

A G E N D A

Architectural Review Board

June 27, 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 May 23, 2017 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Henry Ford	Garden District	1570 South Perry Street
2.	Nina Miskiel	South Highland Court	424 South Highland Court
3.	Les Miller	St. Charles—Capitol Heights	2228 St. Charles Avenue
4.	All Development LLC	Cloverdale Idlewild	668 Ponce de Leon
5.	Karen & Marvin Campbell	Old Cloverdale	431 Old Cloverdale
6.	Rich Anderson	Capitol Parkway—Capitol Heights	19 South Capitol Parkway
7.	Suzanne Black	Cottage Hill	511 Martha Street
8.	Robert & Jenna Roberts	Cloverdale Idlewild	3123 Lexington Road
9.	Tommy & Penny Thompson	Old Cloverdale	1211 Westmoreland Avenue
10.	Rennie Vainstein	Garden District	1728 South Hull Street
11.	Todd Rampy	Cottage Hill	528 Clayton Street
12.	Emily Flowers	Cloverdale Idlewild	3201/3203 Audubon Road
13.	Ruth Givens	Capitol Parkway—Capitol Heights	44 South Capitol Parkway

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, July 25, 2017 at 5:30 p.m.**

OLD BUSINESS

1. 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. The petitioner feels the porte cochere serves no purpose, has structural issues, and \$17,000 was spent about 10 years ago making repairs that have failed. See attached description of the issues and structural report.

