

A G E N D A

Architectural Review Board

April 25, 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 March 28, 2017 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Mark Gisi	Baldwin District	420 South Perry Street
2.	Evan Alston	Garden District	251 East Fairview Avenue
3.	James Mancil	Old Cloverdale	541 Cloverdale Road
4.	Jennifer Barringer or Tony Kim	Cottage Hill	121 North Goldthwaite Street

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, May 23, 2017 at 5:30 p.m.**

1. PRESENTED BY: Mark Gisi

SUBJECT: Request for approval of a new rear deck for the property located at 420 South Perry Street (Baldwin District)

REMARKS: The petitioner is requesting permission to build a 5'6"x22' and stairs on the first floor (above grade) at the rear of the house. The deck will be constructed of treated pine with a 36" or 42" handrail, and similar to the decks on the rear of the other Sisters houses.

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 deck will not be visible from South Perry Street. This property only has vehicular access to the rear, and will need some sort of deck/stairs to access the property and meet egress requirements.
- The Board has approved conventional deck materials and configurations on the rear of historic buildings.

COMMENTS _____

ACTION TAKEN _____



420 South Perry Street



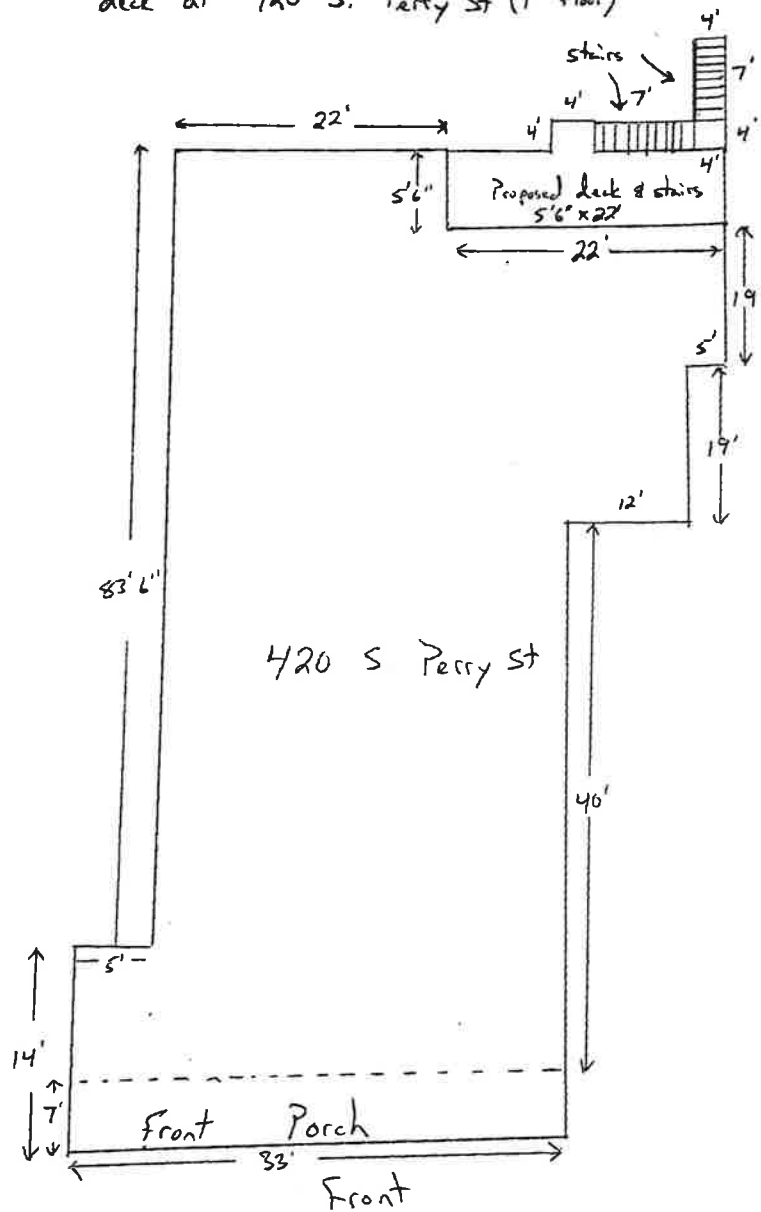
Decking on adjacent Sisters House



Example of rear decking on adjacent Sisters Houses

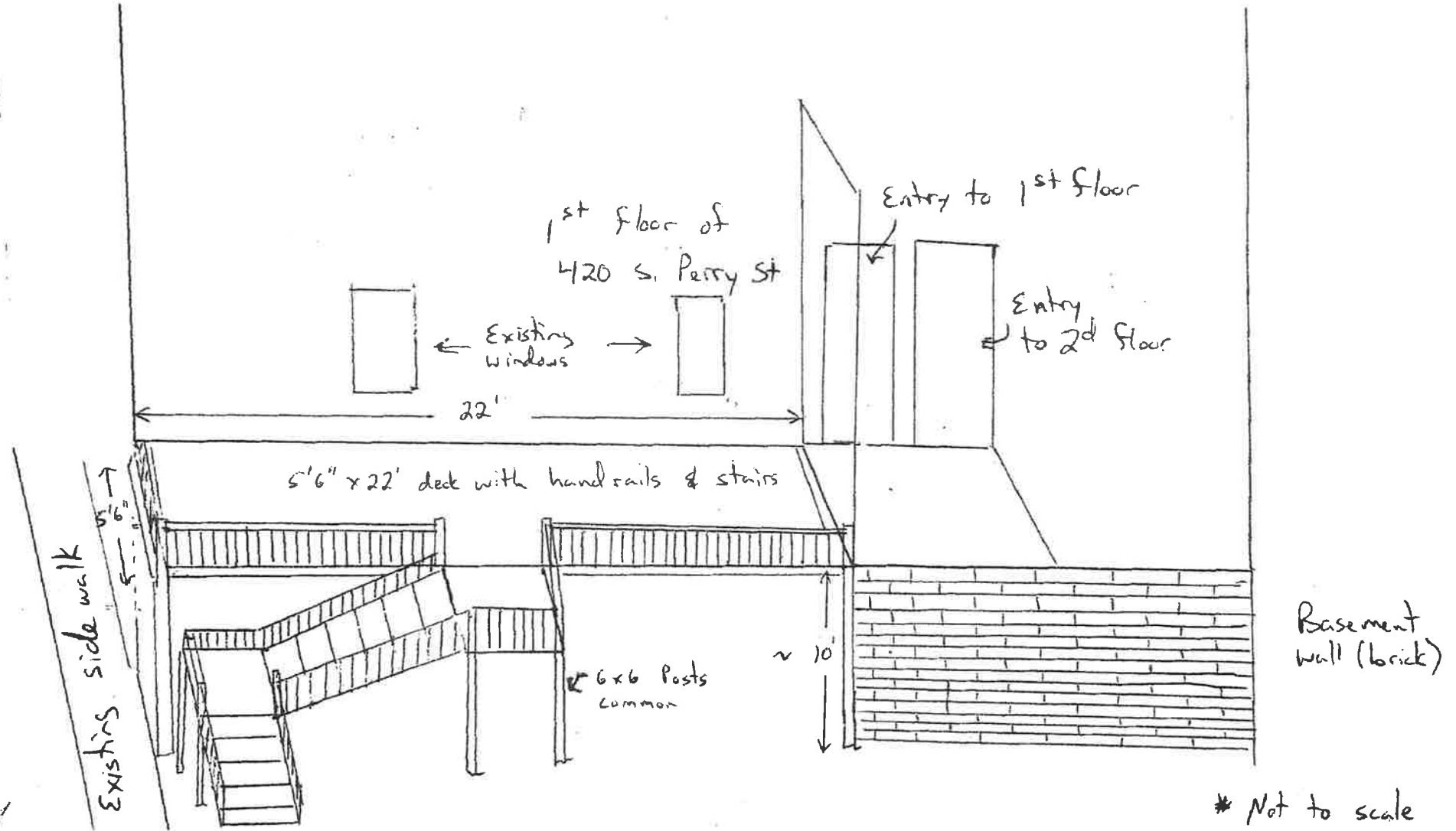
420 South Perry Street

Footprint drawing for proposed deck at 420 S. Perry St (1st floor)



- Notes
- ① Stairs built to code
 - ② 42" handrail
 - ③ Material - treated pine
 - ④ drawing not to scale

Proposed treated wood deck for
420 S. Perry (rear of bldg)



2. PRESENTED BY: Evan Alston

SUBJECT: Request for approval of a new driveway, fence, garage doors and tree removals for the property located at 251 East Fairview Avenue (Garden District).

