

A G E N D A

Architectural Review Board

May 23, 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 April 25, 2017 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	James Mancil	Old Cloverdale	541 Cloverdale Road
2.	Cordelia Stearns & John Brooks	Old Cloverdale	704 Felder Avenue
3.	Russell Stringer	Old Cloverdale	ROW on Cottage Place behind 805 Cloverdale Road
4.	Victor Hunt	Old Cloverdale	2011 LeBron Avenue
5.	Robert & Denise Bashaw	Cloverdale Idlewild	3370 Lexington Road
6.	Henry Ford	Garden District	1570 South Perry Street
7.	Nicholas Edwards	St. Charles-Capitol Heights	31 North Lewis Street

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, June 27, 2017 at 5:30 p.m.**

OLD BUSINESS

1. 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.

This item was carried over to the May meeting at the request of the Board to allow additional documentation to be compiled. The Board requested the owner consider using a conventional foundation instead of a slab as it would inflict less damage to the root system of a nearby large tree, and requested that the location of the tree be marked on a site plan in relation to the addition.

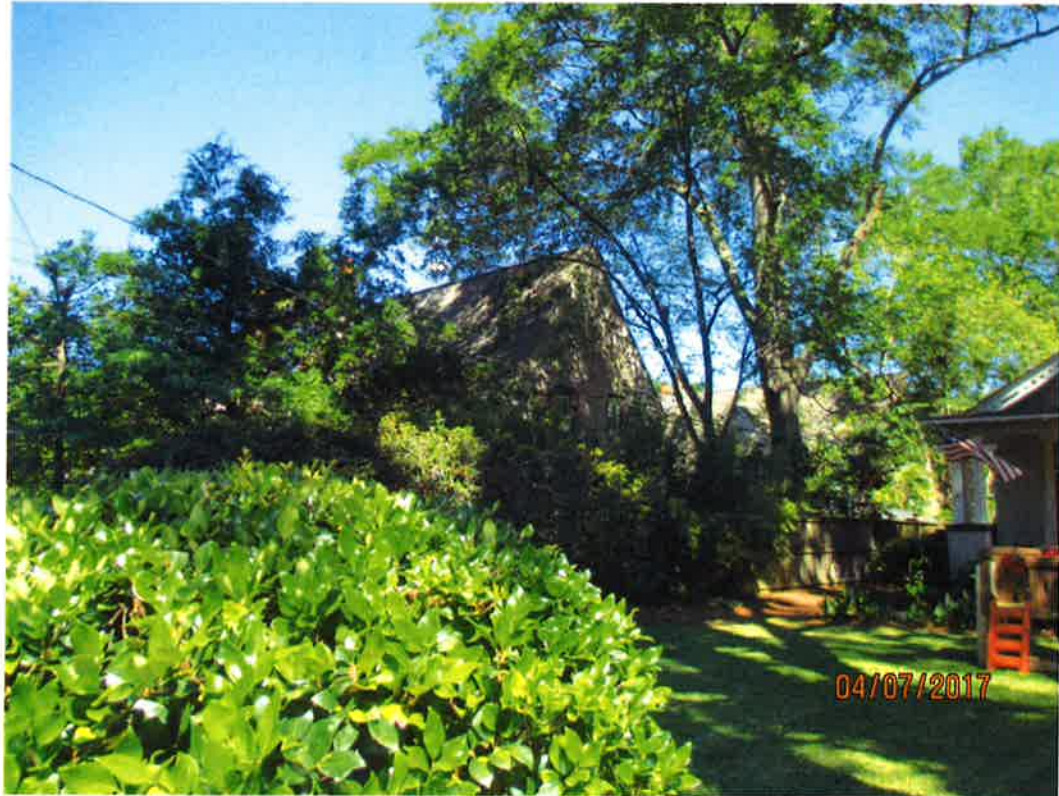
STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character 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 a foundation plan was not submitted before the agenda was completed.