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



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

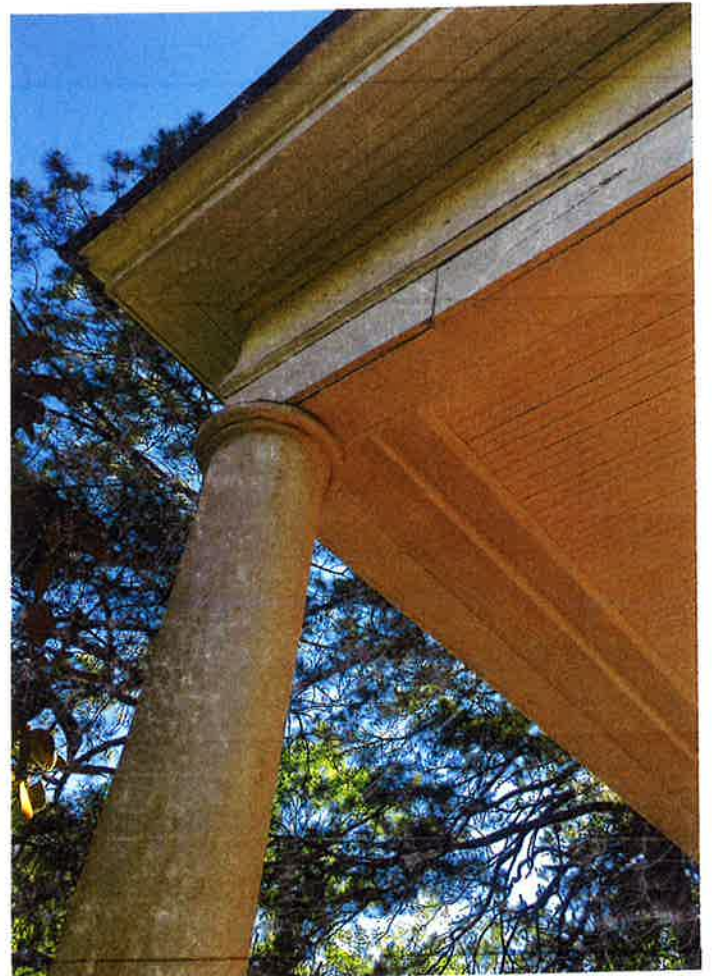


Another S Perry Street house with a porte cochere

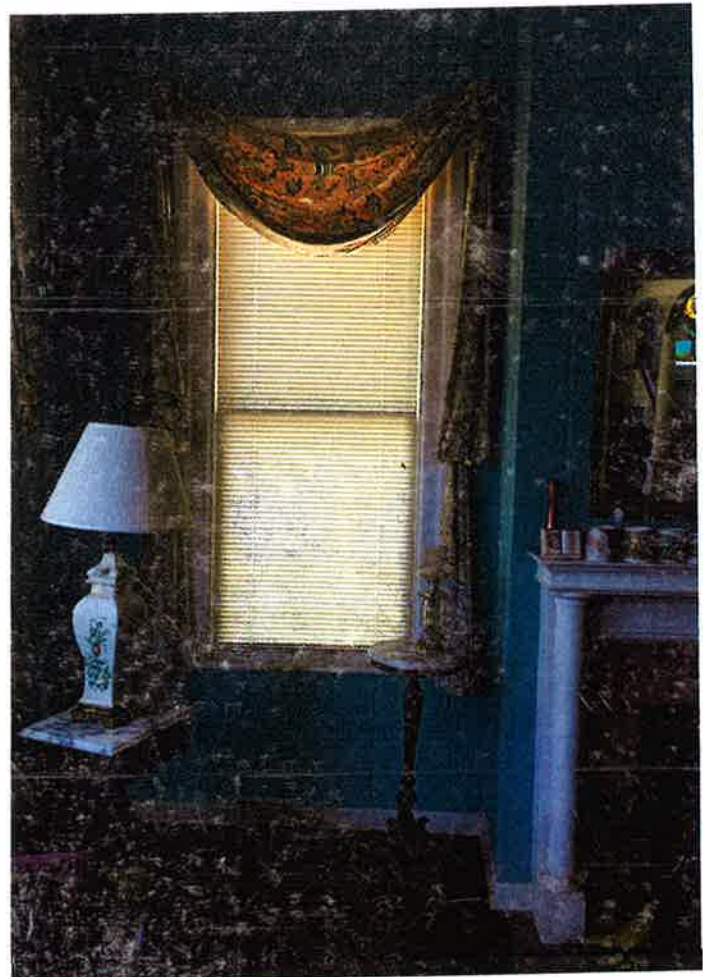
1570 South Perry Street

Mike, this is my assessment of the problems along with the contractor's description which is included.

The carport has serious structural problems being that it was an afterthought from the original built design. The wood beams recessing into in wall of the house don't support the weight of the carport. On the opposite side or street side the carport is supported by some retrofitted steel pipes. These steel pipes are dressed up to mirror columns and probably not structural sound being that recessed into a brick wall. It appears that these brick were probably date back to the 1970s. It is our desire to remove the wall because of the structural issues has been dealt with several years ago and now is need of additional work that will is not financial feasible nor would resolve the structural issues with the carport. Therefore, we respectfully result removal of the carport for the reasons stated. Also, the carport has presented problems with circulation on the property with vehicles backing in and out and also limited the number of cars that can be on the property.







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.

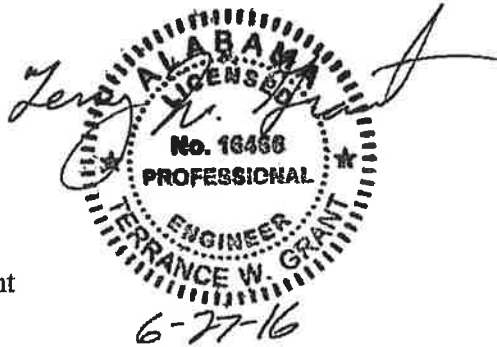
Observations:

- 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

NEW BUSINESS

2. PRESENTED BY: Nina Miskiel

SUBJECT: Request for approval of a non-palette paint color for the property located at 424 South Highland Court (S. Highland Court).

REMARKS: The petitioner would like to paint the body of the house Glidden “Soft Sage” (10GY 58/105). The trim and sashes will be painted white. The selected color is a brighter shade of green than found on the palette. A paint chip and palette board will be available at the meeting.

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 _____



424 South Highland Court

3. PRESENTED BY: Les Miller

SUBJECT: Request for approval of a deck for the property located at 2228 St. Charles Avenue (St. Charles—Capitol Heights).

REMARKS: The petitioner is requesting permission to install a 16'x 12' (maximum) deck at the rear of the house where the back door currently opens directly onto steps. The deck will be constructed with pressure treated lumber and have a deck rail with 2"x2" balusters with 4" spacing.