REMARKS: ****The request for the driveway and tree removals has been withdrawn by the petitioner****

The petitioner is requesting permission to install steel, carriage style garage doors with a square top and fleur-de-lis hardware on an existing garage that does not have garage doors. Two examples of doors are attached, one version has windows, and one does not.

The petitioner is also requesting permission to install a privacy fence in a rear corner section of the property as illustrated on the site plan. The fence will be 6' tall and framed in panels 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

COMMENTS _____

ACTION TAKEN _____



251 East Fairview Avenue



Cover image: Model 303 - 8' high, Walnut stained finish with Plain Window Square, decorative hardware
 Image above: Model 307 - 8' high Gray painted finish, 12 Window Square, decorative hardware

Carriage House Collection doors combine distinctive carriage house designs and superior insulated steel construction to create a harmonious blend of elegance and strength.



Carriage House Collection Door Designs

Select your door panel style and color

1 Choose a panel style: *No Windows*

Square top

Models:

	301	302	303	304	305	306	307	308	309
7' tall									
8' tall									

Arched top

Models:

	301	302	303	304	305	306	307	308	309
7' tall						No arched option available			
8' tall						No arched option available			



Carriage House Collection *Decorative Accents*

Customize your door with ornamental hardware

4 Choose your hardware:



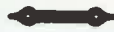
Spear hinge



Arrow hinge



Fleur-de-Lis hinge



Lift handle



Pull handles



Hammered knockers

For more hardware options contact your Overhead Door Distributor or see our website.



Model 309 8' high, Clay/White painted finish, 8 Window Square, custom glass, decorative hardware



Carriage House Collection garage doors are available in a wide array of stained and painted finishes. An embossed wood-grain texture captures the look of a classic carriage house door. Customize the appearance of these garage doors with windows and hardware for even greater curb appeal.

Built better from the inside out



Model 303 7' high, Red Oak stained finish, 16 Window Square

Wind load and custom options available upon request.



Polyurethane insulation
Provides thermal efficiency with an R-value* of 10.



Bulb seal
Protects against the elements.



Embossed wood-grain texture
Adds beauty, sophistication and durability.



Durable finish
Hot-dipped galvanized steel with two coats of baked-on polyester paint.

*Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

5 Choose your opener:



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.

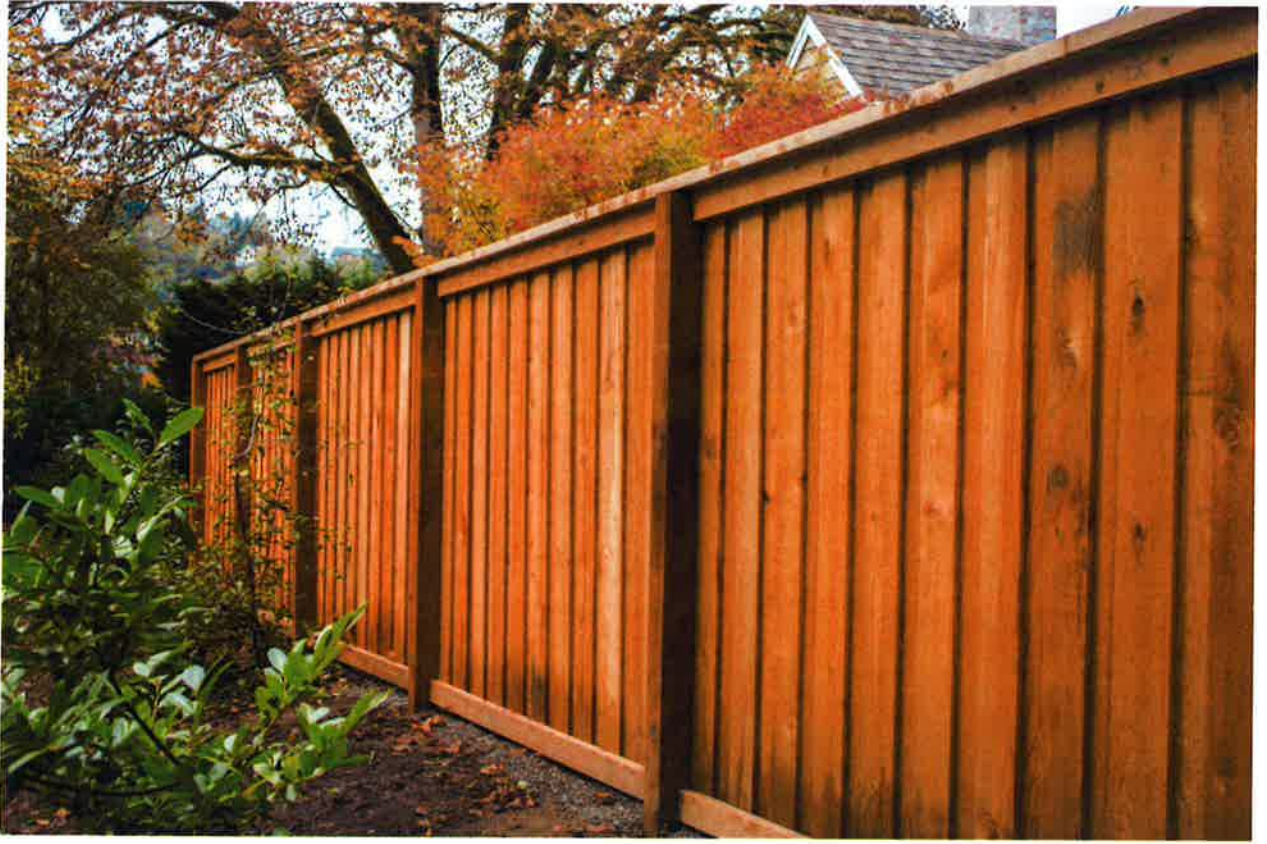
The perfect balance of form and function. Carriage House Collection doors enhance the curb appeal of your home while providing superior thermal performance and durability.



