.

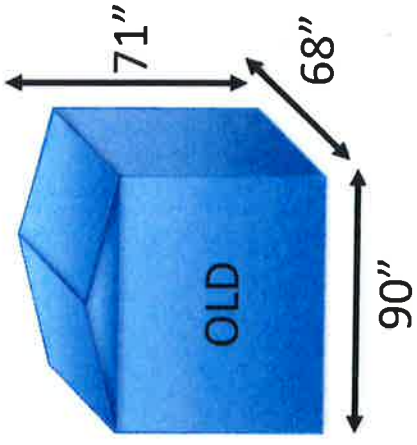
# 3340 Montezuma Rd



# View from Street

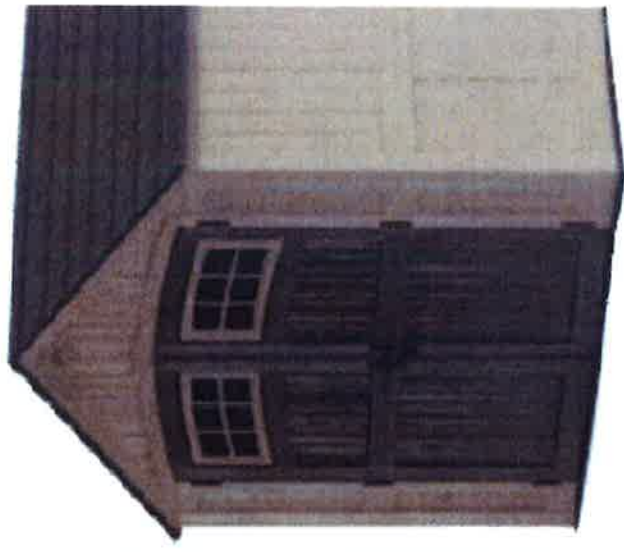
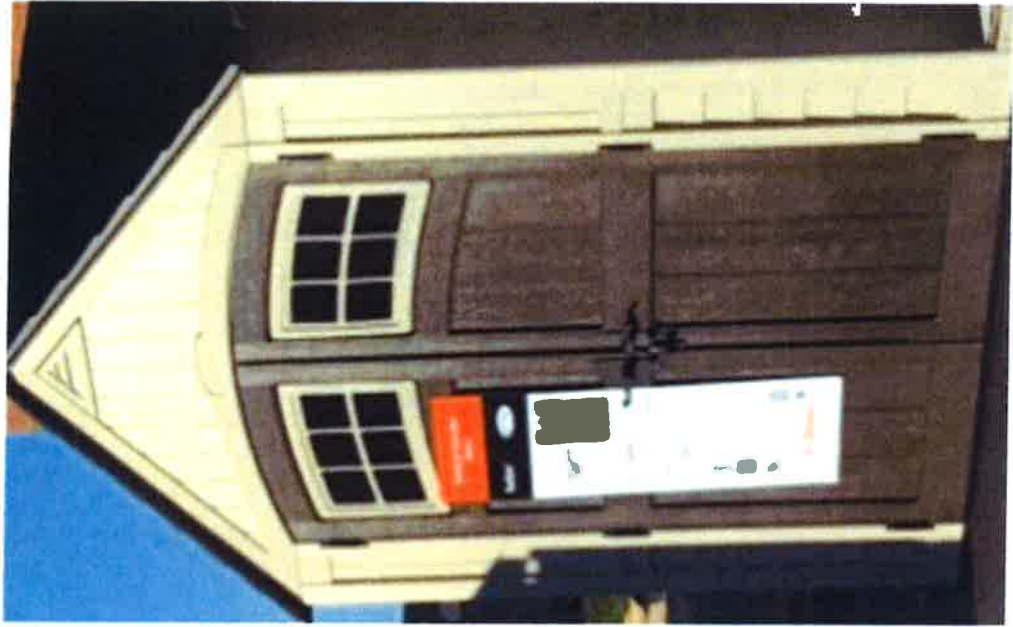


# Existing (old) Shed



# Comparison of color Scheme

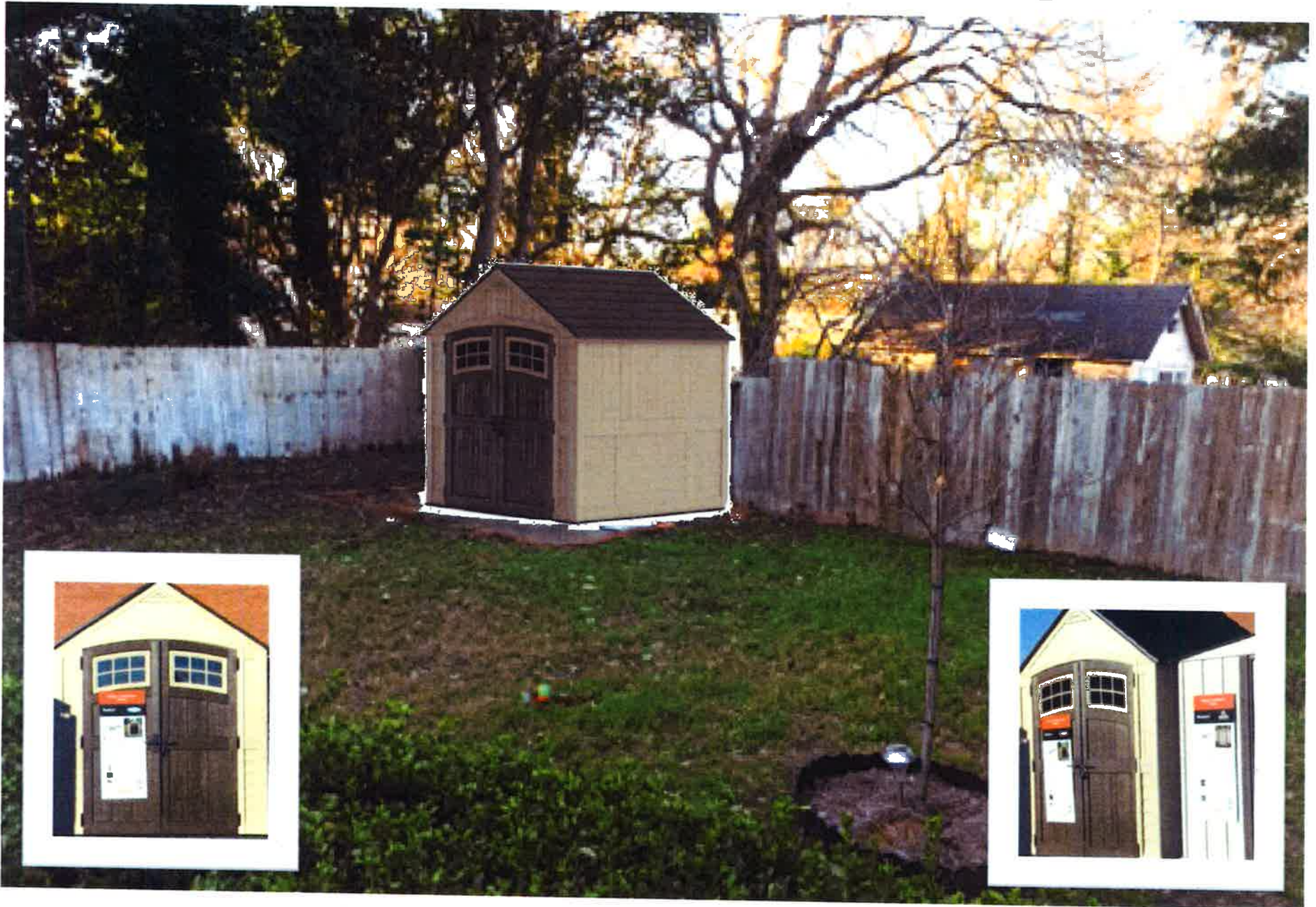
- Photographs (2)



- Web image



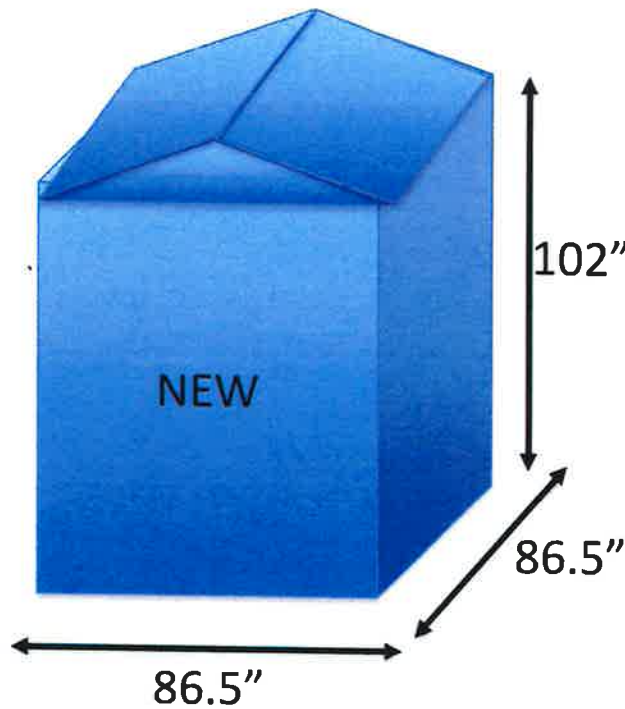
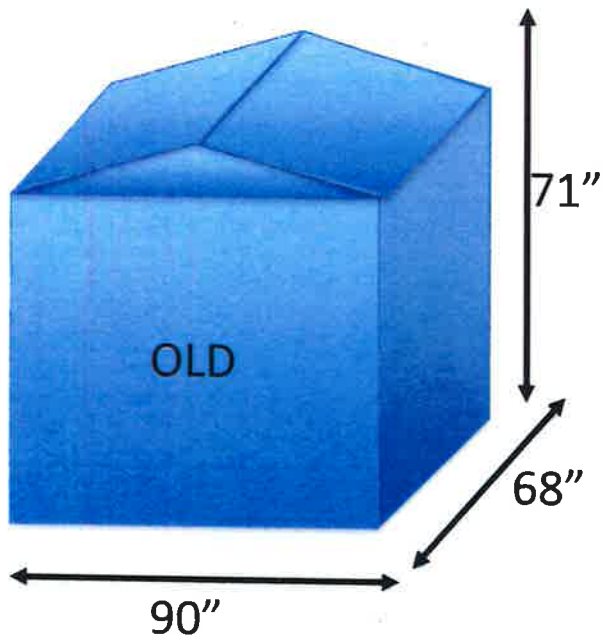
# New Shed – Rendering



TM

# New Shed - Dimensions

BMS7791 – Sutton™  
Blow Molded Resin Storage Shed  
**ASSEMBLY INSTRUCTIONS**



exterior dimensions 7' 4 1/2" W. x 7' 2 1/2" D. x 8' 6" H.