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

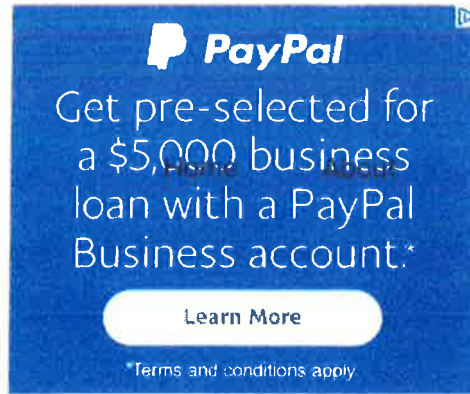
- Rear decks have been routinely approved, this will not be visible from the street.

COMMENTS _____

ACTION TAKEN _____



2228 St. Charles Avenue



PayPal
Get pre-selected for a \$5,000 business loan with a PayPal Business account.*
[Learn More](#)
*Terms and conditions apply

3.6k Shares

8. Deck with Posts Mounted on the Outside



- 36" to top plate of hand rail
- hand rail will be 2x4 construction with 2x2 spindle on 4" centers
- clear seal after construction

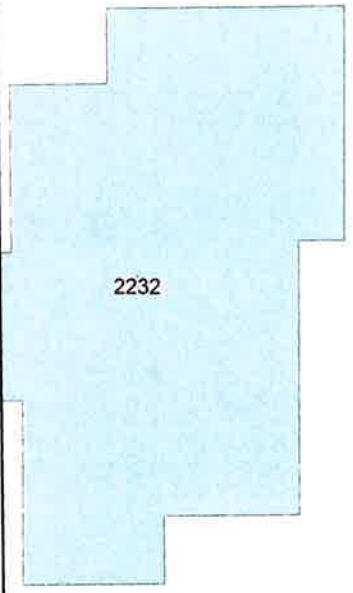
So you are building a new deck. You want it to look traditional with only a slightly different look from the 'usual.'

Well, try this neat little idea. It gives the deck a little different flare to it by mounting the decking posts to the outside of the deck.

[See the railing design >](#)

9. Plexiglass House Railing





N



1 inch = 25 feet

4. PRESENTED BY: All Development, LLC for Brittany Sangster

SUBJECT: Request for approval of a gable alteration for the property located at 668 Ponce de Leon (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to remove the existing pair of sash windows from the side gable, and reuse one window centered in the gable, replacing the siding to match existing. The siding on the gable is vinyl.

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

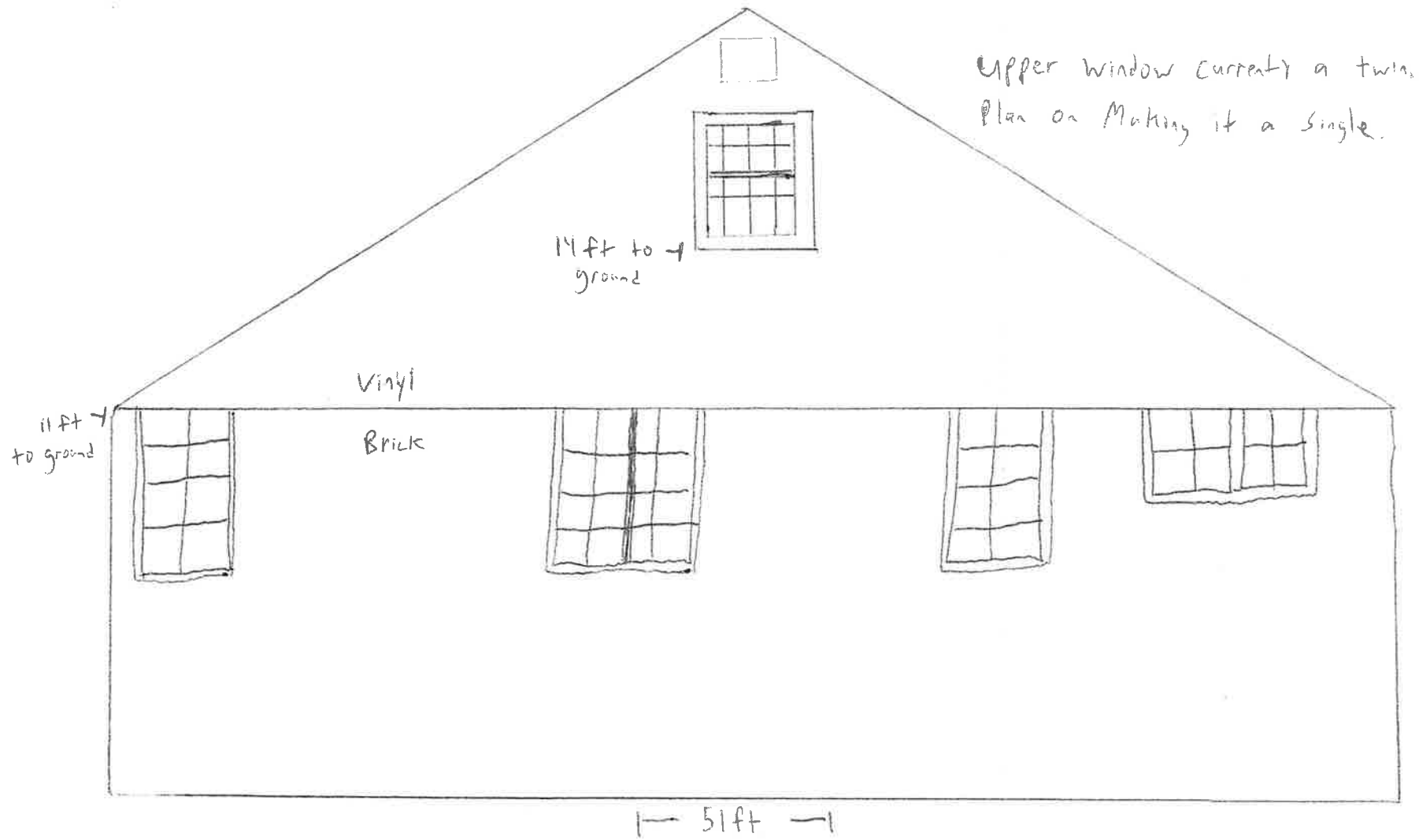
- The window that is installed in the gable appears to be vinyl as well as the siding.