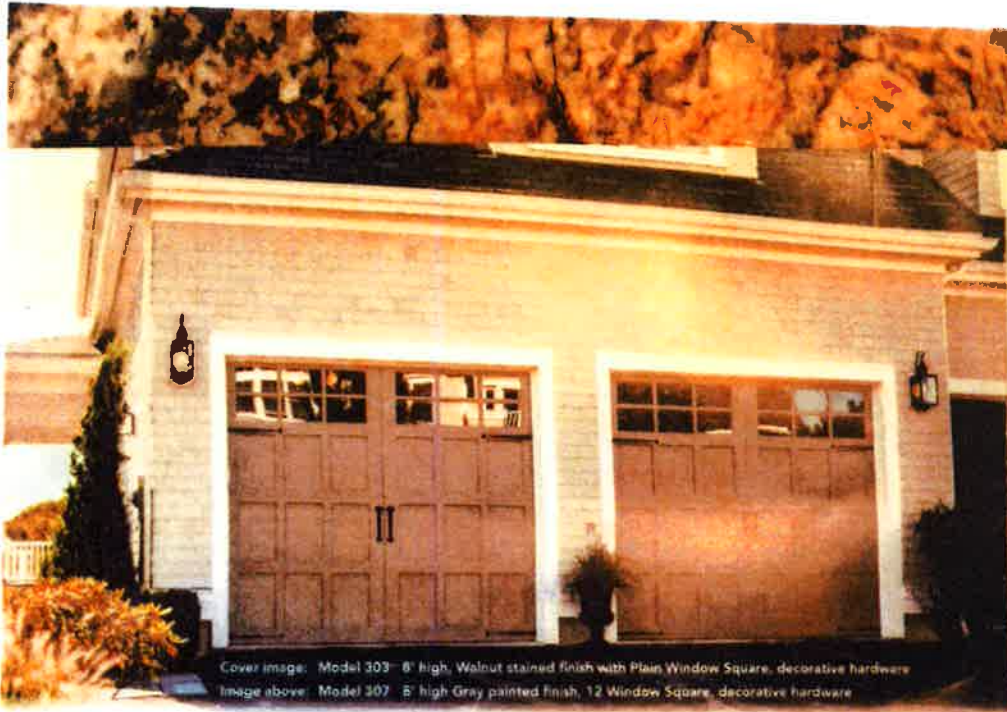
251 East Fairview Avenue



251 East Fairview Avenue



251 East Fairview Avenue



Cover image: Model 303 8' high, Walnut stained finish with Plain Window Square, decorative hardware
 Image above: Model 307 8' high Gray painted finish, 12 Window Square, decorative hardware

Carriage House Collection doors combine distinctive carriage house designs and superior insulated steel construction to create a harmonious blend of elegance and strength.



Carriage House Collection Door Designs

Select your door panel style and color

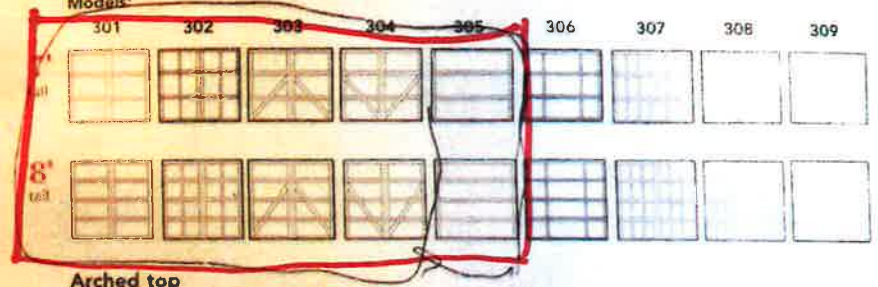


Choose a panel style:

No
 window

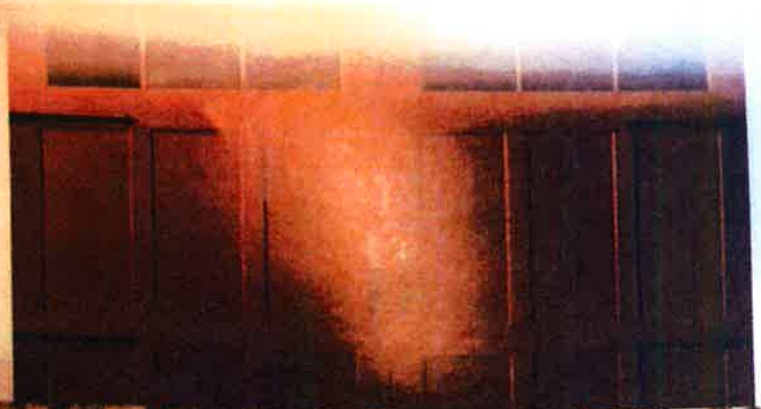
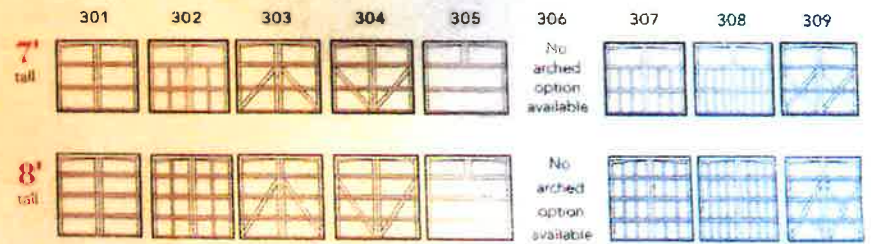
Square top

Models:



Arched top

Models:



Carriage House Collection Decorative Accents

Customize your door with ornamental hardware

4 Choose your hardware:



Spear hinge



Arrow hinge



Fleur-de-Lis hinge



Lift handle

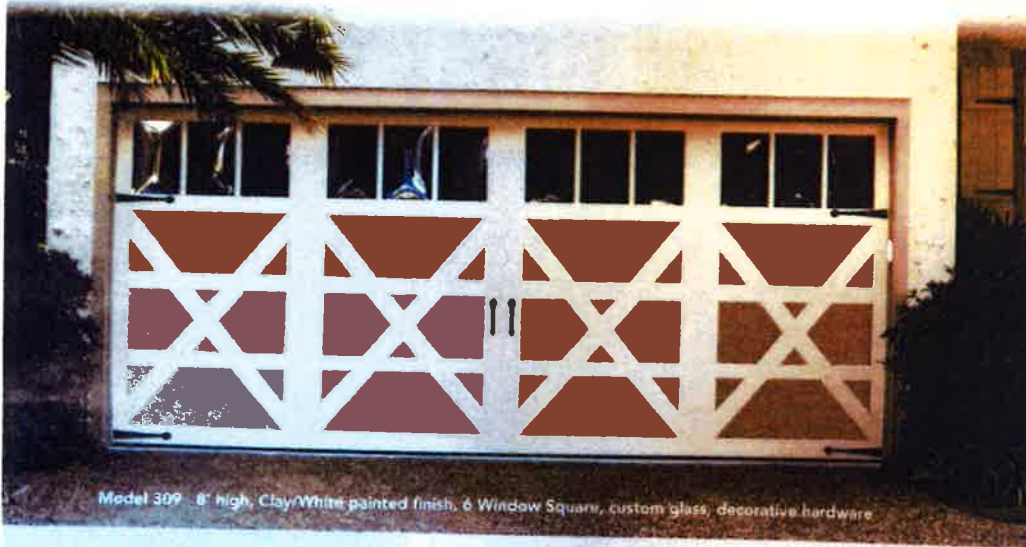


Pull handles



Hammered knockers

For more information contact your Overhead Door Distributor or see our website.



Model 309 - 8' high, Clay/White painted finish, 6 Window Squares, custom glass, decorative hardware

5 Choose your opener:



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable. Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.



Carriage House Collection garage doors are available in a wide array of stained and painted finishes. An embossed wood-grain texture captures the look of a classic carriage house door. Customize the appearance of these garage doors with windows and hardware for even greater curb appeal.

Built better from the inside out



Model 303 - 7' high, Red Oak stained finish, 16 Window Square

Wind load and custom options available upon request.



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Durable finish
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*Overhead Door Corporation uses a calculated door section R-value for non-insulated doors.

The perfect balance of form and function. Carriage House Collection doors enhance the curb appeal of your home while providing superior thermal performance and durability.