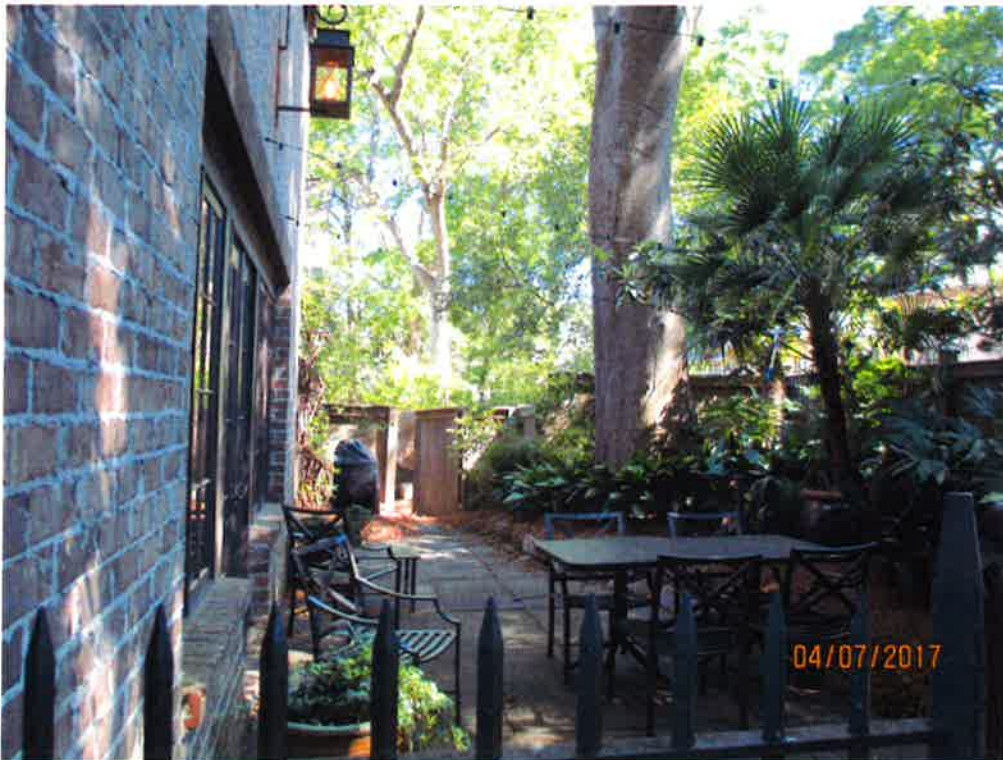
COMMENTS _____

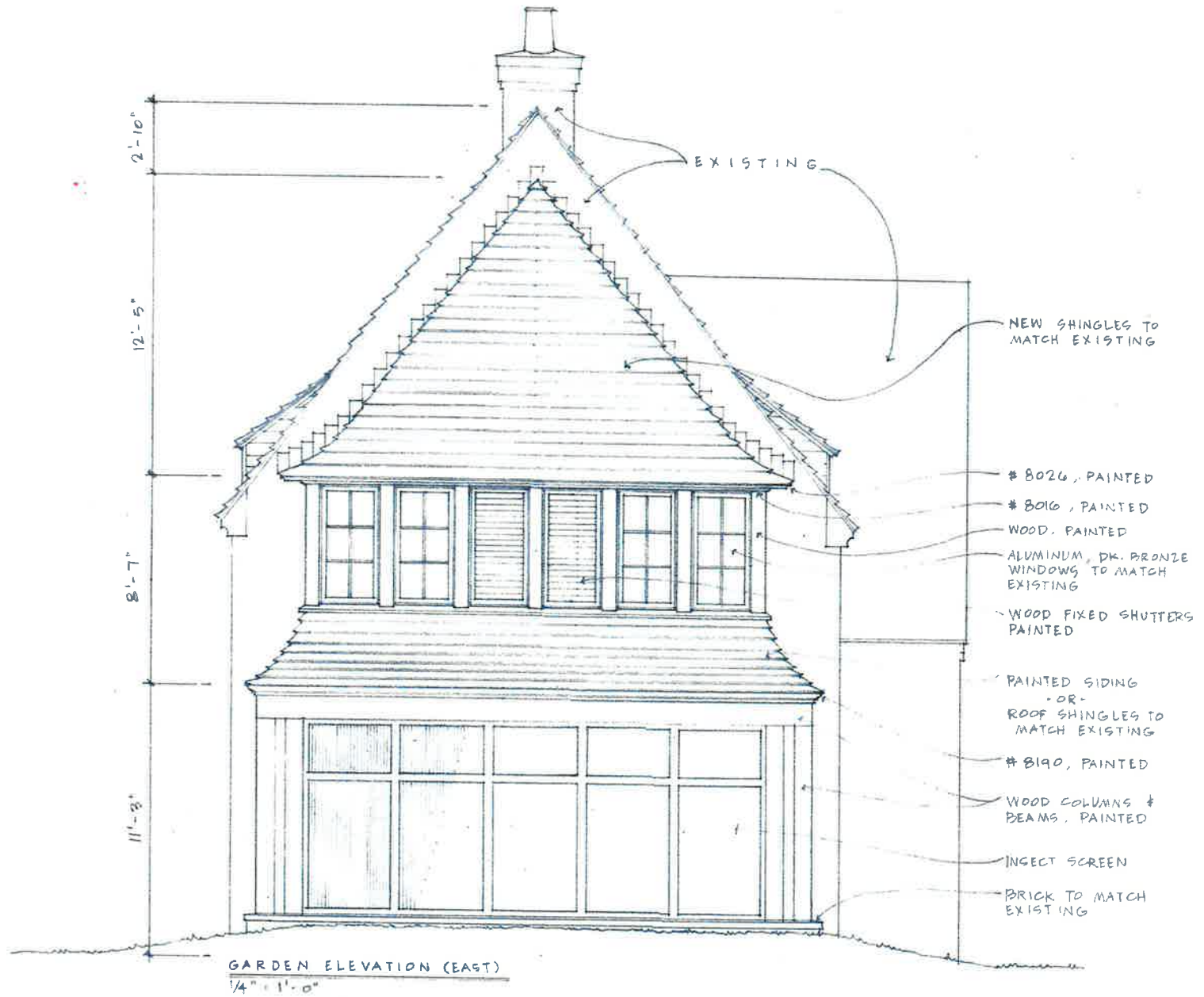
ACTION TAKEN _____



541 Cloverdale Road

View from adjacent property

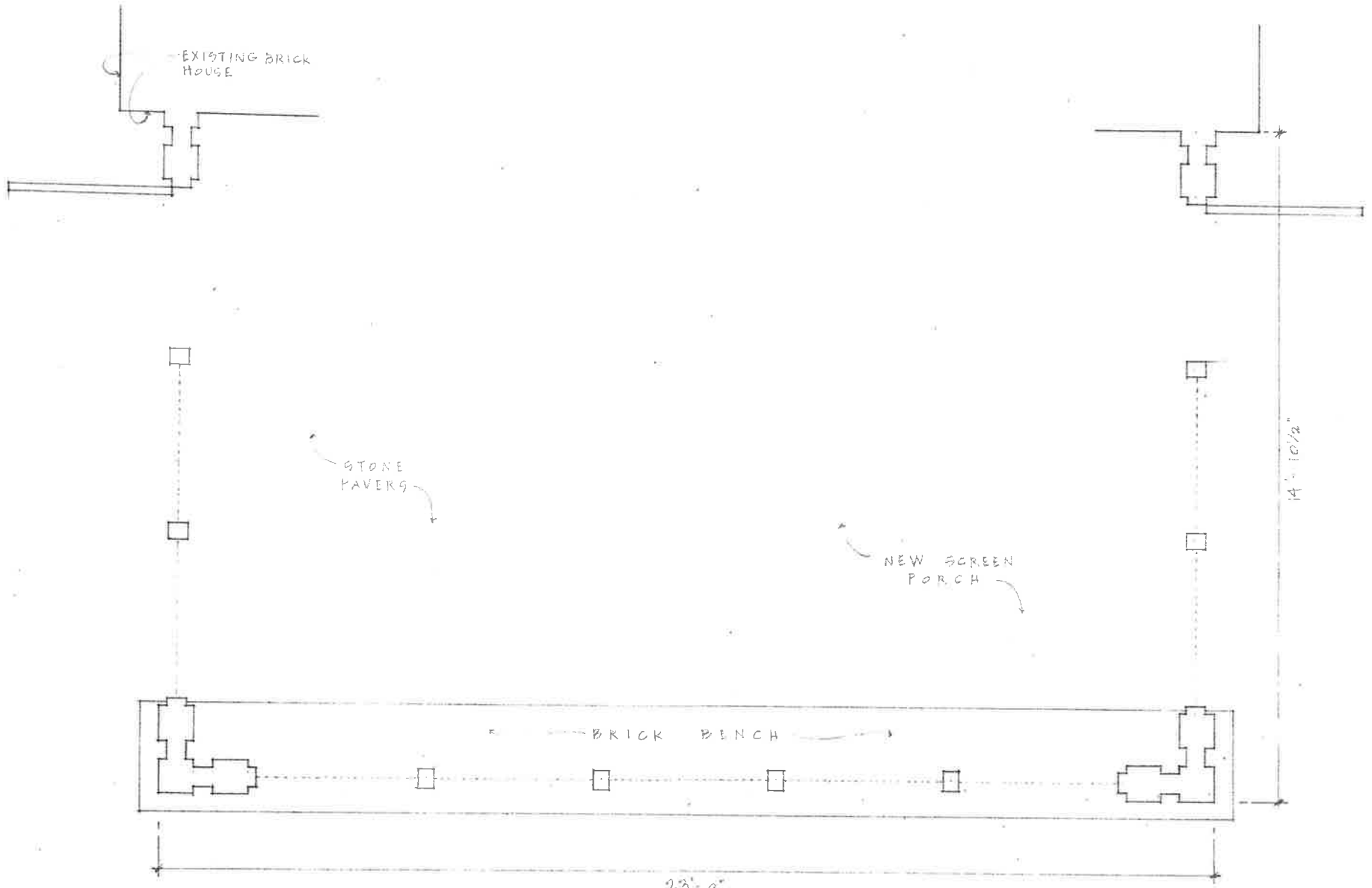


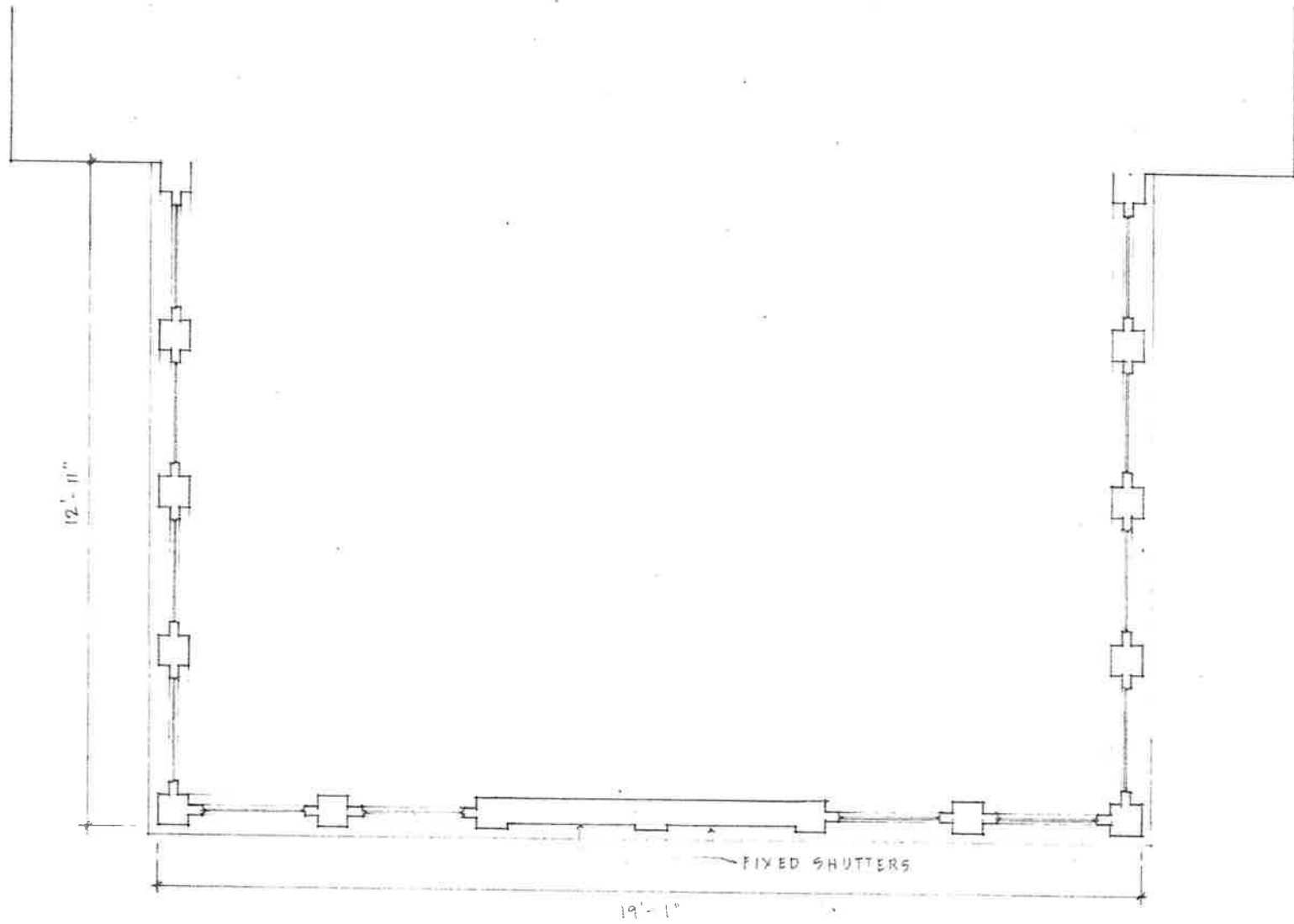




EXISTING HOUSE
(NO MODIFICATIONS)

STREET ELEVATION (SOUTH)
1/4" = 1'-0"





SECOND FLOOR PLAN

$1/2" = 1'-0"$

NEW BUSINESS

2. PRESENTED BY: Cordelia Stearns & John Brooks

SUBJECT: Request for approval of a side yard fence enclosure for the property located at 704 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install a 5' wire and wood frame fence behind an existing vegetative screen on the Felder Avenue frontage of the side yard. A section of the same fence would be installed at the property line and outside the existing screen to the east and planting with a climbing vine. A dark stain is proposed for the exposed wood to help it disappear into the hedge. A 6' privacy fence is proposed from the front building line (see site plan) to the rear property line on the east property line. Another short section of fence is proposed from the rear corner of the house to the rear property line to enclose the 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

- At the April meeting, staff requested feedback from the Board regarding a tall picket fence design, the Board recommended that the petitioner consider a fence material that would disappear behind the vegetation instead, as picket fences would not have traditionally been taller than 3'-4'.