COMMENTS _____

ACTION TAKEN _____



668 Ponce de Leon



Richardson, Paula

From: Chris <chriscooleyrealtor@yahoo.com>
Sent: Monday, June 05, 2017 4:20 PM
To: Richardson, Paula
Subject: 668 Ponce De Leon



Sent from my iPhone

5. PRESENTED BY: Karen and Marvin Campbell

SUBJECT: Request for approval of a new awning and façade material alteration for the property located at 431 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner would like the option of replacing the existing metal awning with canvas awning that matches an existing awning on another storefront in this block of commercial buildings.

The petitioner is also seeking permission to remove the failing stucco from the building and leave the brick exposed. The two sections of the building are mirror images of the façade, the west façade is exposed brick, the east has been stuccoed. The petitioner believes that where the brick has been exposed, that it appears to have a finished face and mortar joint and may also have been originally exposed but has been unable to find any old photos showing that. If the brick is damaged once uncovered or the Board denies the petition to leave the brick exposed, the petitioner proposes applying an EFIS to the brick surface.

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

- Because the stucco is failing and poses a potential hazard, the petitioner has been advised that the stucco could be removed and that the Board would determine if the brick could remain exposed or if another stucco-type material needs to be applied.

COMMENTS _____

ACTION TAKEN _____



431 Cloverdale Road



431 Cloverdale Road



431 Cloverdale Road

6. PRESENTED BY: Rich Anderson

SUBJECT: Request for approval of a retaining wall and re-approval of a driveway for the property located at 19 South Capitol Parkway (Capitol Parkway—Capitol Heights).

REMARKS: The petitioner is requesting permission to install a retaining wall of concrete block with a split face stone cap slightly recessed from the City sidewalk. The top of the wall will be even with the top step, approximately 24” above grade, and be approximately 16’ in length to the left of the front walk and 13’ from the walk to the driveway. The block will have an applied stucco finish (as previously approved by the ARB for 10 South Capitol Parkway). Most of the retaining walls on the street are comprised of concrete block and/or brick. The split face stone is similar in appearance to the split concrete walls of the adjacent property, 11 South Capitol Parkway.

The petitioner is also seeking re-approval of the driveway approved in May, 2016. That request was to separate a shared driveway entrance and part of the driveway from the property next door at 25 South Capitol Parkway. A poured concrete driveway would be installed, with additional paved surface approximately 9’ wide at the curb, tapering down to match the driveway where it reaches its full width at the porte cochere as illustrated. It is approximately 50’ in length from the curb to the existing full width driveway. The hackberry in the ROW has been removed, and a replacement tree is on the Urban Forester’s list for the next planting season.