SECTION OF WOODEN FENCE TO REMAIN TO THE
EXISTING BACK WALK TO REAR OF
LEAD AREA

CONVERTED ALL OF WOODEN PRIVACY FENCE
ALONG THE PROPERTY LINE. PROPOSED FENCE
WILL BE PICTURE FRAME TYPE FENCE

REMAINING 2 WOODEN PRIVACY FENCE
TO THE N. TO THE CORNER OF THE
LEADAGE. BECAUSE THE LEAD YARD

THE PROPOSED FENCE WILL BE
NEW AND BE IN AN EXISTING
CHAIN LINK FENCE

EXISTING POWER POLE

EXISTING UTILITY TANK

EXISTING CLOSER

EXISTING CURB

PROPOSED WALK ENTRANCE

NEW DRIVE IS 11'0" WIDE TYPICAL AND
6'0" WIDE AT HEADS. WALK SET EXTENDED 2'0"
TO ROAD. THE EXISTING DRIVE TURN OFF
ON S. FAIRVIEW DRIVE

PROPOSED SECTION OF DRIVE SHALL BE
INTERLOCKING PAVEMENT WITH CURB AND
APPROXIMATELY 20'0" INTERLOCKING PAVEMENT

EXISTING STEPS AND CURB SHALL BE
REMOVED. NEW STEPS AND CURB WILL
BE REPAIRED. EXISTING UTILITY POLE WILL
BE RELOCATED

ALL HELP WITH THE CLOSED PORTION OF
THE DRIVE. CURB SHALL BE 12" TO 14"
TO MATCH EXISTING DRIVE. EXISTING WALK
SHALL BE REPAIRED

HULL STREET

PROPOSED DRIVE DRIVE TO THE WALK

EXISTING PAVEMENT



E FAIRVIEW AVENUE

ALSTON		
LAYOUT PLAN		DATE 5/1/2011
SCALE 1" = 20' 0"	DATE 5/1/2011	BY [Signature]

3. PRESENTED BY: James Mancil

SUBJECT: Request for approval of an addition to the property located at 541 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to construct a two story addition on the east end of a non-historic house. The first story is a screened porch, with a second story room. All materials and colors to match existing as detailed on drawing.

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 footprint of the addition appears to come close to the base of a large tree and foundation work may impact the root zone. No comment was received by the Urban Forester at the time the agenda was prepared.

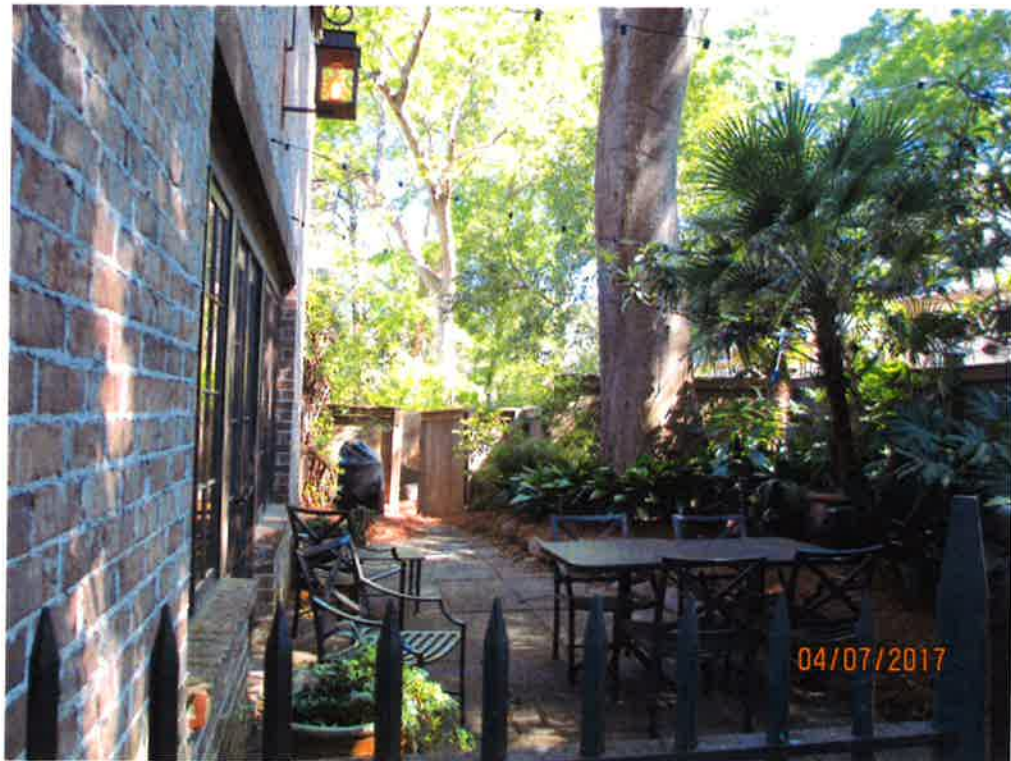
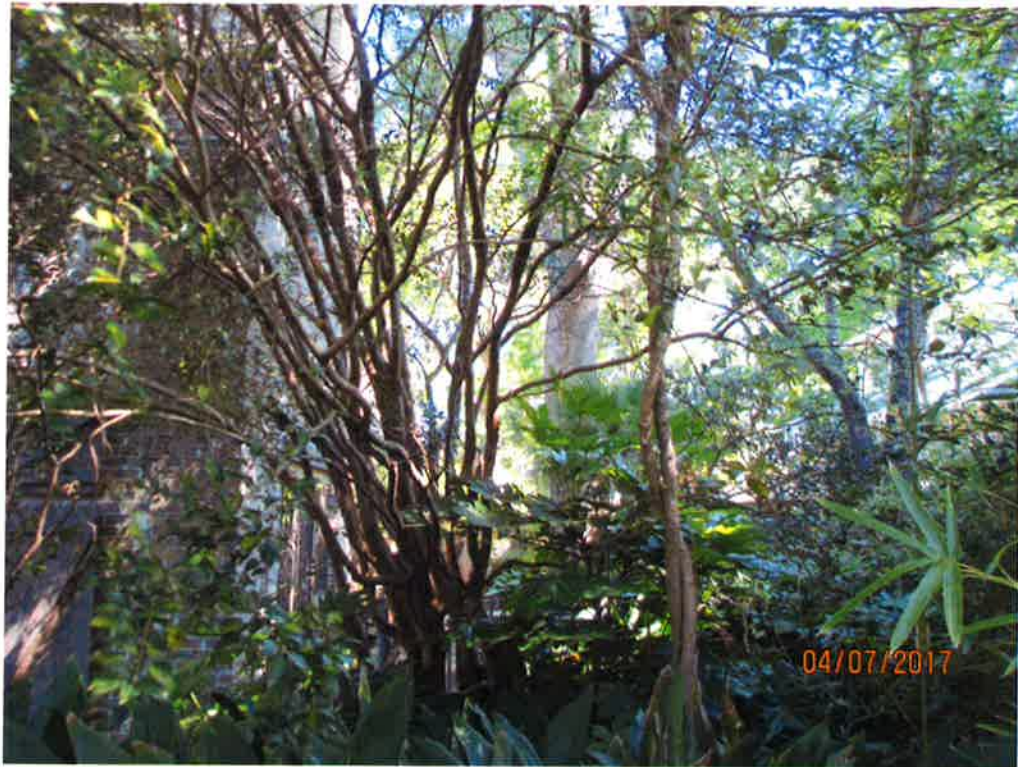
COMMENTS _____