- The existing vegetation will screen the fence from the Felder frontage. The privacy fence would start approximately in line with the front building line, which would leave to view open to the front porch on the east as well, maintaining the visual site line down the street from the "front porch" view.

COMMENTS _____

ACTION TAKEN _____



704 Felder Avenue



704 Felder Avenue



704 Felder Avenue



704 Felder Avenue



704 Felder Avenue



CLOVERDALE RD

FELDER AVE

510

1000 sq ft

1000 sq ft

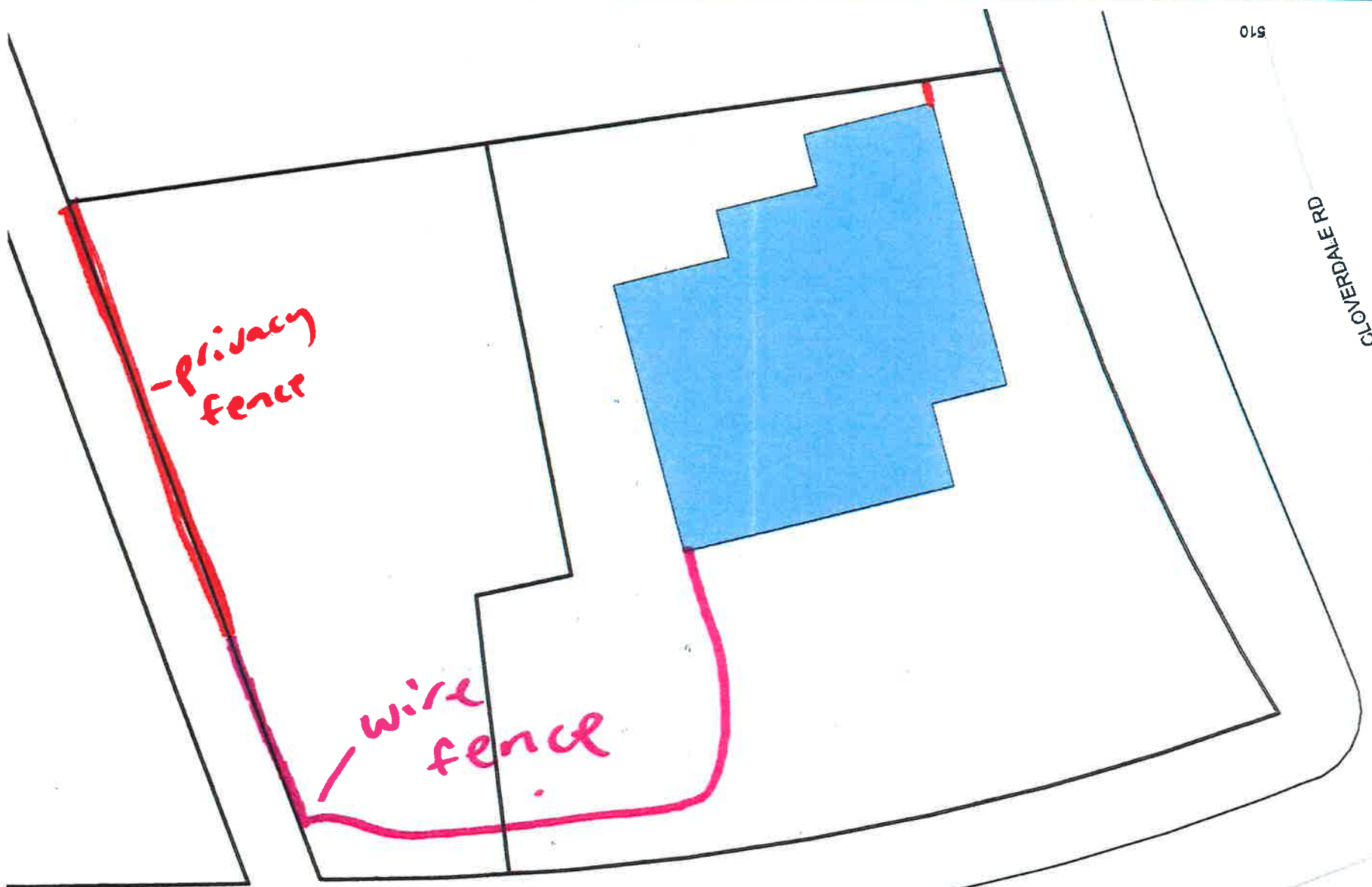


1 inch = 20 feet

1 inch = 20 feet

510

CLOVERDALE RD



-privacy fence

wire fence

FELDER AVE

4/27/2017

1000+ images about Hog Wire Fences & Arbors on Pinterest | Wire deck railing, Fence ideas and Cattle panel fence



Search for easy dinners, fashion, etc.

Log in

Hog Wire Fences & Arbors

51 Pins 14 Followers

Wire Deck Railing Fence Ideas Cattle Panel Fence Wire Deck Railing Wire Deck Railing



The Tages garden: Trellis of rebar
See More



Cattle Panel Fence Cattle Panels



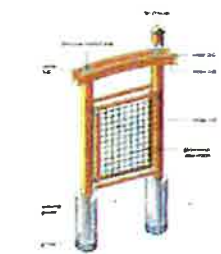
Hogwire railing...goat panel...whatever you call it...it looks good as an option for railings & vines off of.
See More
by Our Downsville House



Corrugated sheet metal fence but do horizontal wood instead of hog fence.
See More
by sandwich!