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**8. PRESENTED BY:** Willemijn Keizer

**SUBJECT:** Request for approval of fence, gates, and new driveway for the property located at 1207 Woodward Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting permission to extend an existing fence between this property and the property to the west (1201), and install matching gates at the front corner of the house (not the porch) to each property line. The fence and gates will be black welded wire horse fence (no climb/dog proof). On the rear the petitioner would like to remove an existing chain link fence and replace it with the black horse fence where illustrated. The petitioner is also proposing replacing the existing gravel driveway with concrete in the same footprint.

**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**

- Wire and chain link fence was historically used to enclose rear yards. A black wire fence will disappear into the background, and be less visually intrusive than a wood privacy fence.

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

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



1207 Woodward Avenue



1207 Woodward Avenue

SB



1207 Woodward Avenue

① CURRENT

← existing chem-link fence.

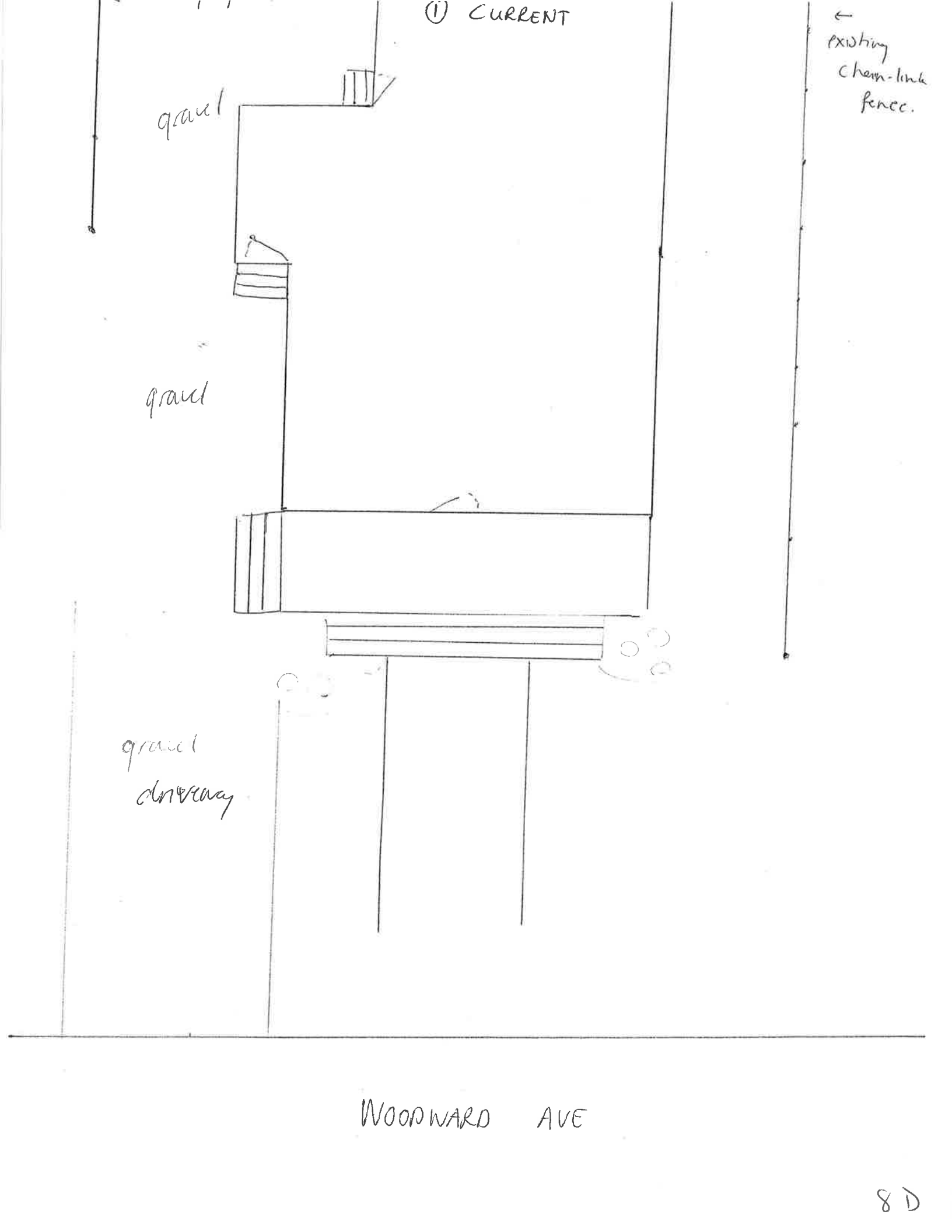
gravel

gravel

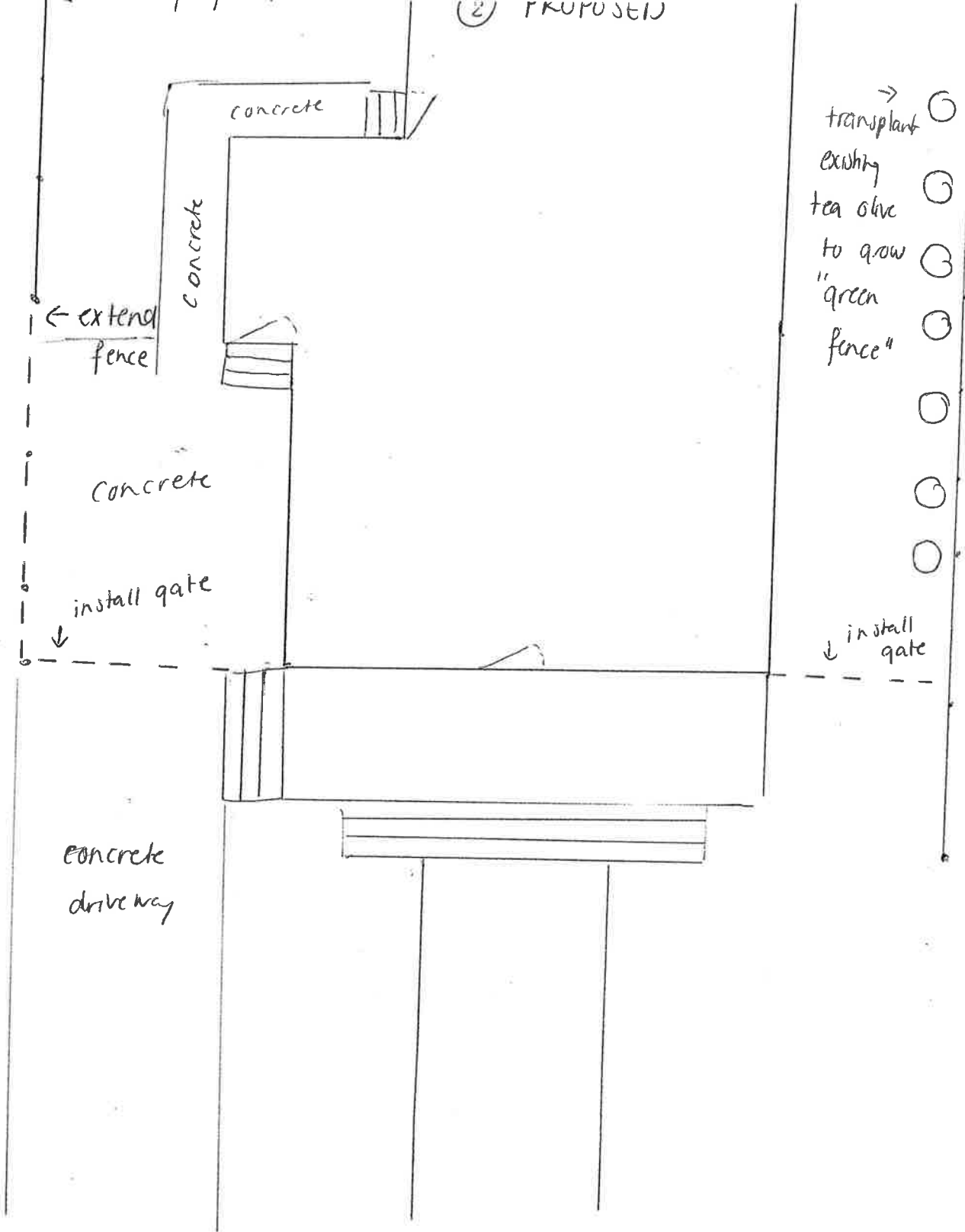
gravel driveway

WOODWARD AVE

8 D



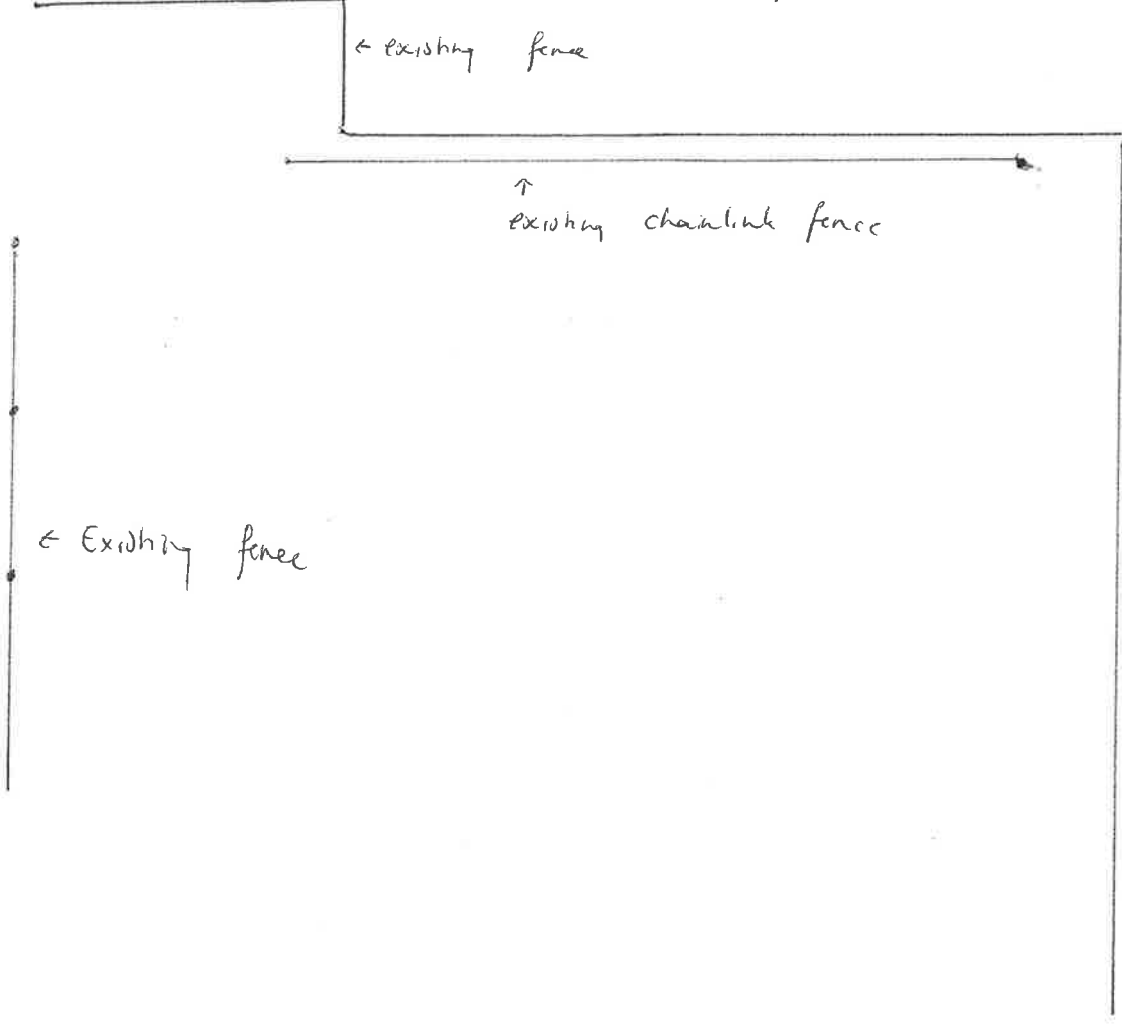
② PROPOSED



← existing chain-link fence.