ACTION TAKEN _____

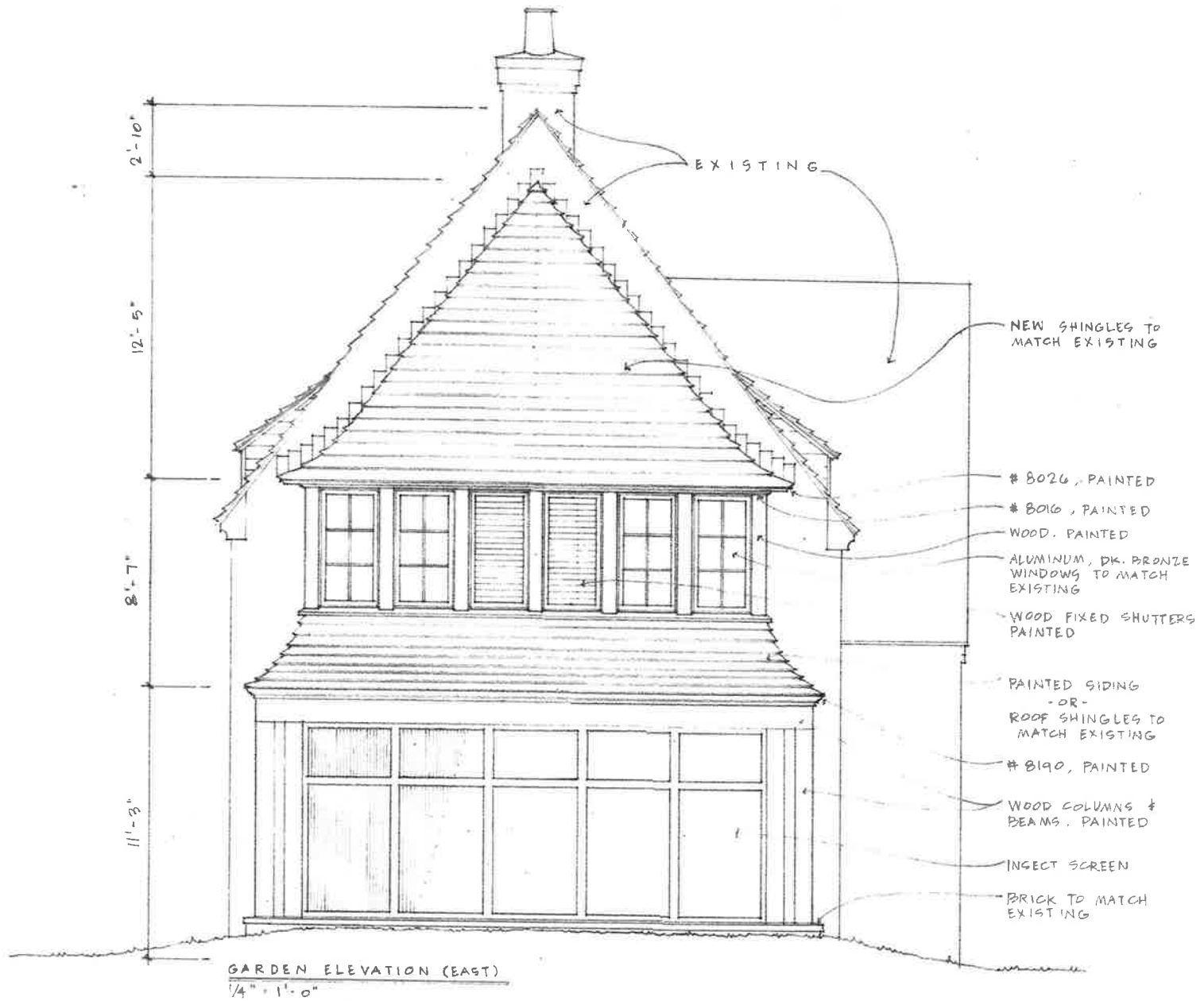


View from adjacent property

541 Cloverdale Road



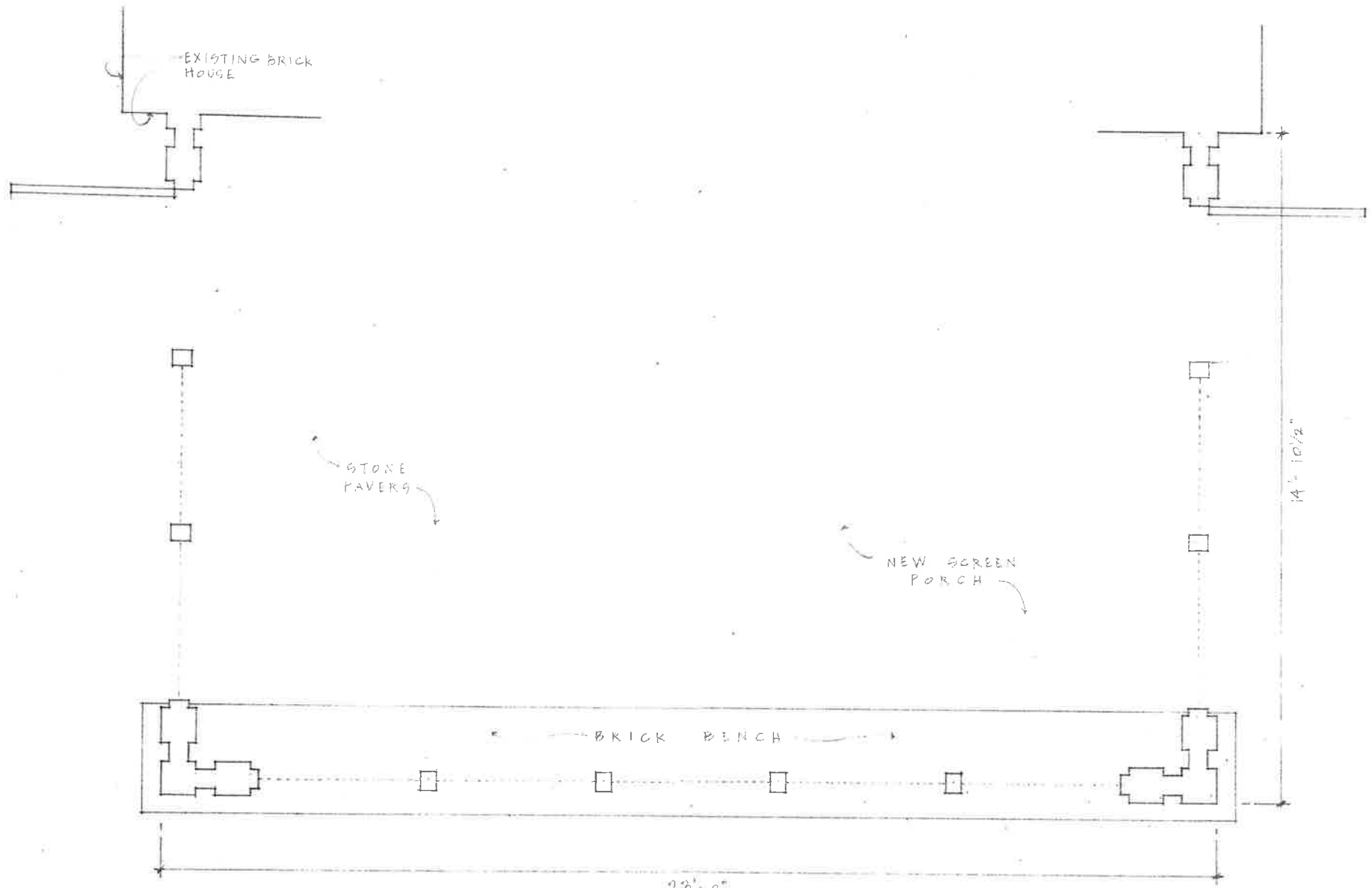
541 Cloverdale Road





EXISTING HOUSE
(NO MODIFICATIONS)