Fence Ideas Wire Mesh



How to Build a Wire Trellis
See More



Wire Garden Fence Garden Veg



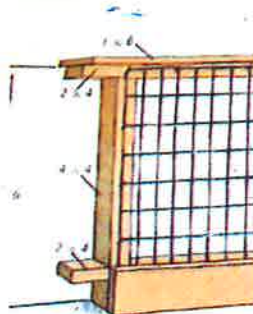
Cattle Panel Fence Fence Dog



Trellis made out of copper pipe & wire mesh
See More



Wire Garden Fence Garden Veg
wire fence that's not an eyesore.
See More



Fence Backyard Deck Outside Deck

hog wire fence and gate might be a good way to keep the dogs in without the look of a traditional fence in the backyard

See More

tips to a nice contemporary style of fence incorporating heavy duty galvanized steel wire, pressure treated posts and rails, and cedar casing and post caps. It is becoming a popular fence in Portland and we are getting more and more requests for it.

See More

Cheap Dog Fence Ideas

Cheap Fence Ideas - Bing Images

See More



Fence Panels Fence Gate Dog Fence

hog panel fence design - Google Search

See More

Privacy

See More



Search for easy dinners, fashion, etc.



Fence Gate Garden Gate

wire fence panels Landscape Contemporary with citrus concrete dark wood

See More



Wire Fences Hog Wire Fencing



Livestock Panels Livestock Fence

How to Cut Livestock Panels

See More



Garden Trellises Vegetable Garden

Welded rebar mesh and iron I-beams for industrial-stampunk fence.

See More

Sign Up

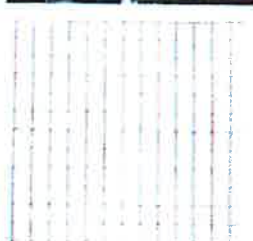
Log In



Fences Fences Arches Wire Fences

Hog Wire Fence with Screening Treas

See More



Deck Yard Porch Yard Garden

Feedlot Panel, Sheep/Goat, 16 ft. L x 48 in. H - Tractor Supply Co.

See More



Rustic handmade work bench with blacksmith vise

Fences Arbors Wire Fences

45786-Large-Plank-Farm-Workbench-With-Vise-Front.jpg

See More

3. PRESENTED BY: Russell Stringer

SUBJECT: Request for approval of tree removal and replacement in the ROW behind 805 Cloverdale Road on Cottage Place (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove four large hackberry trees in the ROW on Cottage Place adjacent to 805 Cloverdale Road and replace them with 2.5" caliper tulip poplars planted 30' on center by the end of 2017.

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 _____



Cottage Place ROW (behind 805 Cloverdale Road)



1857

929

917

909

855

835

825

846

836

844

805

839

2416

2415

PARK AVE

COTTAGE PL.

W CLOVERDALE PARK

CLOVERDALE PARK

CLOVERDALE RD

ION AVE

125 FT

30 FT



4. PRESENTED BY: Victor Hunt

SUBJECT: Request for approval for tree removal and replacement for the property located at 2011 LeBron Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove an ornamental pear tree from the front of the house that was planted close to the front porch. The tree hangs over the house, drops “marbles” and staining red fruit that have caused slips and affected paint finishes, and the roots have heaved the brick walkway. The petitioner would like to select a different ornamental tree to replace it.

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

- Urban Forester recommends removal and replacement with a less invasive species.