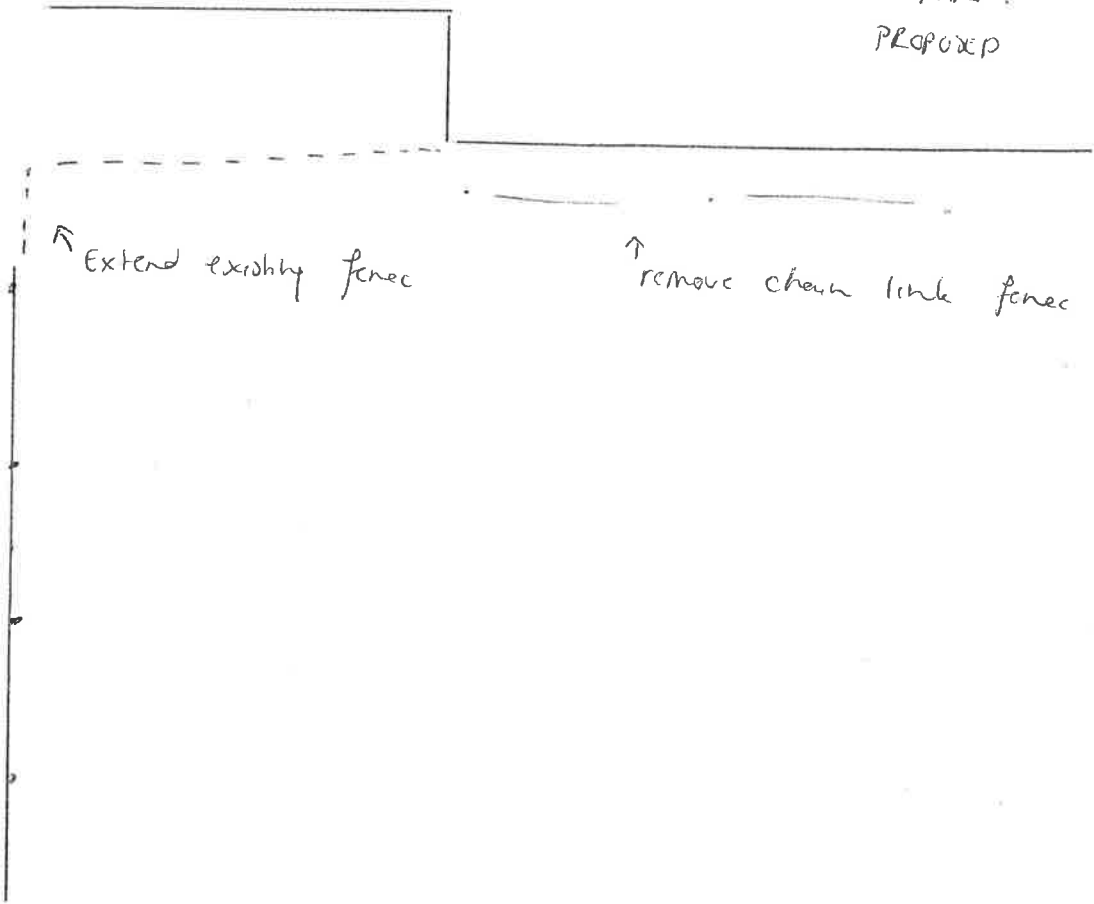
WOODWARD AVE





HOUSE.

BACK YARD:  
PROPOSED



↑ Extend existing fence

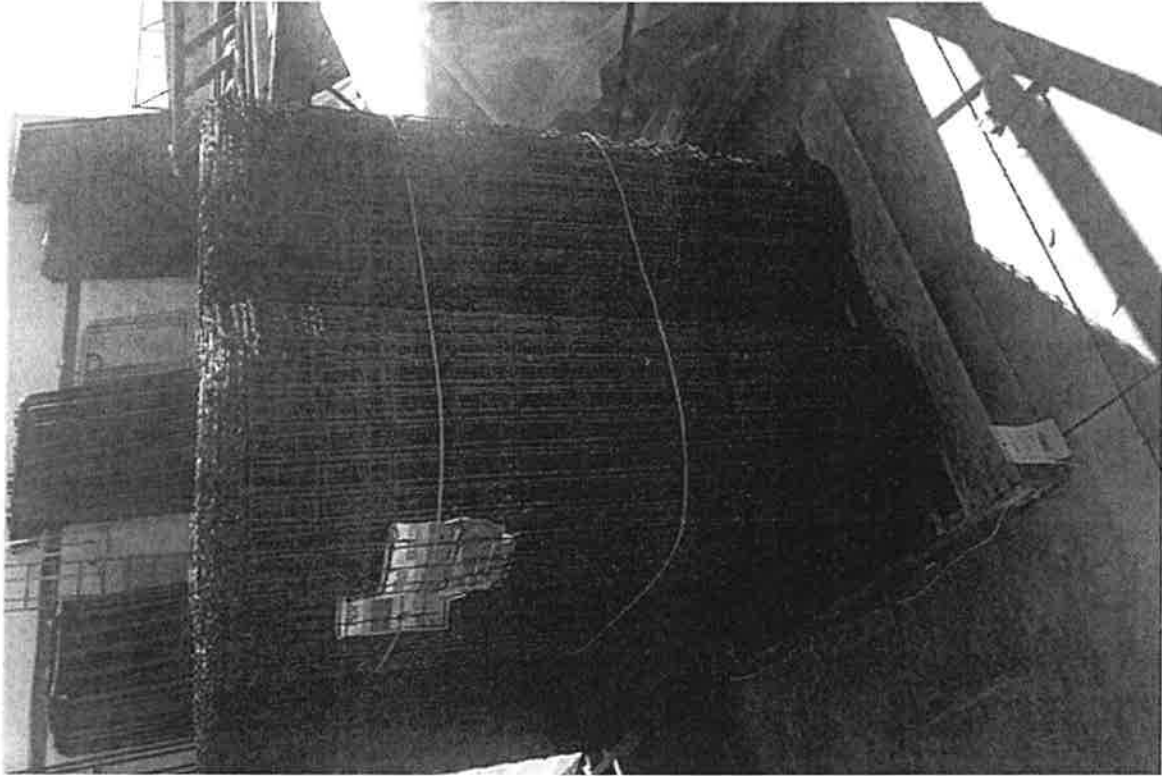
↑ remove chain link fence

HOUSE

WOODWARD



① Existing fence to be extended - view from Girard St.



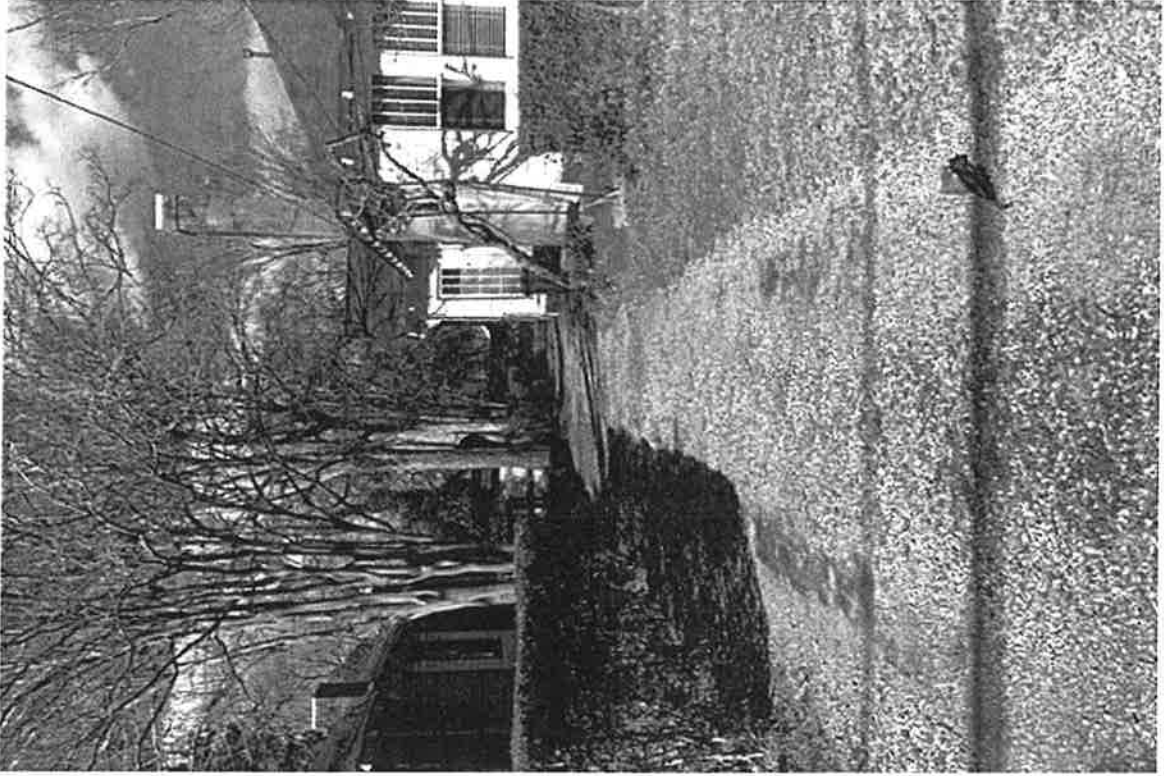
- ② Black heavy duty wire fence to be installed behind / attached to existing fence to make yard dog-proof (same pattern as proposed gate)