STREET ELEVATION (SOUTH)
14'-10"



EXISTING BRICK HOUSE

STONE PAVES

NEW SCREEN PORCH

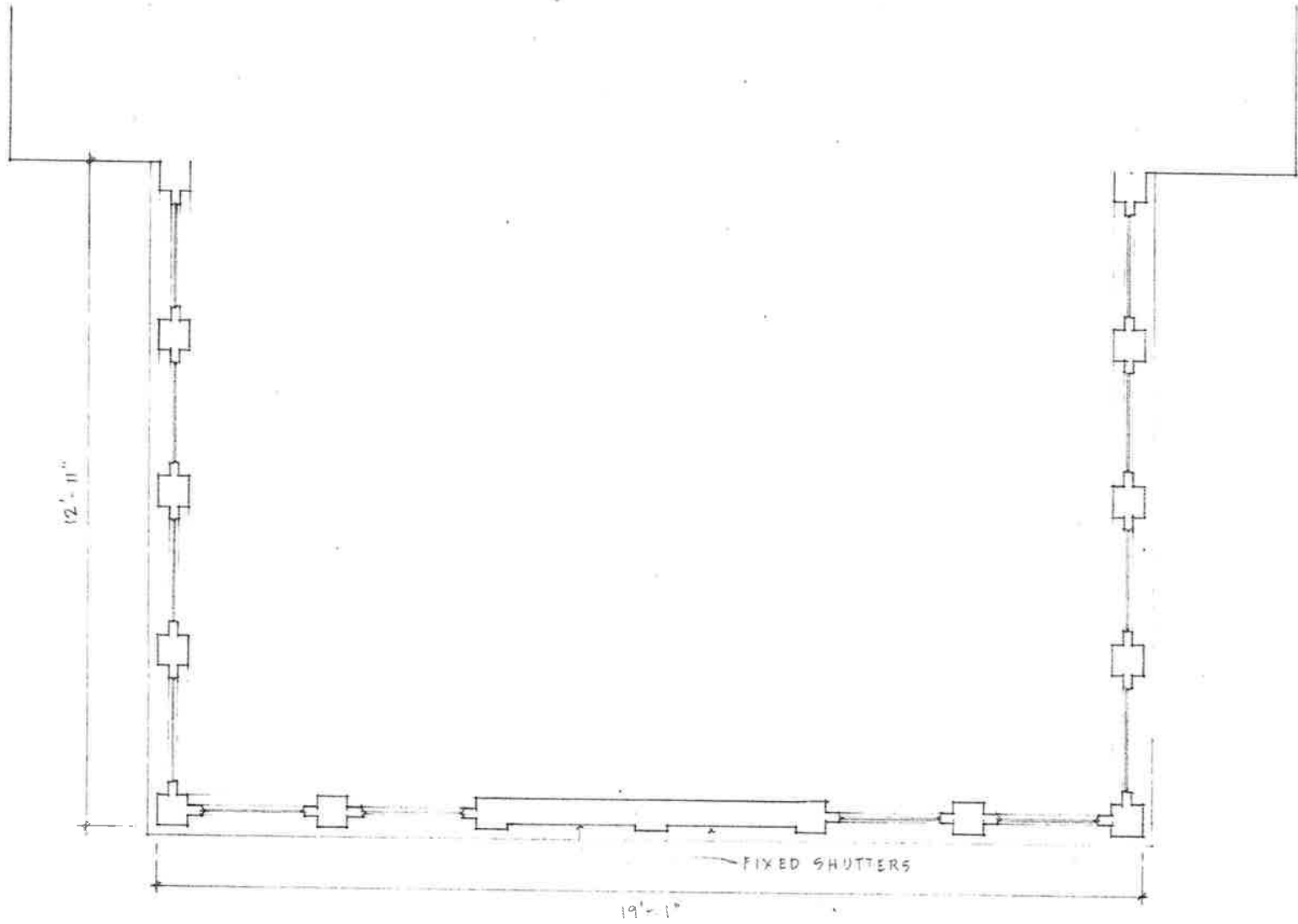
BRICK BENCH

14'-10 1/2"

23'-0"

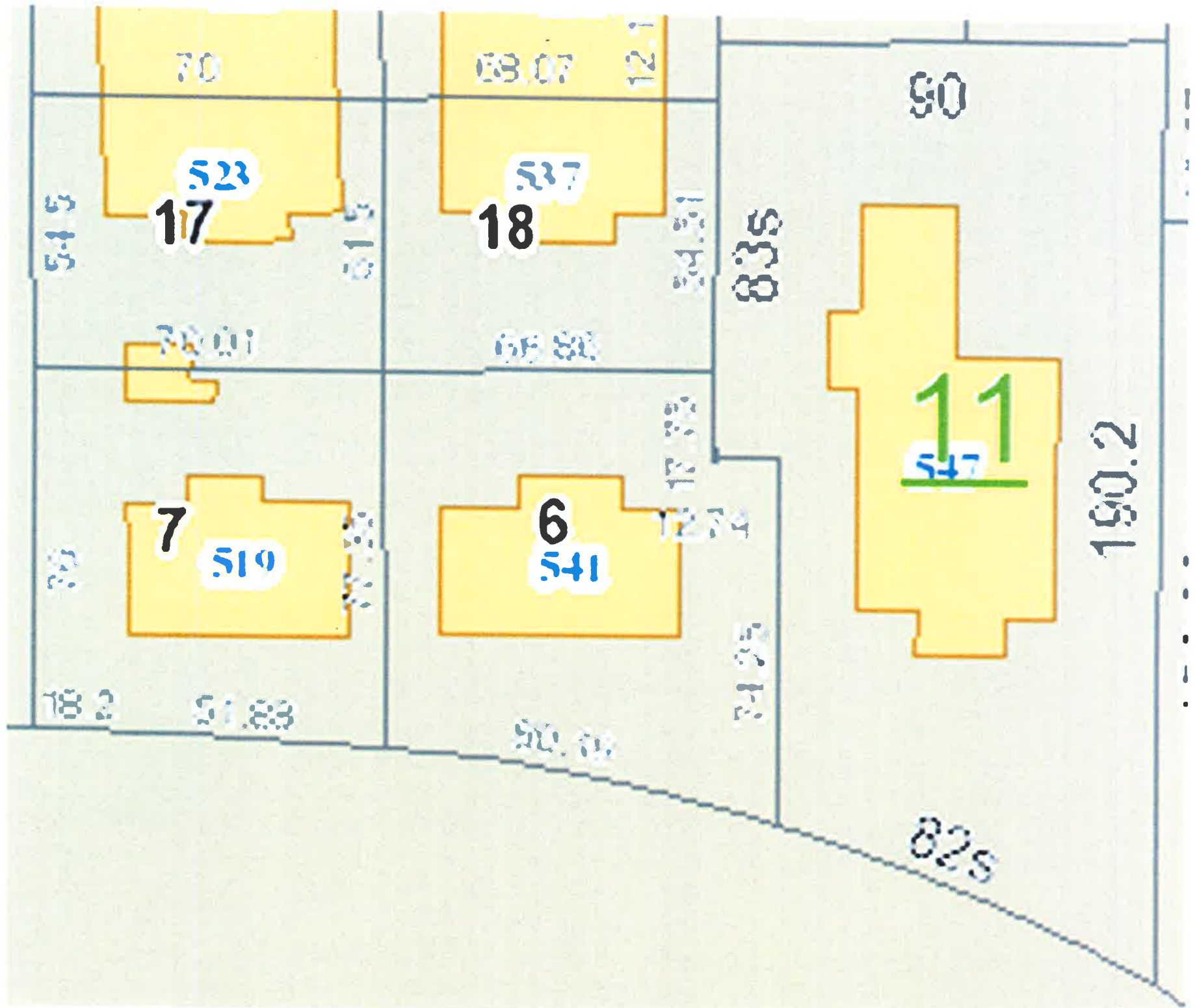
FIRST FLOOR PLAN

1/2" = 1'-0"