COMMENTS _____

ACTION TAKEN _____

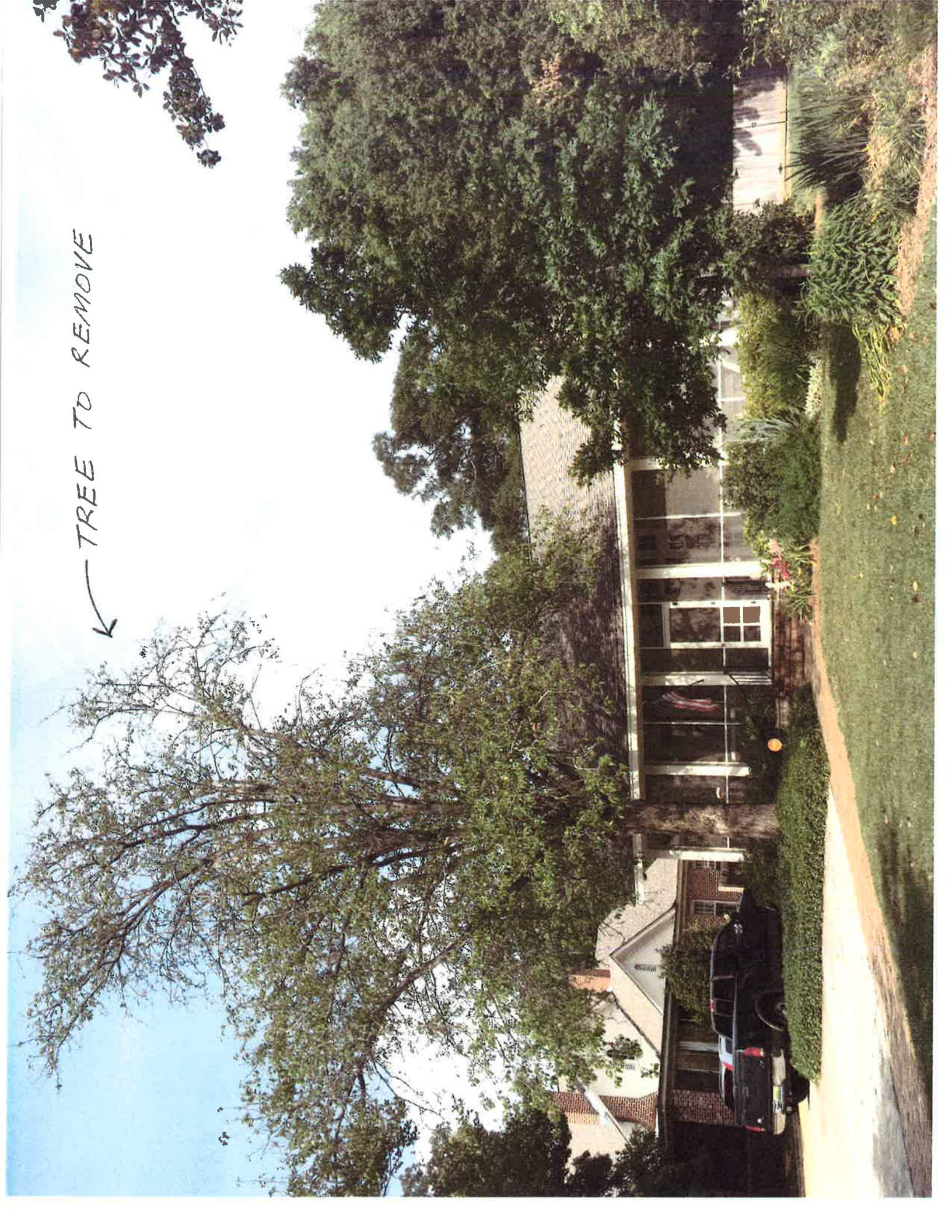


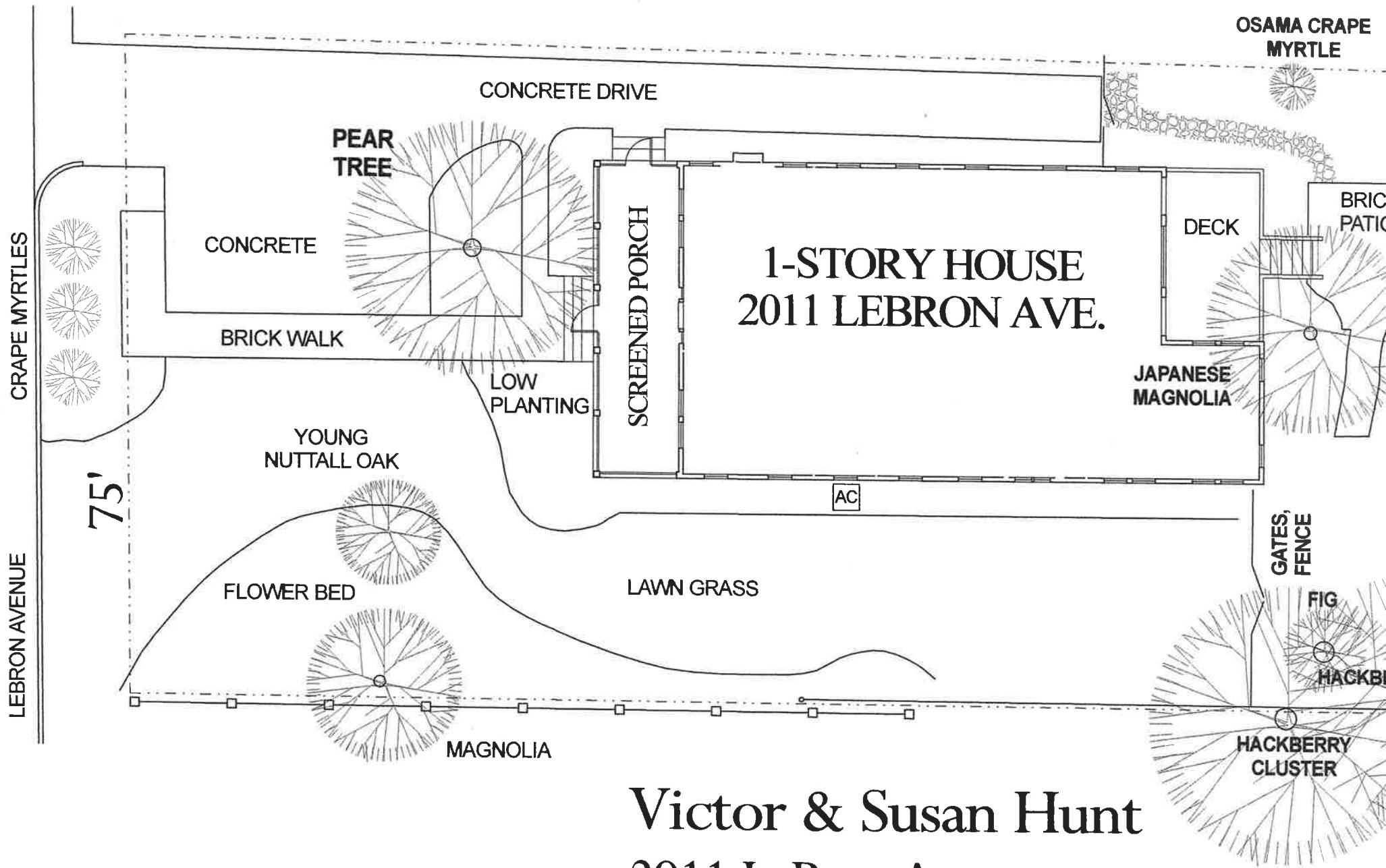
2011 Lebron Avenue

← TREE TO REMOVE



TREE TO REMOVE





Victor & Susan Hunt
2011 LeBron Avenue

Site Plan



2001 LEBRON AVE

GARAGE
NEXT DOOR

300'

OSAMA CRAPE
MYRTLE

CAMELLIA

FIG

48" WATER OAK

30" OAK

CONCRETE DRIVE

PEAR
TREE

CONCRETE

BRICK WALK

LOW
PLANTING

SCREENED PORCH

1-STORY HOUSE
2011 LEBRON AVE.

JAPANESE
MAGNOLIA

DECK

BRICK PATIO

NATCHEZ CRAPE
MYRTLES

STUDIO

6" HACKBERRY
ORNAMENTAL
TREE

LEBRON AVENUE

75'

YOUNG
NUTTALL OAK

FLOWER BED

GATES,
FENCE

FIG

HACKBERRIES

12" POPCORN

18" HACKBERRY

GARDEN
SHED

JAPANESE MAPLE

300'

2023 LEBRON AVE

MAGNOLIA

HACKBERRY
CLUSTER

HACKBERRIES

PECAN TREE

Site Plan

1" = 30'

Victor & Susan Hunt
2011 LeBron Avenue
Montgomery, AL
Phone 334-294-7146

Site Plan

Rev. Apr 20, 2017

SHEET

1

OF 1

5. PRESENTED BY: Robert & Denise Bashaw

SUBJECT: Request for approval of a rear addition for the property located at 3370 Lexington Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to construct a 6'x7' addition at the rear of the house to accommodate a laundry room. The addition will have a gable roof that ties into the existing roof and shingled to match, windows and trim will match the house, smooth cementitious siding on the addition to match the previously approved new garage.

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 addition will not be visible from the street. The house is brick veneer, the addition would be differentiated (as recommended in the Secretary of the Interior's Standards) from the original construction by using the different material.

COMMENTS _____

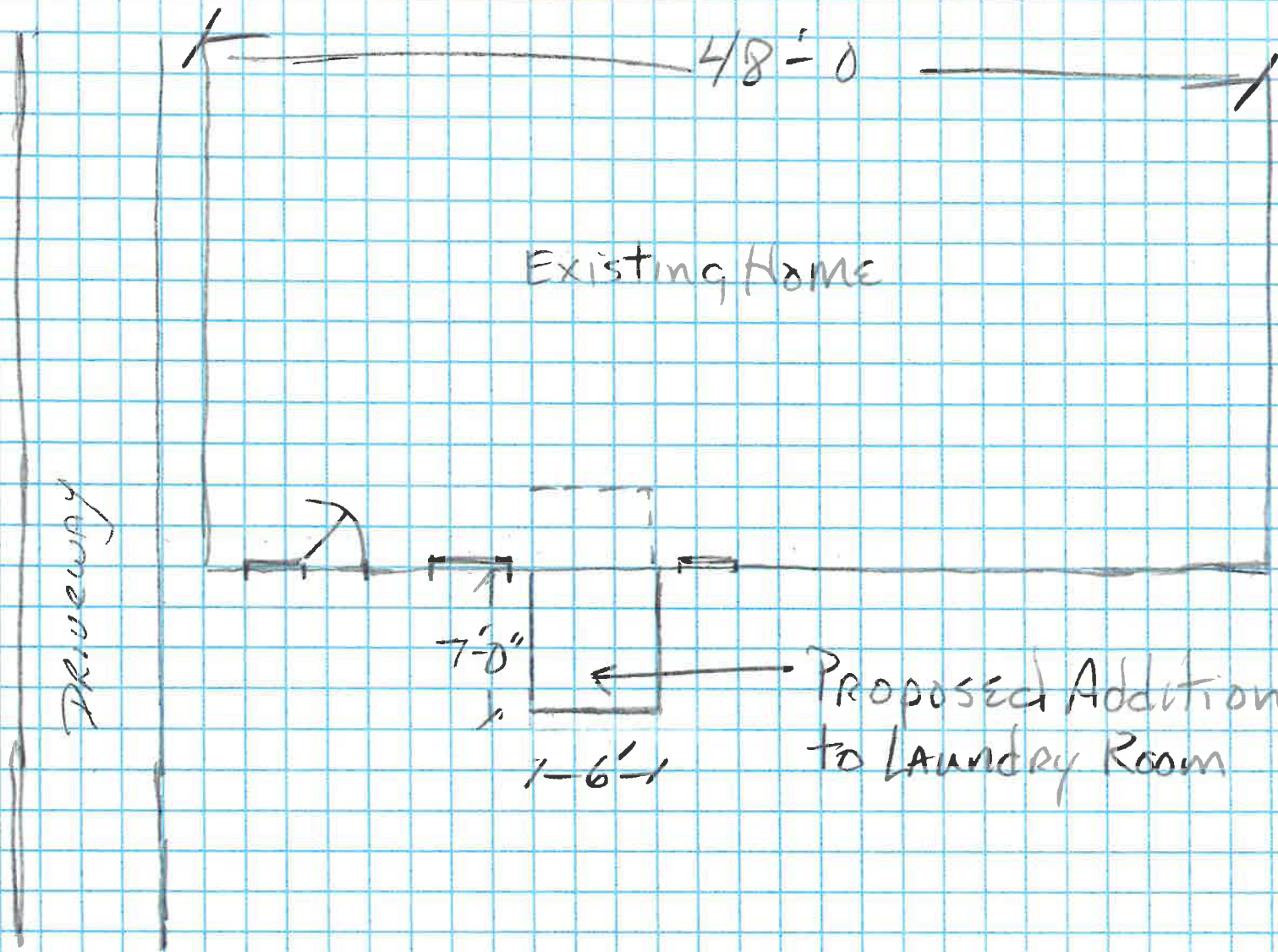
ACTION TAKEN _____



3370 Lexington Road



3370 Lexington Road



48'-0"