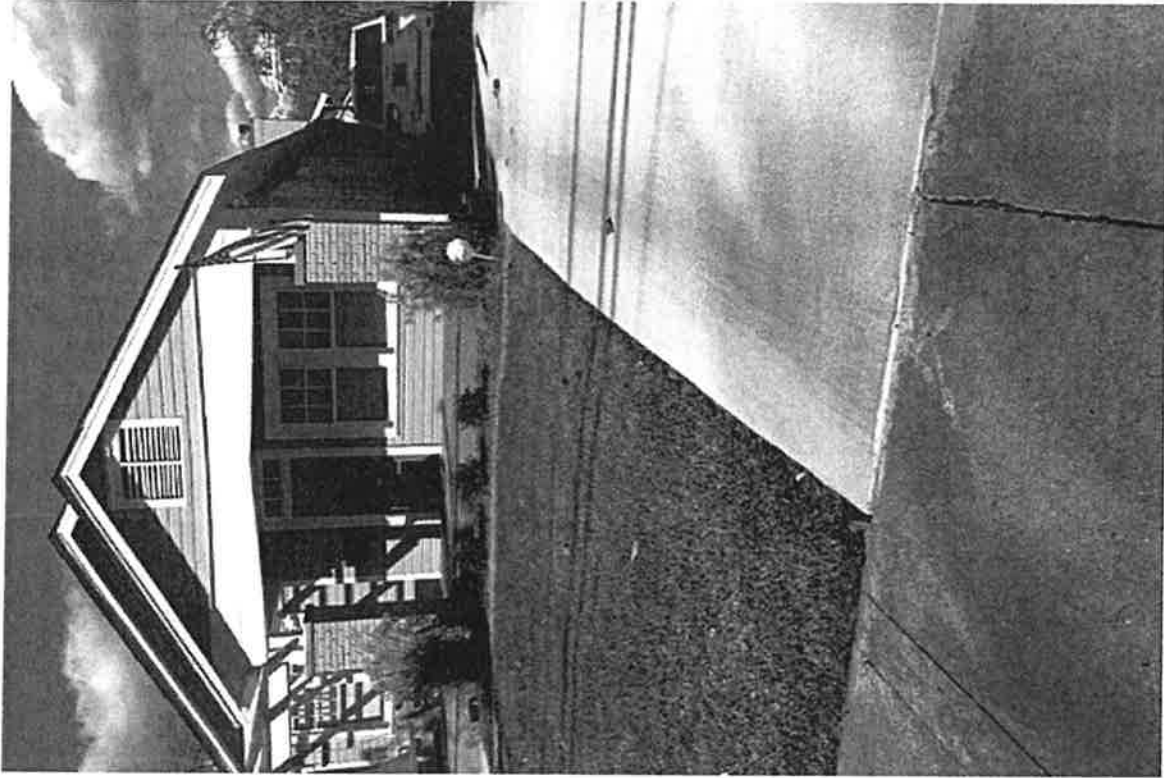
③ gate (20') to be installed in line w/ front corner of house. (same pattern wire as fence addition proposed)



Right front corner.



④ existing driveway.



example of proposed driveway (approved for  
Jan 2016 "restoration of the month" house



**9. PRESENTED BY:** Katherine Trantham

**SUBJECT:** Request for approval of roof alterations, window replacement, shutters, door replacement, and fence for the property located at 1124 Woodward Avenue (Old Cloverdale).

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

- Add a pitch to two flat roofed sections of the house with drainage issues. There are two proposals: the first is to extend on ridge over one of the flat roofs, and the other flat roof would tie in with a shed roof as illustrated; the second proposal would add just enough pitch to each roof that water will shed. In both cases, a dark gray/neutral architectural shingle is proposed.
- Replace a large plate glass window in the south wall of the house (rear) in the master bathroom. The replacement is a smaller true divided light salvage window to be installed as a clerestory, and the remaining opening will be filled with paintable siding and wood shingles to match the area to the right of the window.
- Install wooden louvered shutters to the double hung window on the rear of the house to the left of the bathroom window. Shutters will be painted black to match the existing.
- Replace sliding aluminum glass doors with a series of fixed and operable wood French doors as illustrated. This is under the west facing flat roof.
- Install a 6' wood privacy fence on the west property line from the SW corner of the property to just north of the SW corner of the house and return to enclose the rear yard.

**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 routinely approved rear yard privacy fences.
- While this house is a newer structure (circa 1965), none of the changes are obtrusive or introduce materials or elements that the Board would take issue with on a historic building. Many of the proposed changes address alterations and additions that were likely made to the house after its construction.

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

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



1124 Woodward Avenue

9A

Architectural Review Board Meeting  
February 28, 2017



1124 Woodward Avenue  
Montgomery, Alabama 36106

#### PROJECT #1: ROOF - PLAN A

Seeking approval to add a pitch to two flat-roofed areas to allow water to shed. The areas of concern are located on the south west corner of the house and a second area is located on the east side of the house. Pending costs, the first area would be remedied by extending the existing ridge to cover the rear southeast corner of house. A few vents and a chimney would need to be extended to allow for this to happen. This roof work would be visible from Girard Street. The second area of concern would be fixed by creating a shed roof and tie into the existing roof. This area is not visible to the street. The entire roof shingles would be replaced with a dark gray/neutral architectural shingle.

#### PROJECT #1: ROOF- PLAN B

If Plan A is not able to be completed, I would like to add just enough slope to the two flat roof areas to ensure water will shed and replace all shingles with a dark gray/neutral colored architectural shingle.

#### PROJECT #2: BATHROOM WINDOW

Seeking approval to replace a large glass window unit in the center of the south facing wall of the house. This window happens to be in the master bathroom. For privacy, I would like to replace it with a smaller clerestory window that is wooden with true divided lights acquired from Rescued Relics. Remaining space below the new window will receive paintable siding- wood shingles to match area that exists to the right of the window. This window is not visible from the street.

#### PROJECT #3: SHUTTERS

Seeking approval to add wooden louvered shutters to the double-hung window on the rear wall of house. This window is located to the left of the bathroom window. These shutters would be painted black to match existing.

#### PROJECT #4: REPLACE SLIDING GLASS DOORS

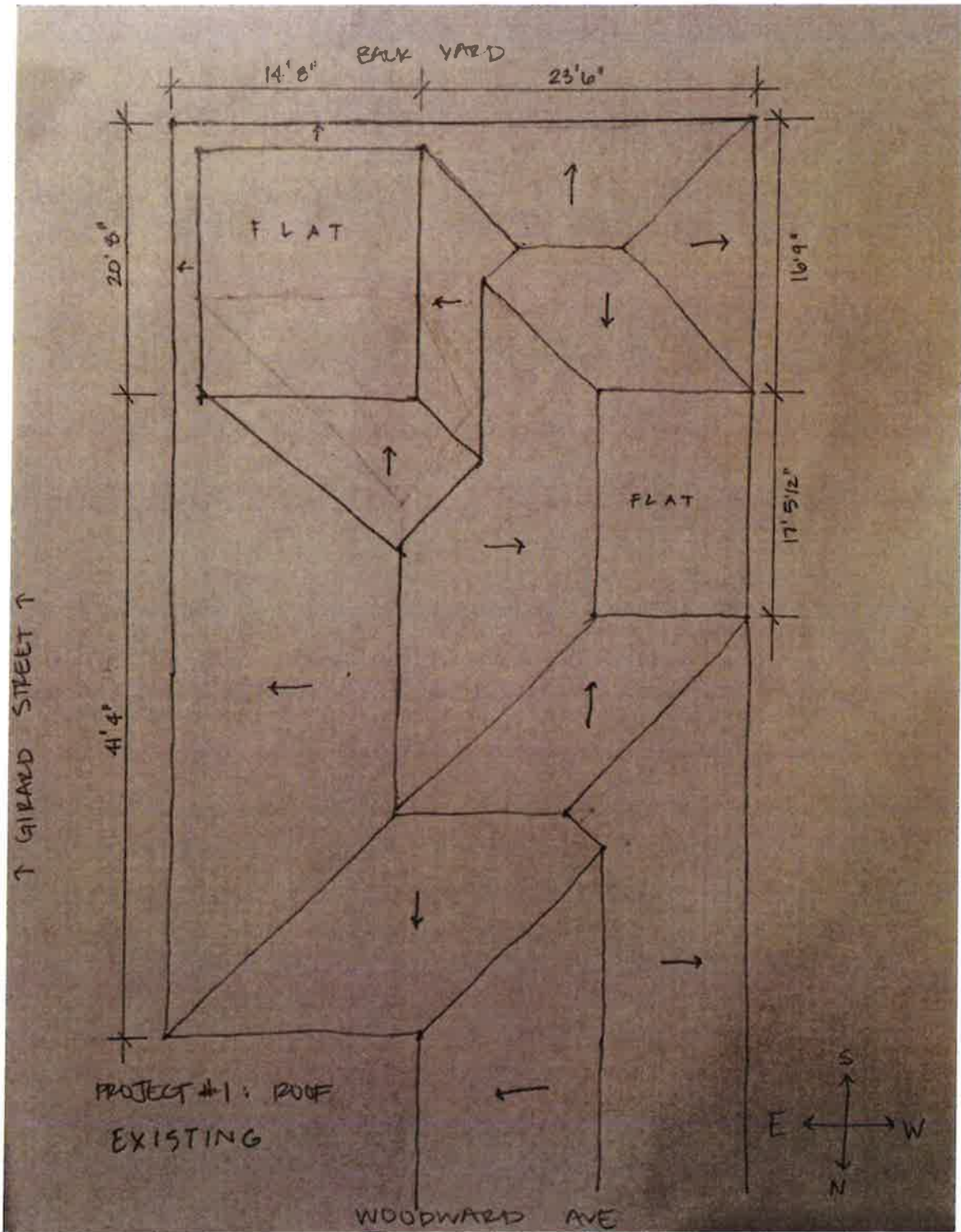
Seeking approval to replace existing metal and glass sliding doors with a series of fixed and operable painted French doors. This area is the same area to receive a shed roof and faces west. It is not visible from the street. wood