SECOND FLOOR PLAN

1/2" = 1'-0"



4. PRESENTED BY: Jennifer Barringer or Tony Kim

SUBJECT: Request for approval of partial demolition of building, installation of parking and a street screen for the property located at 121 North Goldthwaite Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to demolish the rear $\frac{3}{4}$ of the existing building—all of the red brick visible from Herron Street and an interior extension (the front yellow brick portion will remain). Montgomery County tax records indicate the structure dates from 1950. The yellow brick portion appears to have been remodeled in the 1960s or 1970s, the rear red brick portion was utilitarian by design as it was used for auto service when a car dealership was located at this property. The pasted over “update” to the Sanborn map appeared in a 1954 update.

The proposed use for the property behind the building is off-street parking. A proposed street screen and parking plan is attached. The proposal utilizes existing curb cuts on the property, which are subject to approval by Traffic Engineering. The lot includes an existing parking lot to the west of the building; that lot is at a significantly higher grade than the built out portion of the property.

The parking, in part, will be to accommodate the rehabilitation of the Hilltop Arms, which has no onsite parking. An aerial map shows the location of both properties, as well as a top view of the proposed demolition.

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.”

Further, “Before the board approves the proposed demolition of an existing building within a historic district, the board must find that the removal of such building will not be detrimental to the historic or architectural character of that historic district or the board must find that, after balancing the interest of the city in preserving the integrity of the district against the interests of the property owner in the use and benefits of his property, approval of the plans for demolition is required by consideration of reasonable justice and equity.”

DEPARTMENT COMMENTS

- The Board should consider if
 - The addition is architecturally or historically significant?
 - How important is preserving the visual quality of the streetscape provided by the wall?
 - Is the fence/wall proposal an appropriate replacement on the streetscape?
 - The use of the property after demolition outweighs the preservation of the building in that it provides off-street parking for a larger project and may help relieve on street parking for the Five Points area from encroaching into the residential portion of Cottage Hill.



121 North Goldthwaite Street



121 North Goldthwaite Street



121 North Goldthwaite Street

Description of proposed work for 121 N Goldthwaite Street:

After careful consideration and study of surrounding area and property and in order to support the end result for our future Hilltop Arms Project we would like to propose the demolition of the red brick building that is located behind the original building structure located at 121 N Goldthwaite Street.

Our 1st inclination was not to tear down this addition, we looked at several other options for the property including a construction shop however, with the lack of parking in the 5-Points area and not wanting parking to become a nuisance or issue with the residents of Cottage Hill our option became clear that this area would be best suited for parking.

Our proposed plan is to keep, restore, and refurbish the existing original building structure that is on the corner of Goldthwaite and Herron and to only remove the red brick building addition to use for parking. The original street scape of Goldthwaite Street and 5 Points would stay the same as it has been. Please see the attached renderings and drawings for the design of what we propose to do in order to replace the red brick to keep the feel and look of the current street scape. We also propose to add decorative iron work to pay homage to the ironwork that was used on Capitol Inn. We hope that by using this design that it will incorporate all aspects of the "old" street scape with a new one that brings to mind the original intersection of Goldthwaite and Herron.

We will meet all city landscape and setback requirements. All lighting will be done in a way that will shield the brightness from adjacent residential properties while maintaining a safe parking area for visitors and guests. The existing curb cut drive to roll up doors entrance off Herron will stay as the proposed exit to the parking area and the existing driveway entrance off Goldthwaite will serve as proposed entrance to parking area.

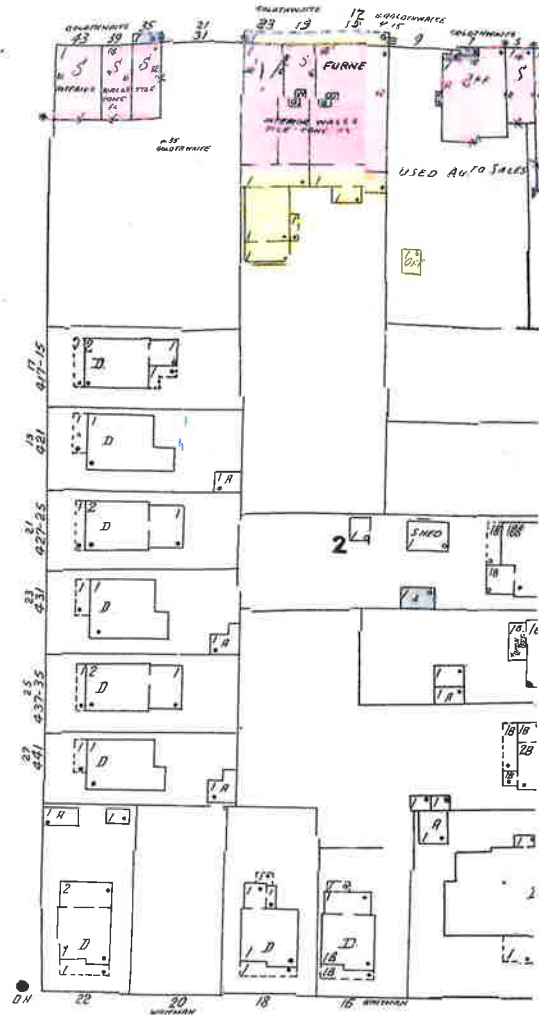
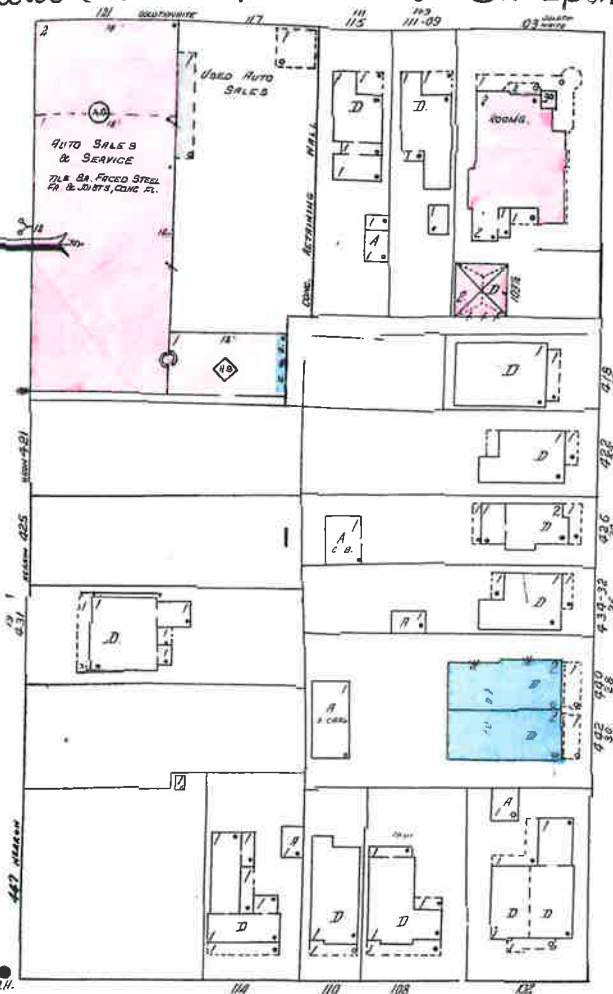
Once proposed demolition plan is approved we will provide photographic documentation including survey and photo key for city records.