Existing Home

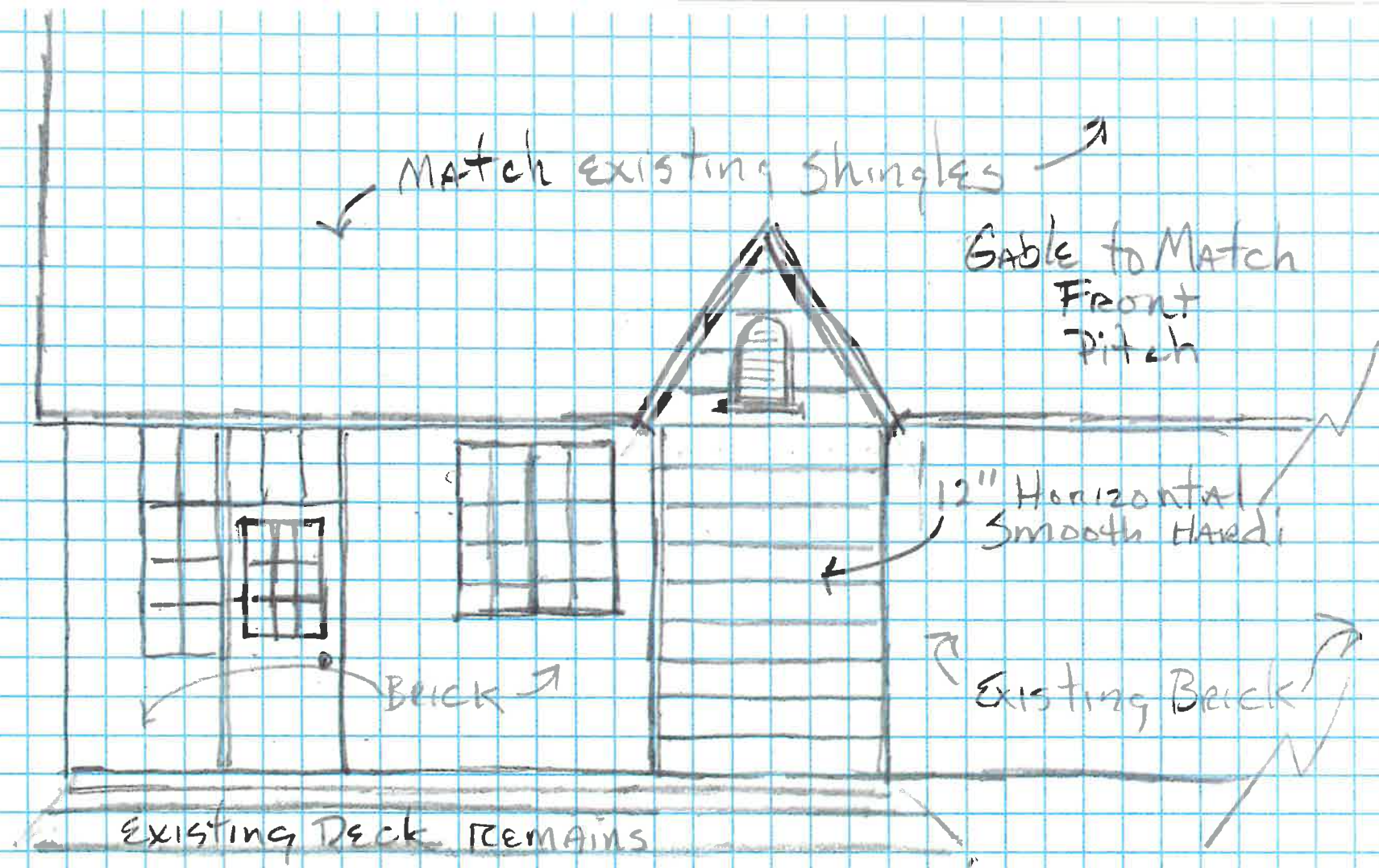
Driveway

7'-0"

1'-6"