#### PROJECT #5: FENCE

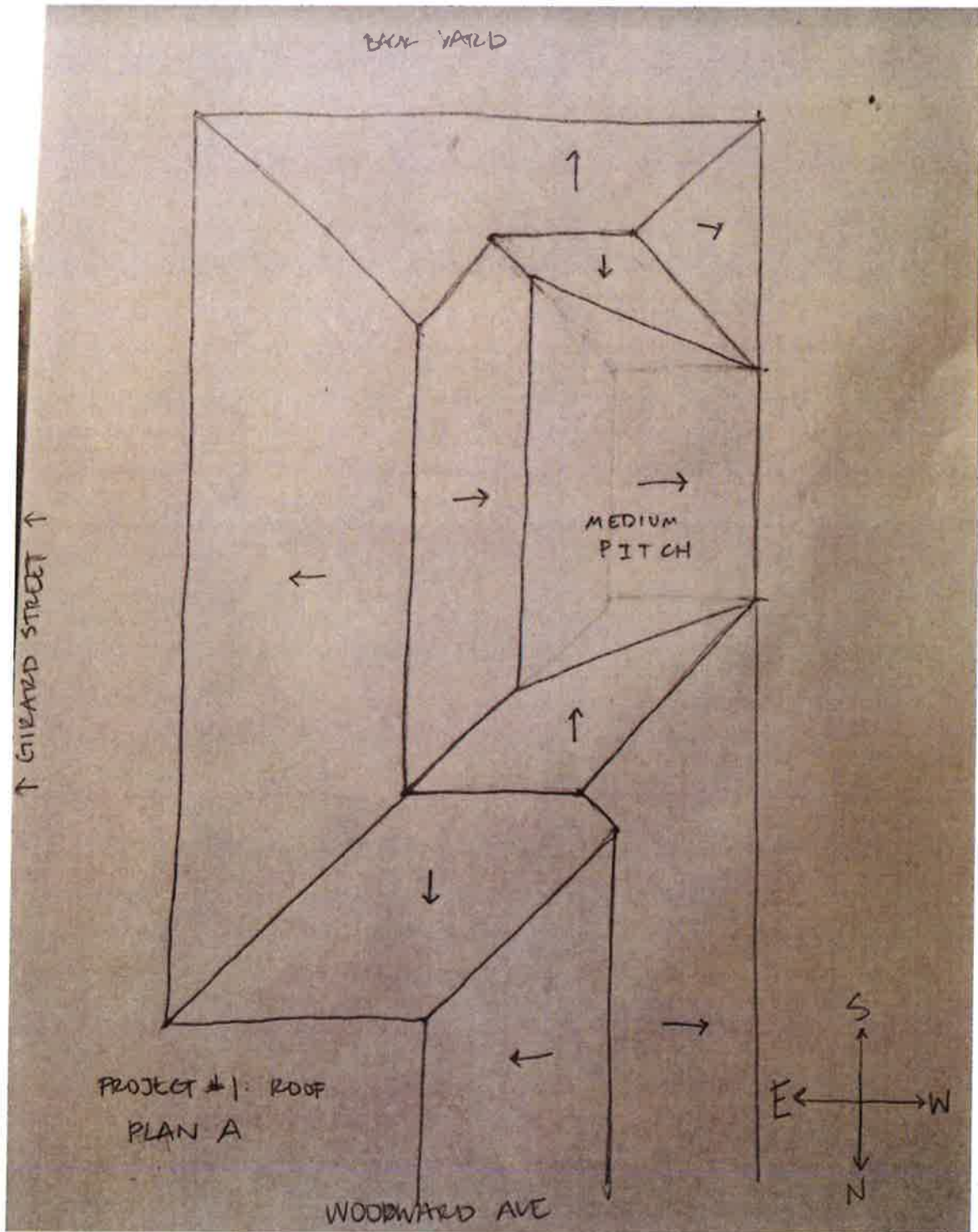
Seeking approval to add a 6' wood fence along the west property line from the southwest corner of the property to some point north of the southwest corner of the house and then return to the house. This would allow the backyard to be enclosed.

# ROOF PLAN

Existing:



Proposed Roof Plan: PLAN A

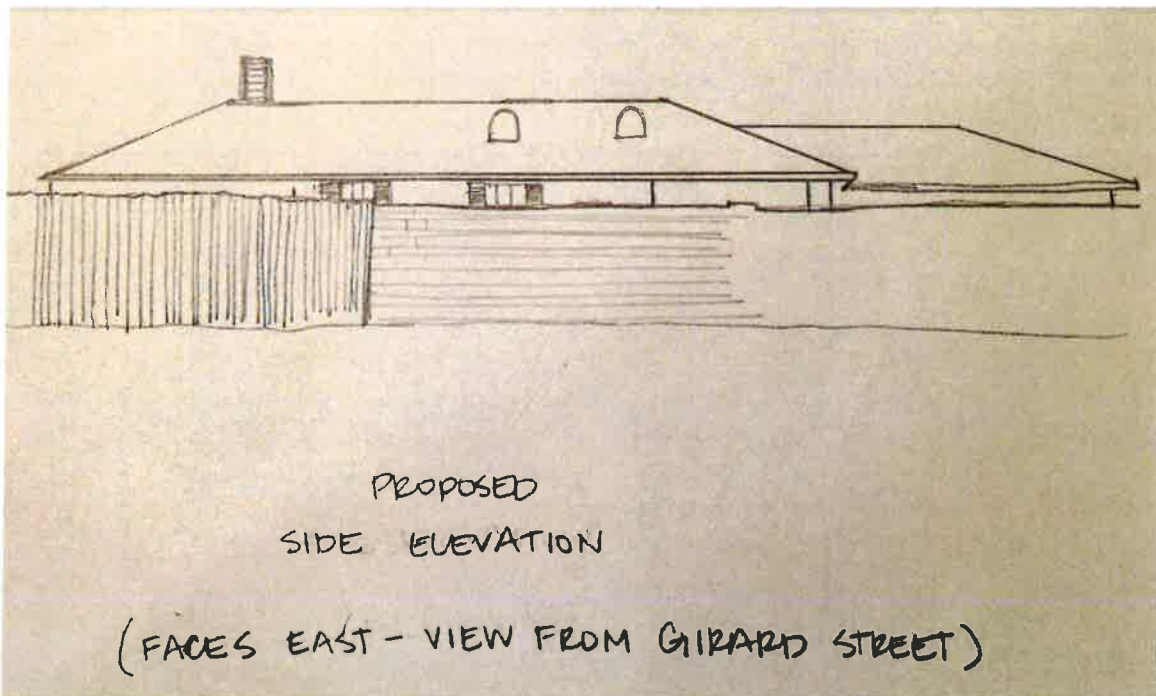


East Side of House  
(Visible from Girard Street)

Existing:



Proposed After:



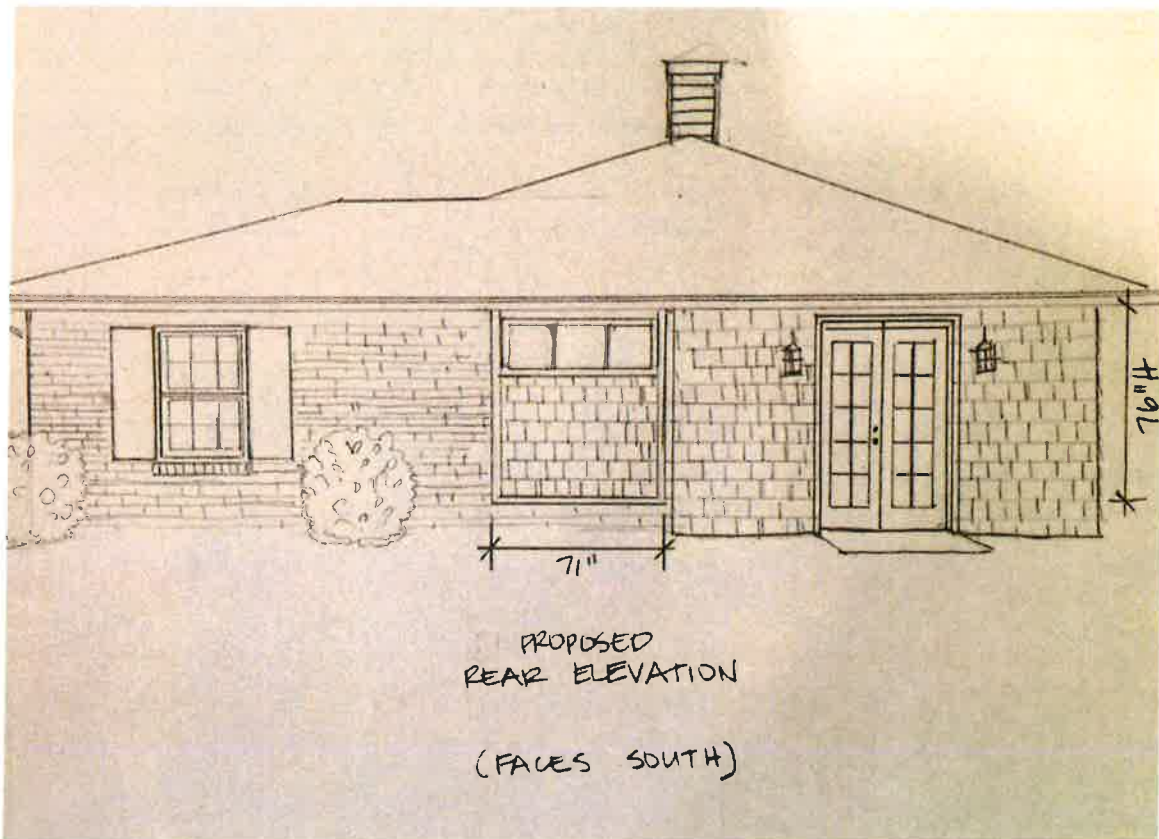
Extended ridge to eliminate flat roof and allow water to shed.  
Chimney and vents relocated as necessary.

Back of House  
(Not visible from the street)

Existing:



Proposed After:



Extended roof pitch.

Bathroom window with siding below, to be painted white to match existing trim.

Add shutters on double hung window- will be same style and painted black to match of shutters on front of house.