1953 Sanborn updated through 1973

MONTGOMERY ST.

N. GOLDTHWAITE

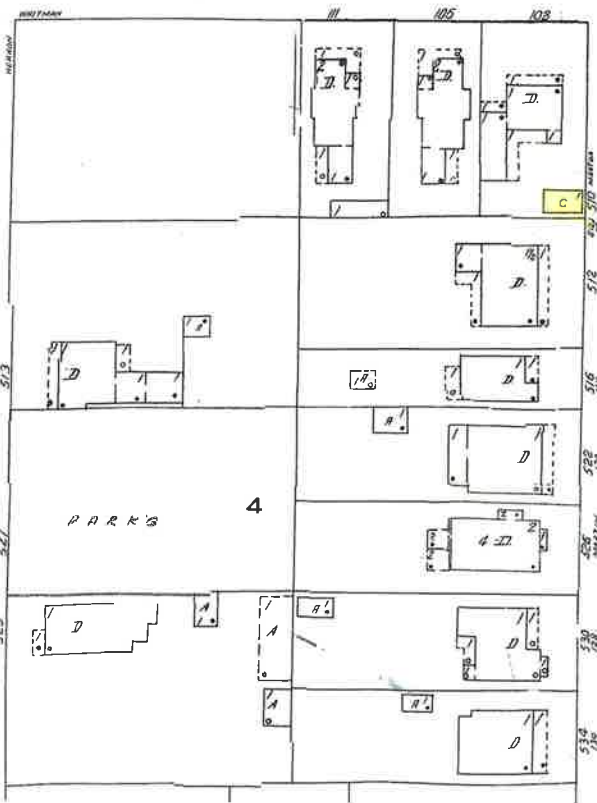
121 N Goldthwaite was updated at some point



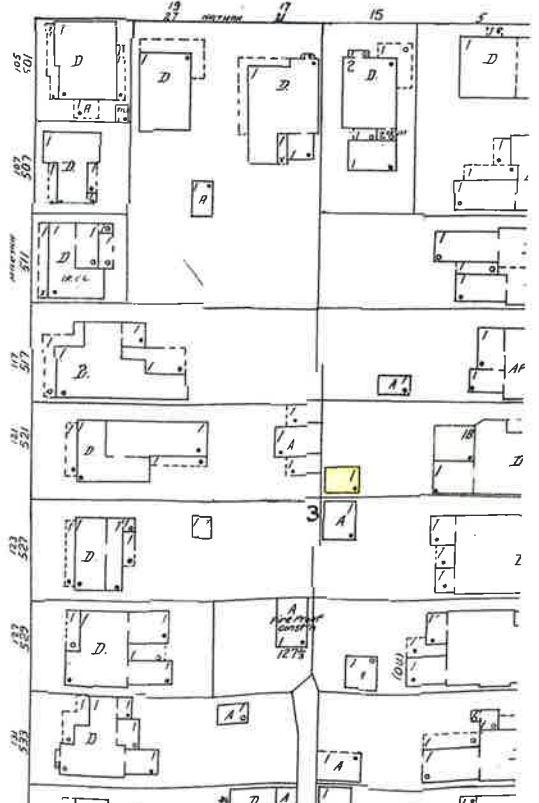
21

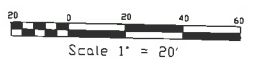
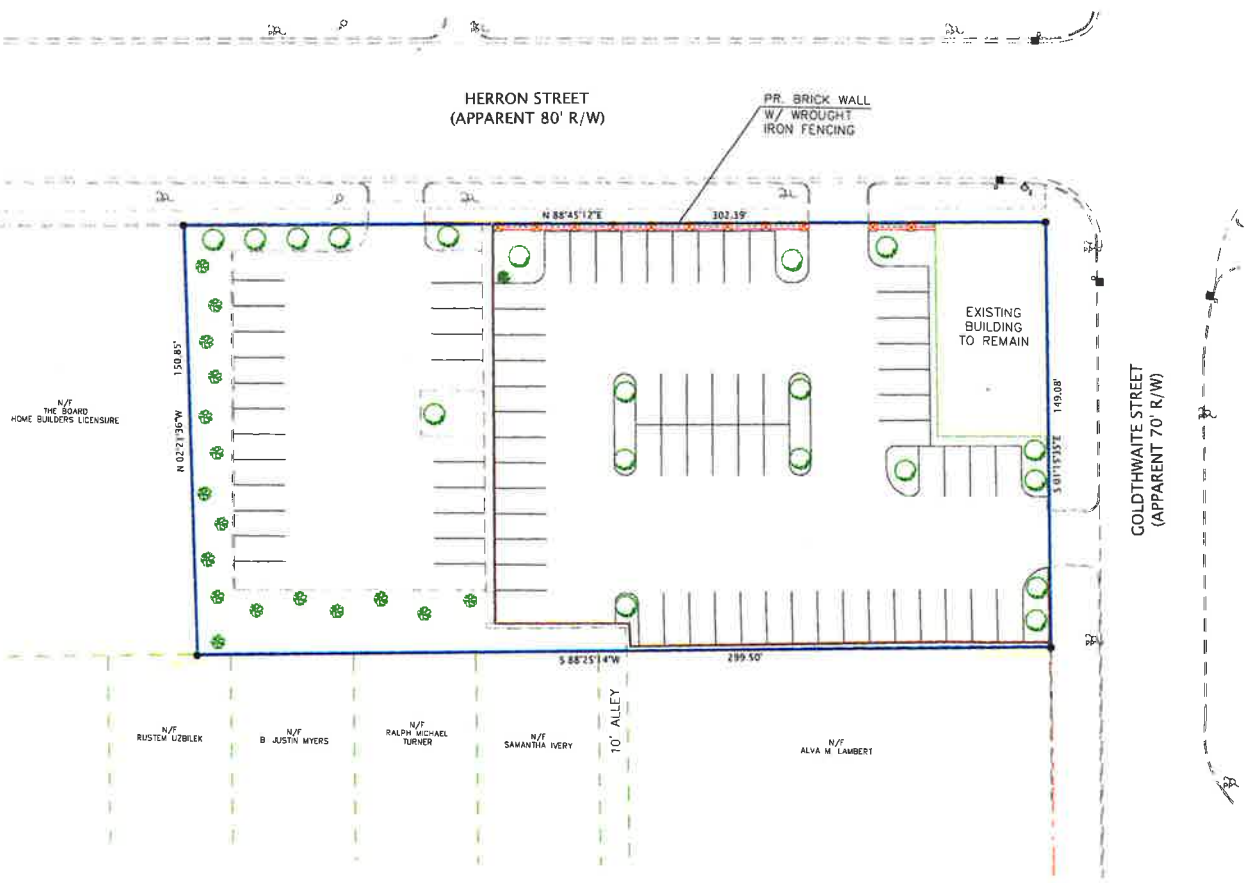
WHITMAN

HERRON



MARTHA





Paramount
ENGINEERING, LLC
11 E. BROAD ST.
DECATUR, GA 30004
PH: 770.474.0078
GENERAL ENGINEERING & SURVEYING



REV	DATE	DESCRIPTION

PROJECT: HILLTOP HOTEL
SHEET: PARKING LOT SITE PLAN
DATE: 03-31-2017
DRAWN BY: GPH
CITY OF MONTGOMERY, ALABAMA
SCALE: 1" = 20'
DRAWING NAME: HILLTOP HOTEL

SHEET
C1