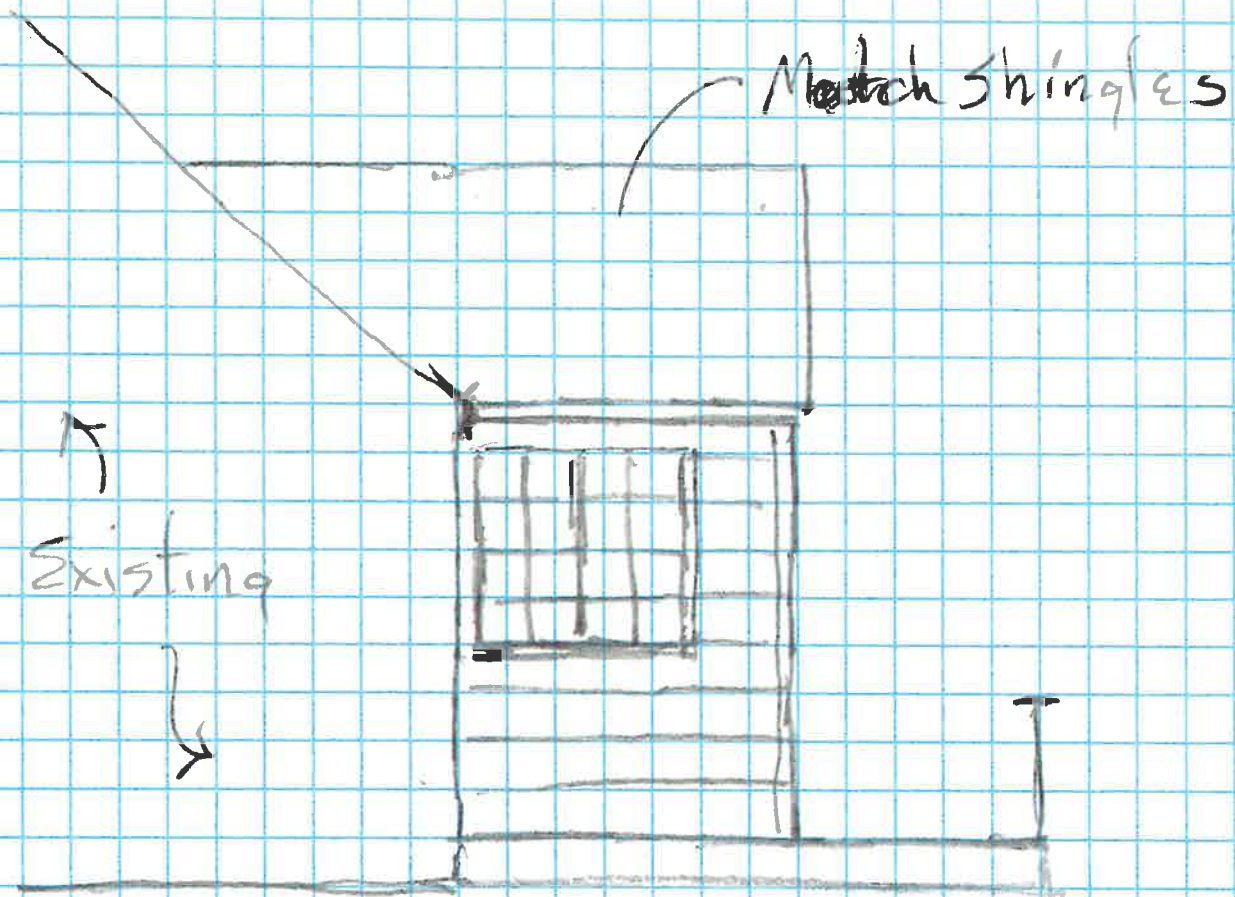
Proposed Addition
to Laundry Room

3370 Lexington Rd
Bashaw



REAR ELEVATION

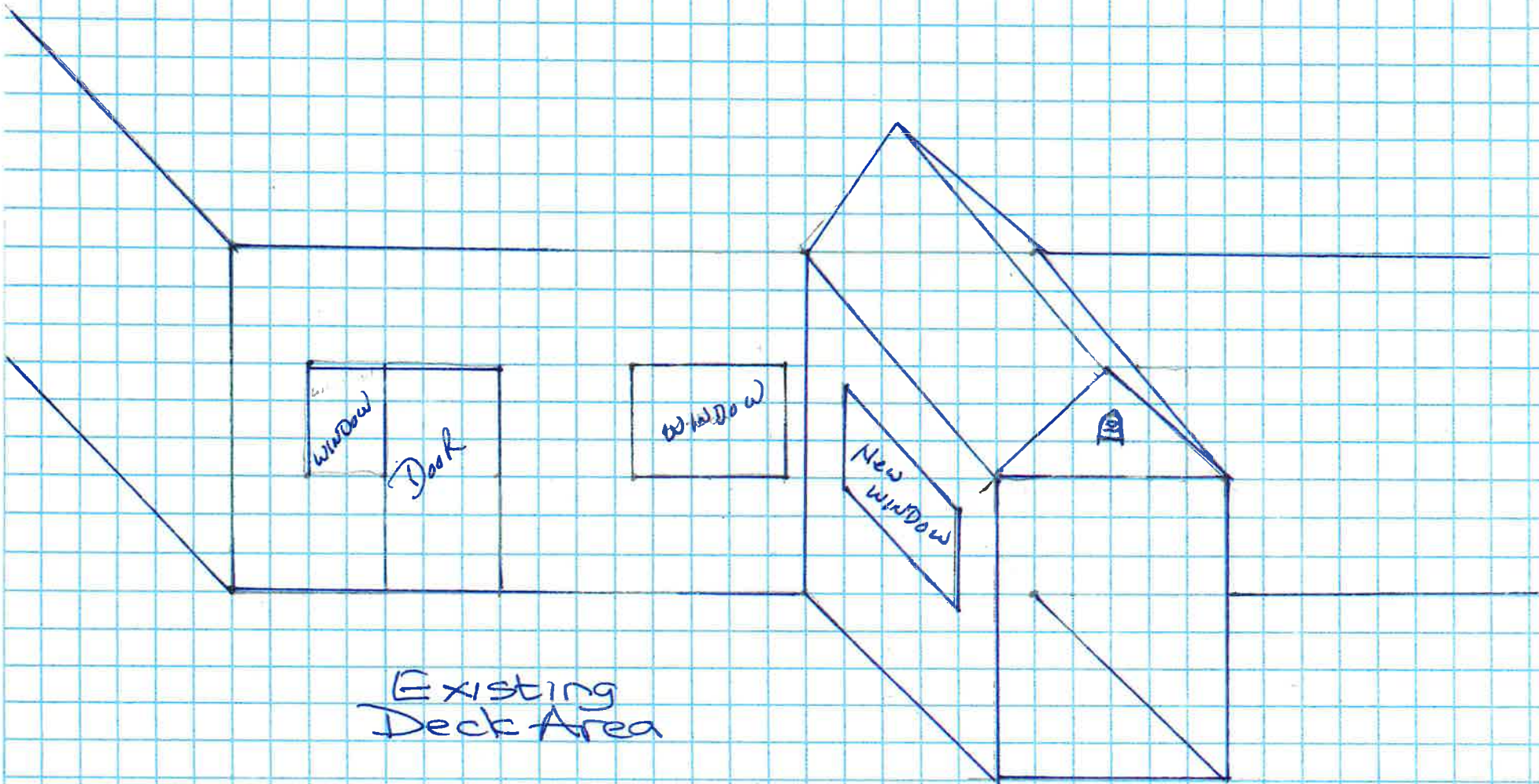
3370 Lexington Rd



Match Shingles

Existing

Left Elevation



3370 Lexington Rd
Rockville

6. PRESENTED BY: Henry Ford

SUBJECT: Request for approval to demolish the porte cochere without replacement for the property located at 1570 South Perry Street (Garden District).

REMARKS: The petitioner wants to remove the porte cochere and not reconstruct it. The petitioner believes it may not be an original feature of the house and that the repairs would be too costly to make. More information was requested from the petitioner, but was not available at the time the agenda was finalized.

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

- It is the staff opinion that the porte cochere is an original feature of the house, although various repairs have altered the materials (brick base and columns). Ceiling is bead board, all trim is wood with sizing and details consistent with early 20th century houses. There are several other similarly detailed houses on the street (see photos) that also have porte cocheres. The 1953 Sanborn map shows the open under roof extension in this location, and the presence of an exterior light switch that was not covered with aluminum siding seems to indicate at some point a door was located in this wall—either in place of one of the windows, or as staff recently discovered removing aluminum siding off another house, just sided over on the exterior and walled over on the interior.
- The structural report provided seems to indicate the deterioration is due to water, may be isolated, is likely due to the wrong roofing material being applied to a low slope, and can be repaired.
- The Board is reminded that the question before you is whether or not this is a character defining feature of the house and is it a feature that needs to be retained, not what the cost of repair/reconstruction might be.
- If the Board denies the petition, a reason for the denial needs to be given as part of the motion.

COMMENTS _____

ACTION TAKEN _____



1570 South Perry Street



Lig

1570 South Perry Street

Light switch



Mirror image of another house on South Perry Street

1570 South Perry Street



Another S Perry Street house with a porte cochere



Another S Perry Street house with a porte cochere

1570 South Perry Street

GRANT ENGINEERING, LLC

Consulting Structural engineers

**432 Herron Street
Montgomery, AL. 36104
(334) 265-4631
Fax: (334) 262-2111**

6-27-16

STRUCTURAL OBSERVATION MEMO

Darryl Mathews
1409 N. Cherokee Ave. Unit 2
Dothan, AL 36303

Re: Mathews Residence @ 1570 S. Perry St- Montgomery, AL

Date of site visit: 6-23-16

The focus of the site visit and this report is the drive thru roof on the south side of the above referenced residence. No demolition was performed and most of the structure is covered with finishes. The conclusions and recommendations of this report are based on observed deflections, signs of water damage and engineering judgement. Additional structural issues may be discovered as work progresses. However, the most significant problems are related to the water damage and deflection of the main support beams on the east and west sides of the drive thru (porch) roof.

Observations:

- The porch roof appears to have a very low slope, probably too low for the shingle covering. This apparently has contributed to water leaks that have damaged the wood finishes and wood framing in some areas.
- The beam on the east side of the porch that is covered with finish boards has a significant sag in the center. This is likely due to some water damage or possibly an undersized beam.
- The corresponding beam on the west side of the porch does not have a significant sag but the north end has dropped significantly where it goes into the house wall for support. There are significant signs of water leaks and rot at this location. It appears that the beam end has rotted and much of the support has been lost. This requires repair and should be considered as a serious condition.
- Our recommendations are to shore the ceiling joists on each side near the beams, remove wood finishes and replace the existing east and west side beams doing one side at a time. The shoring design is the responsibility of the contractor. The span is over 21 feet so we recommend using (2) 14" deep LVL beam on each side. These LVL beams should be painted for additional protection before placing new finish boards. Verify that these new

beams have adequate bearing on at least double studs in the house wall. Additional support framing may be required. The south ends of these beams should bear fully on the existing large diameter steel columns.