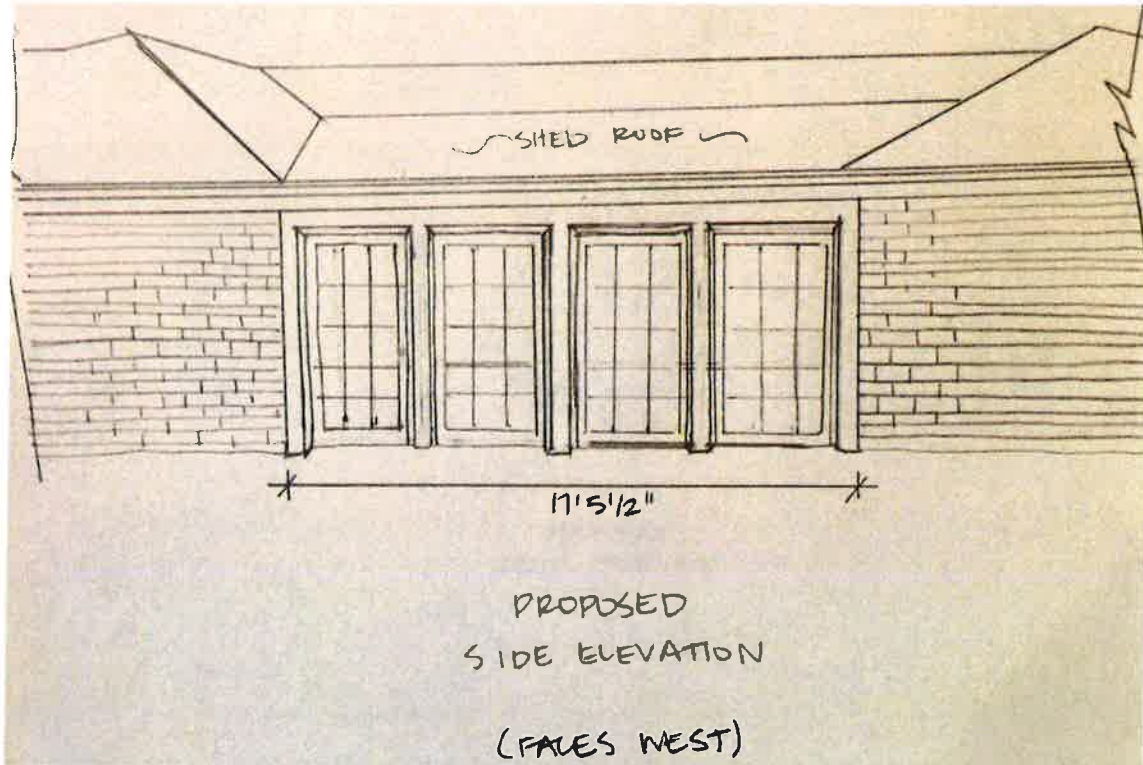


West Side of House  
(Not visible from the street)

Existing:

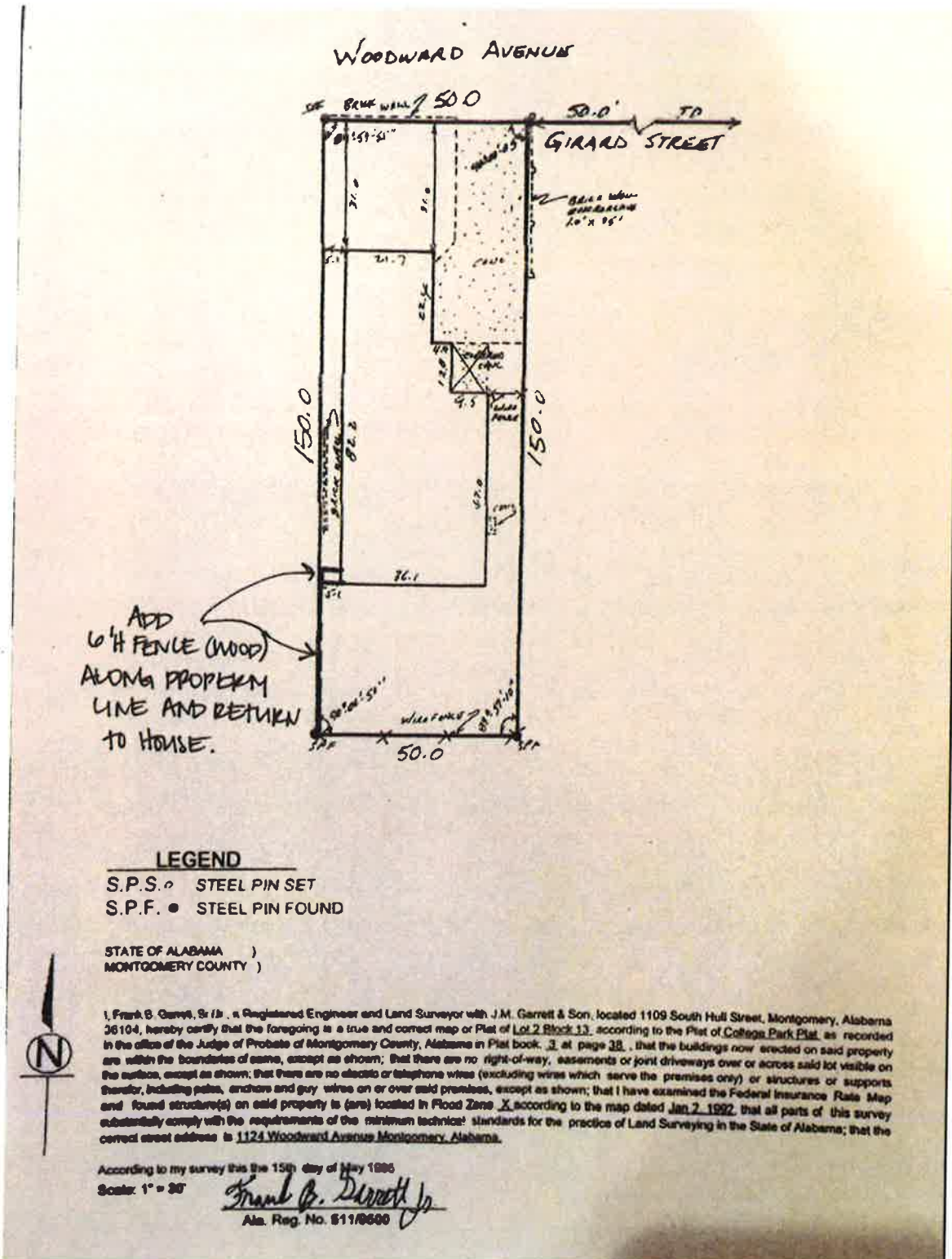


Proposed after:



Shed Roof is constructed to allow water to shed - skylight is eliminated.  
Sliding doors replaced with fixed and operable french doors, painted white.

# FENCE PROPOSAL



Add 6'H wood fence inside property line where shown above and return to side of house at southwest corner of house to enclose backyard.

**10. PRESENTED BY:** Payne Design Group Architects, LLC

**SUBJECT:** Request for approval of storefront, upper floor and roof modifications for the property located at 100 Dexter Avenue (Individual).

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

- Remove the non-original stucco from the street elevations;
- Reintroduce a storefront (Dexter & Perry elevations) and other first floor openings (Perry) using fiberglass panels, simulated divided lite (SDL) fiberglass doors and 6:6 windows, dimensional PVC trim and 6 lite transom with SDL, fiberglass cornice and frieze between the 1<sup>st</sup> & 2<sup>nd</sup> floors, proposed fiberglass pilaster cover (Perry St) as illustrated;
- Re-introduce window openings on the 2<sup>nd</sup> and 3<sup>rd</sup> floors using brick sills and soldier course. The building used to be 3 stories before a fire, the additional two stories will be accommodated in the existing space;
- PVC single hung SDL 6:6 windows proposed throughout, fiberglass cornice and frieze with built in gutter at roofline, metal downspouts;
- 1 1/2 in 12 standing seam metal roof installed on new structure behind parapet, visible at street level at 257' away and beyond. See Winter Building for reference.

**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

- Caution is always advised when trying to remove material from brick. Several test sections have indicated that the stucco is not strongly adhered to the brick, but the Board may want to consider recommendations in the event damage to the brick face becomes apparent in the removal process. The gentlest means possible are always recommended when removing a surface coating, and any repointing should be done with a mortar that is appropriate to the age and softness of the brick.
- Will the A. Nachman in the floor of the old entrance be retained?
- The building is missing all of its storefronts and upper story windows, so there is no historic material beyond the brick on the exterior to be preserved. Any decorative elements at the windows or cornice were likely removed or damaged when the stucco was applied.
- No manufacturer for the PVC windows has been provided.

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

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



100 Dexter Avenue

10 A



# The Adaptive Re-Use of Properties 100, 110 & 116 Dexter Avenue, Montgomery, AL.

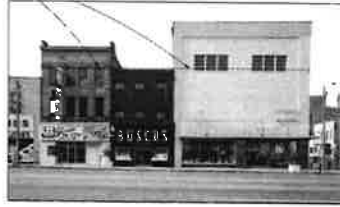


**PAYNE DESIGN GROUP**  
ARCHITECTS • LLC  
*Architecture • Programming • Master Planning*





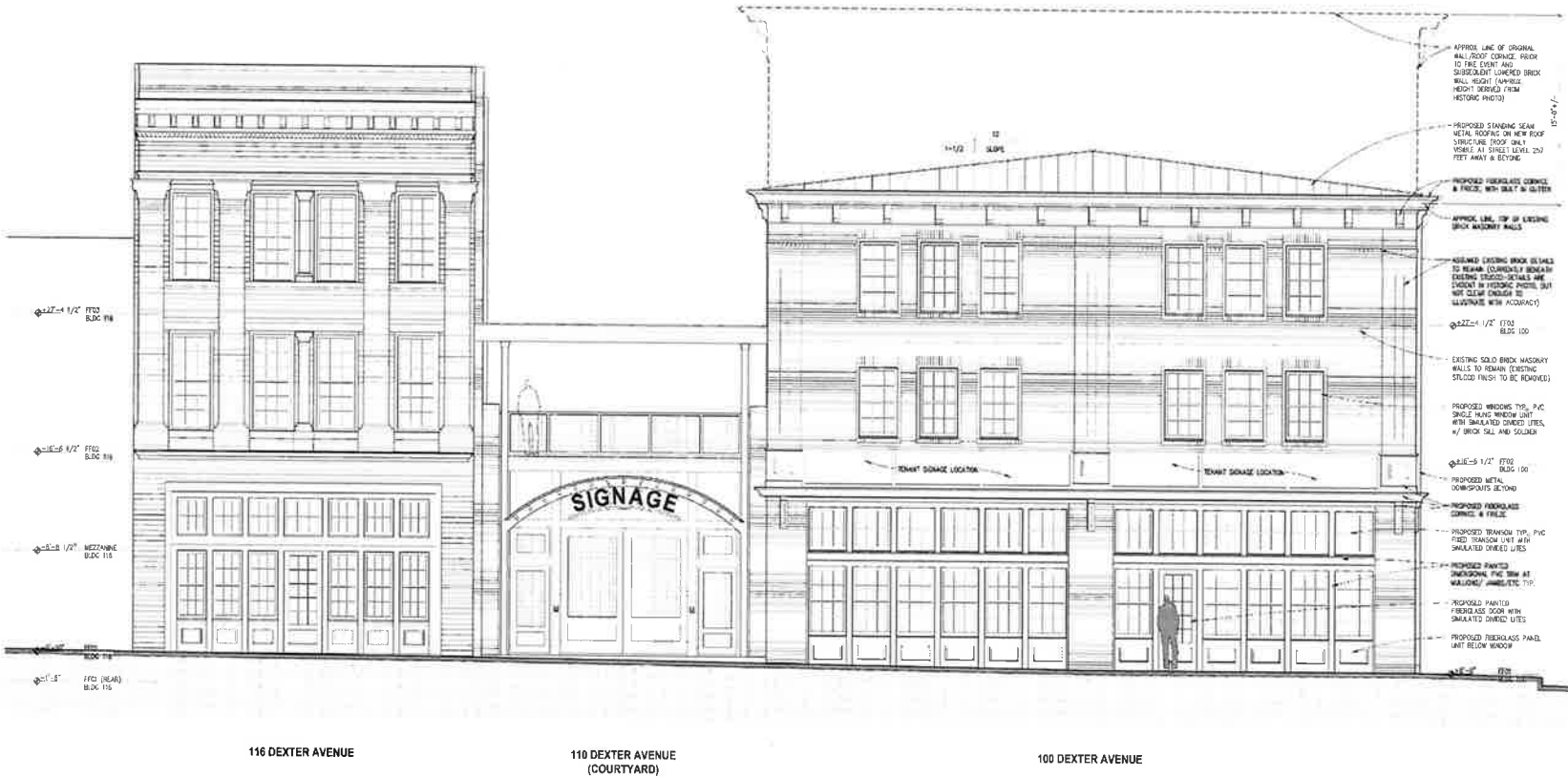
100 DEXTER AVENUE (ORIGINAL CONDITION - CIRCA 1940s)