- Once these new beams are in place the damaged roof deck, rafters and ceiling joists can be reworked as required. The extent of this damage to secondary framing is unknown but appears that it may be fairly isolated to the northwest corner and possibly along a portion of the east side.
- We recommend the existing or repaired roof deck be covered completely with ice and water shield and then an acceptable finish roofing.
- Due to the historical nature of the home the final appearance after repairs should be essentially the same as the original appearance.

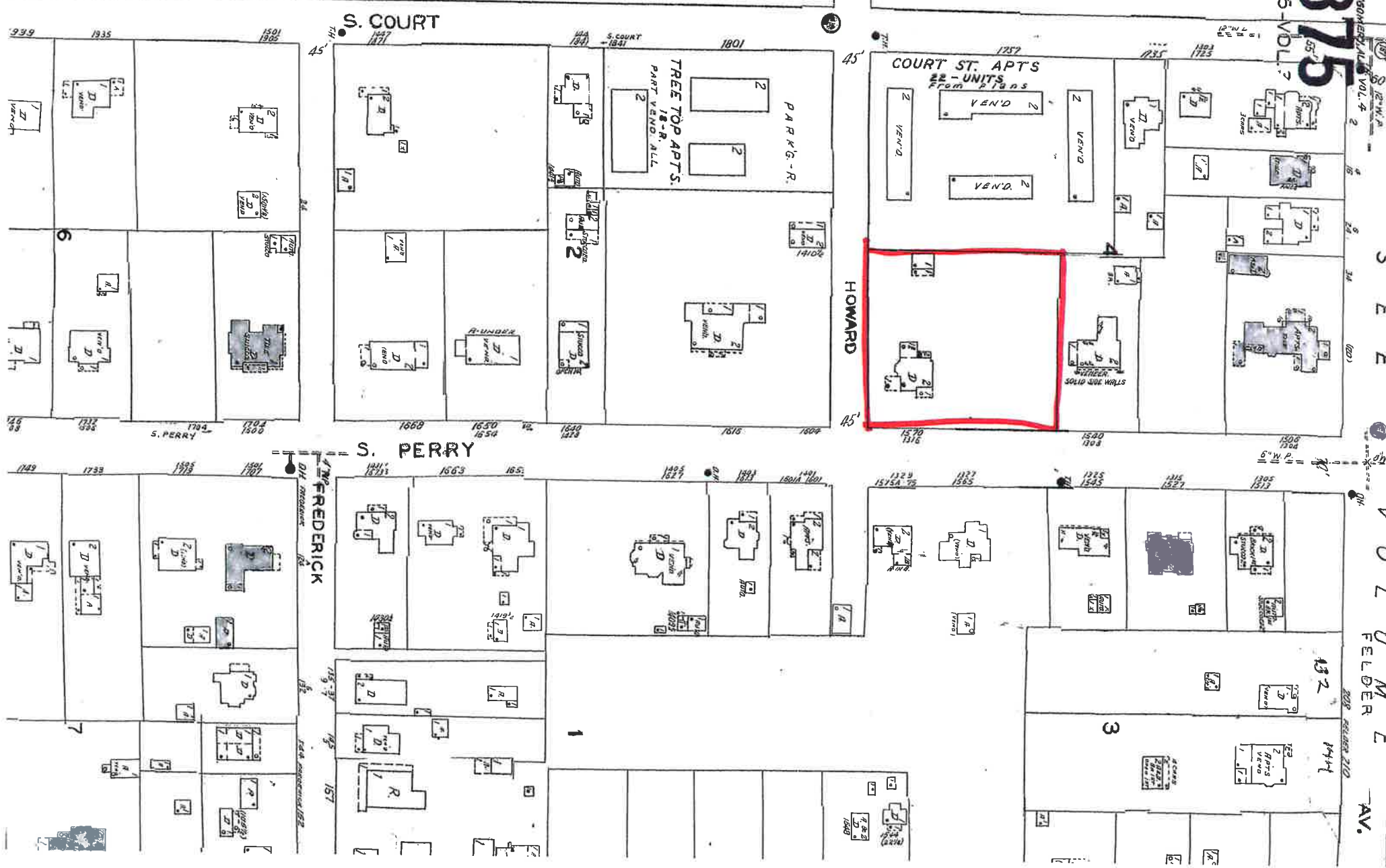
Submitted by:

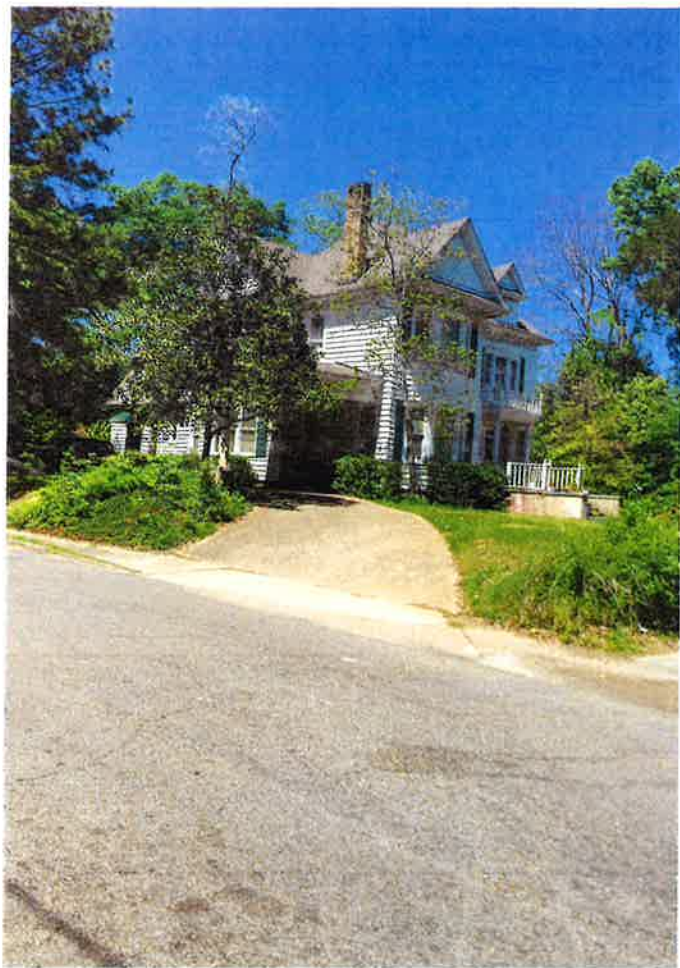


Terry W. Grant

1953 Sanborn w/ no update for this property shows one story open porch / porte cochere

375
MONTGOMERY AVE VOL. 4 - 2
S. E. E
VOL. 4
M. E
FELDER
AV.







7. PRESENTED BY: Nicholas Edwards

SUBJECT: Request for approval of a front door replacement for the property located at 31 North Lewis Street (St. Charles—Capitol Heights). VIOLATION

REMARKS: The petitioner is requesting approval after the fact for a front door replacement—a wood door with a narrow leaded glass window. The petitioner indicated the replacement was similar in style, but MLS photos from the most recent sale indicate the previous door was a half lite door, with the glass area aligning with the sidelites. The petitioner has been advised if he has documentation of a different door being in place than the one shown, he should provide it for consideration.

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

DEPARTMENT COMMENTS

- Staff recommendation is that the door is inappropriate for this style of house and should be replaced with one that matches the one shown in the MLS photo. Any other door would be subject to re-review by this Board. The Montgomery County Tax records indicate the house was constructed circa 1920.
- The Board is charged with reviewing this petition as though the request was made prior to installation. Again, cost is not a factor in your deliberations, stylistic appropriateness is.
- If the Board denies the petition, a reason for the denial needs to be given as part of the motion. Because this is believed to be a violation, the Board also needs to give a time frame for compliance not to exceed 6 months so that the violation may be filed in Municipal Court should the property not be in compliance.

COMMENTS _____

ACTION TAKEN _____



31 North Lewis Street





Previous door

11/10/2015