100 DEXTER AVENUE (MODIFIED FACADE - CIRCA 1960s)



100 DEXTER AVENUE (CURRENT CONDITIONS)



EXTERIOR ELEVATION - 100 DEXTER AVENUE  
SCALE 1/4" = 1'-0"

**Sheet Title:**  
EXTERIOR ELEVATIONS

Project No: 16-001  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
Revised: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: DHP  
Sheet No: A5.1  
Scale: \_\_\_\_\_

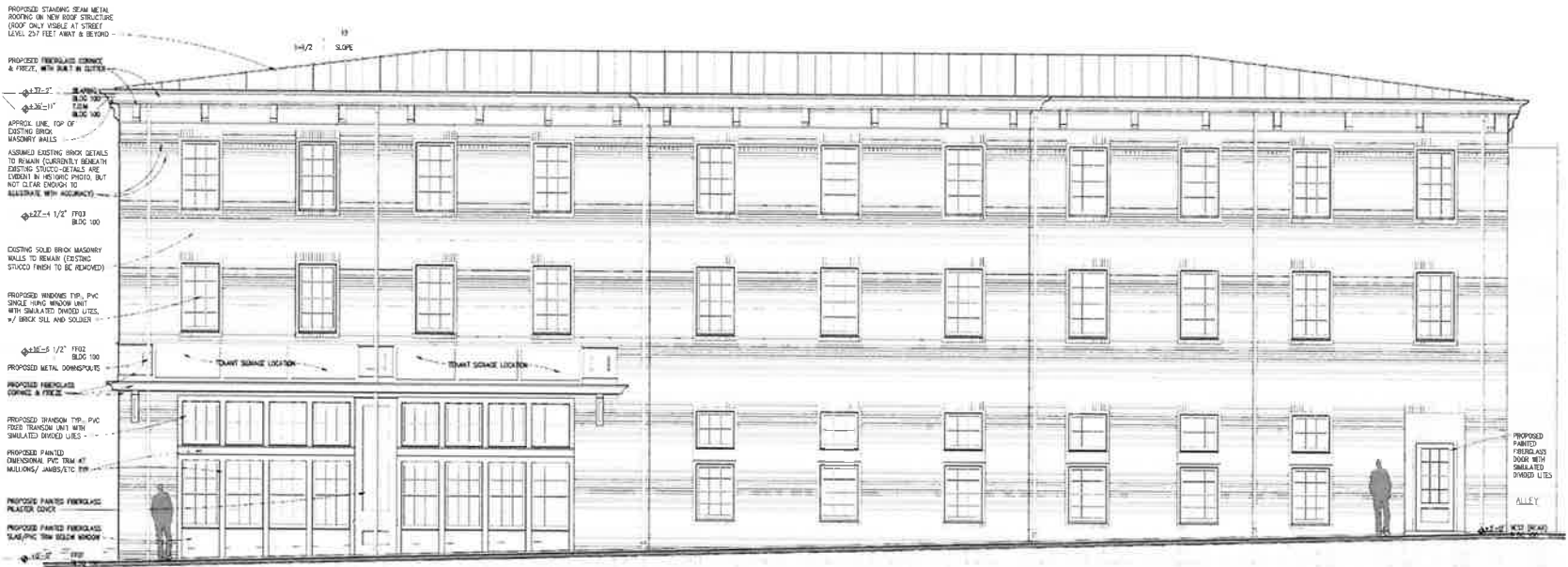
100



100 DEXTER AVENUE (ORIGINAL CONDITION - CIRCA 1940s)



100 DEXTER AVENUE (CURRENT CONDITIONS)



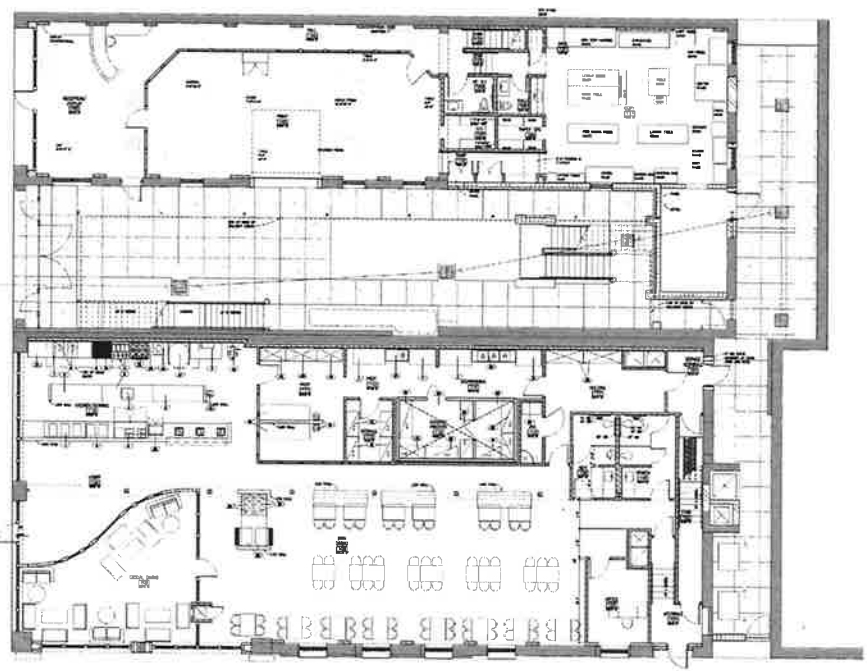
EXTERIOR ELEVATION - PERRY STREET (100 DEXTER AVENUE BUILDING)

SCALE: 1/4" = 1'-0"

10E

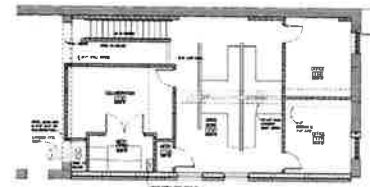


DEXTER AVENUE



**COMPOSITE FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

SOUTH PERRY STREET



**MEZZANINE FLOOR PLAN**  
SCALE 1/8" = 1'-0"



The Adaptive Reuse  
of Properties  
**100, 110, & 116 DEXTER**  
For ELSAJA Holdings, Montgomery, Alabama



Sheet Title:  
COMPOSITE FIRST  
FLOOR PLAN

Project No: 16-091  
Date: Jan. 20, 2017  
Author:  
Revised:

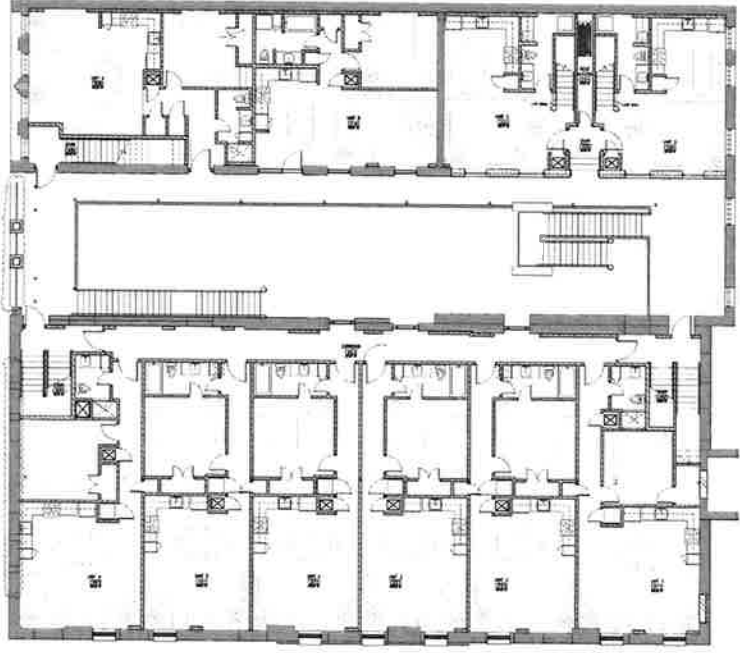
Drawn By:  
Checked By: DHP

Sheet No:  
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PHASE 1  
Sequence - of 13

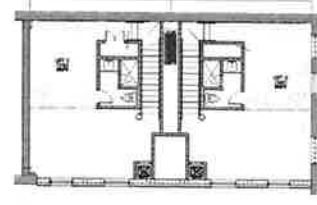


101

105




**SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"



**SECOND FLOOR LOFT PLAN**  
 SCALE 1/8" = 1'-0"



The Adaptive Reuse  
 Of Properties  
**100, 110, & 116 DEXTER**  
 For ELSAJA Holdings. Montgomery, Alabama

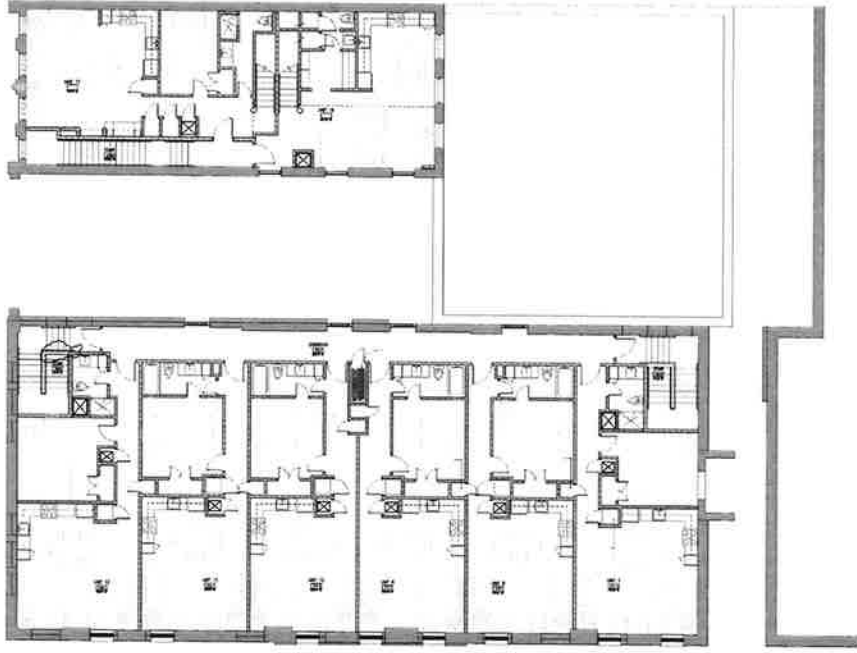


**Sheet Title:**  
 COMPOSITE SECOND  
 FLOOR PLAN

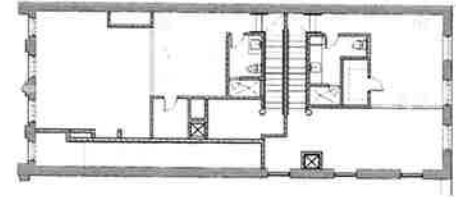
Project No: 10-001  
 Date: Jan. 20, 2017  
 Author:  
 Review:  
 Design By:  
 Checked By: DHP

**Sheet No:**  
**10.1**  
 PHASE 1  
 Sequence of 15

101



**THIRD FLOOR PLAN**  
SCALE 1/8" = 1'-0"



**THIRD FLOOR LOFT PLAN**  
SCALE 1/8" = 1'-0"



The Adaptive Reuse  
Of Properties  
**100, 110, & 116 DEXTER**  
For ELSAJA Holdings, Montgomery, Alabama



Sheet Title:  
**COMPOSITE THIRD  
FLOOR PLAN**

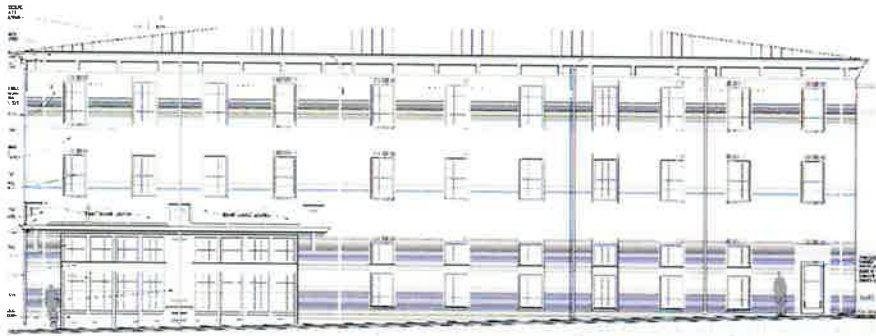
Project No: 16-001  
Date: Jan. 28, 2017  
Address:  
Revised:  
Drawn By:  
Checked By: DHP

Sheet No:  
**A10.2**  
PHASE 1  
Sequence - of 15





101



116 DEXTER AVENUE      118 DEXTER AVENUE (COURTYARD)      100 DEXTER AVENUE



PO Box 471, Montgomery, Alabama 36101 (Mailing Address)  
 1 Court Square, Suite 322  
 Phone (334) 272-2180  
 E-mail [dpayne@paynearch.com](mailto:dpayne@paynearch.com)

105

**11. PRESENTED BY:** Scott Steen

**SUBJECT:** Request for approval of tree removals and new house construction for the property located at 622 Felder Avenue (Old Cloverdale).

**REMARKS:** The petitioner is requesting approval for a new dwelling on an existing, and oddly shaped, vacant lot. The proposal includes an attached covered carport and storage/workshop area accessed by an exposed aggregate concrete driveway.

The house appears to be constructed slightly above grade, with a brick base with a brick row lock cap; cementitious beaded siding, shake shingle, and trim; aluminum clad simulated divided lite sash windows (4:1) and fixed 4 lites; Craftsman style 6 lite fiberglass door on front; workshop and rear exit; one multilite door on rear, square tapered columns on piers at the front porch; architectural shingles and standing seam metal roof where illustrated (porch, dormers).

A 5' pressure treated wood fence is also proposed as illustrated. There are total of 5 trees to be removed that are subject to review by the ARB (others noted on the site plan to be removed are either dead or hazardous), #9, 10, 11, 14, and 15. All are within the footprint of the construction zone. Two willow oaks are proposed as replacement trees in the front. The proposed color scheme is white for the fence, trim, door, window, columns; siding (both lap and shingle) Pratt & Lambert "Glow"; painted brick Pratt & Lambert "Snowbound".

**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 determine if the proposed house is compatible in design, scale, massing, siting/location, and materials.
- Cementitious siding has been approved for use in some applications.
- Fiberglass doors have been approved, as have the aluminum clad Weathershield windows.
- Metal roofs have been approved on porches, dormers, and low slopes.
- There are yellows on the color palette.
- Urban Forester recommends replacements for the trees removed.
- PLANS ARE OVERSIZED AND SEPERATE

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

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



The lot

plans are 11x17 and separate



View of Felder looking towards Cloverdale Road

622 Felder Avenue

11A



Across Felder



Across Felder

622 Felder Avenue





Felder @ Ridge



Looking toward Ridge

622 Felder Avenue



View of adjacent property (infill) from lot

622 Felder Avenue

**12. PRESENTED BY:** Aaron Broach

**SUBJECT:** Request for approval of handicap ramp for the property located at 344 Montgomery Street (Individual).

**REMARKS:** The petitioner is requesting permission to construct a concrete ADA accessible handicap ramp to access the front (Montgomery Street) entrance to the building to replace a small, extant metal ramp. The ramp will extend 4' into the right-of-way (license agreement also required from the City) for a 4' wide ramp extending to the right of the door.

**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**

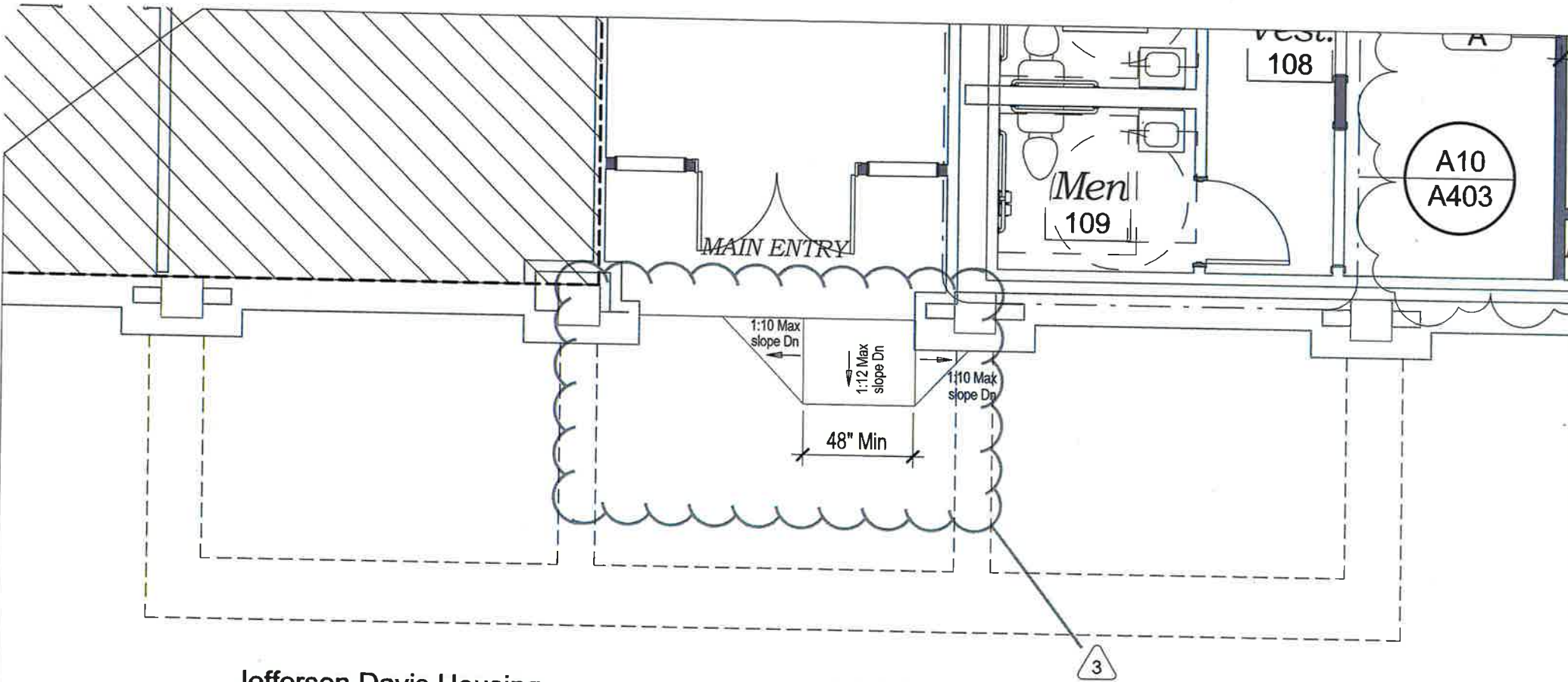
- No comment.

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

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



344 Montgomery Street



**Jefferson Davis Housing**  
**ASI # 3 - ADA Ramp**  
**December 20, 2016**  
 Note revised: 2/8/2017

Note: Contractor to prepare existing concrete sidewalk directly beneath the location where new ramp will be placed. This preparation shall consist of cutting and chipping/hammering the concrete to 1" beneath the top of the surrounding concrete sidewalk. Surface of subsurface shall have roughened texture prior to placing ramp. Contractor to use 4,000 psi concrete for new ramp. Contractor to install rubber expansion joint along the vertical edge of the existing 3" stone step before placing concrete for new ramp.

12 B

12C





NO PARKING  
LOADING ZONE  
FEBRUARY 2014

NO PARKING  
LOADING ZONE  
FEBRUARY 2014

NO PARKING  
LOADING ZONE  
FEBRUARY 2014

EQUAL HOUSING  
OPPORTUNITY

3