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

DEPARTMENT COMMENTS

- Staff is involved with this project/property, no comment.

COMMENTS _____

ACTION TAKEN _____



19 South Capitol Parkway



19 South Capitol Parkway



05/01/2016



Image capture: Mar 2016 © 2017 Google

Montgomery, Alabama

Street View - Mar 2016



7. PRESENTED BY: Suzanne Black

SUBJECT: Request for approval of sidewalk, steps and pavers for the property located at 511 Martha Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to install a 3' wide sidewalk with 6 steps between the city sidewalk at the street curb, leaving 12" on the west (right) side for planting. 12"x12" pavers are proposed at the curb, running parallel to it, and the planting strip planted with Asiatic jasmine and lirioppe.

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

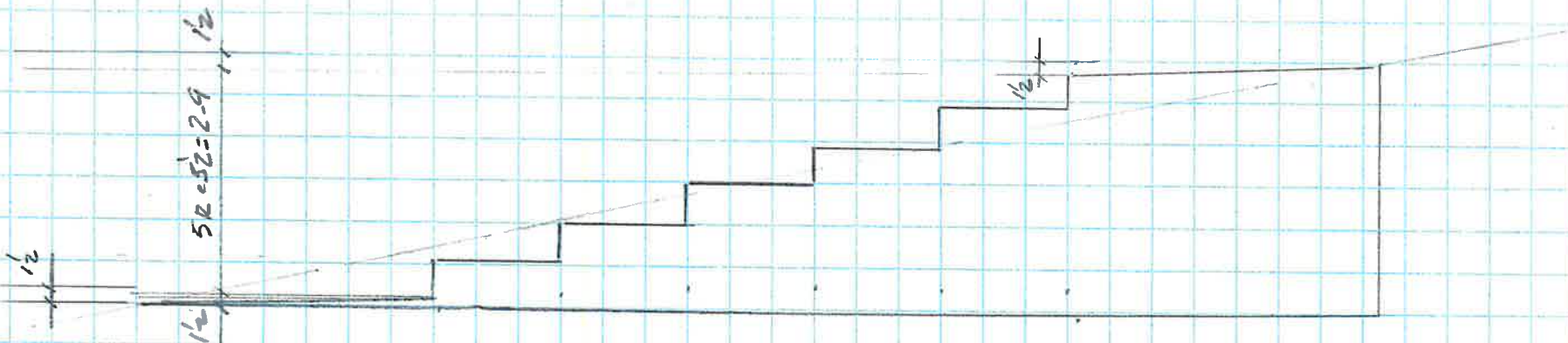
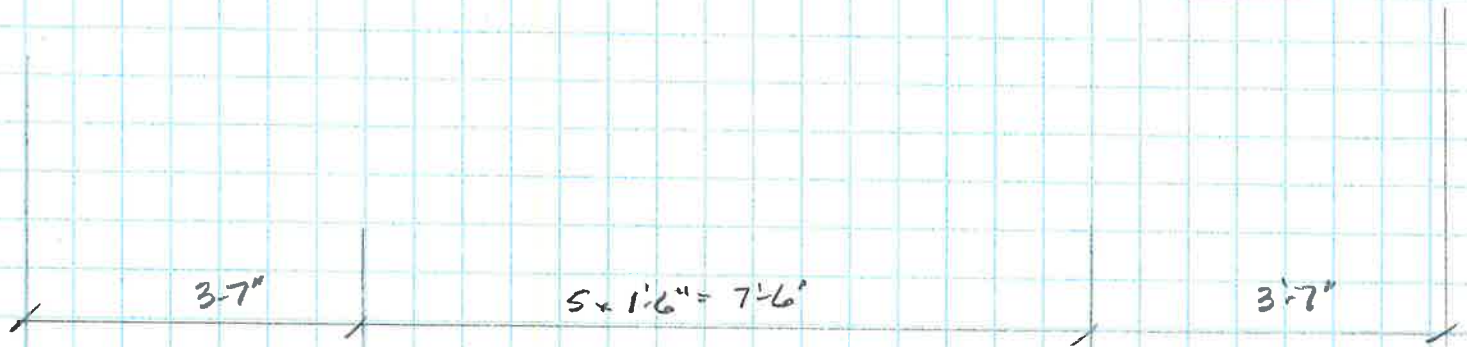
- No comment.

COMMENTS _____

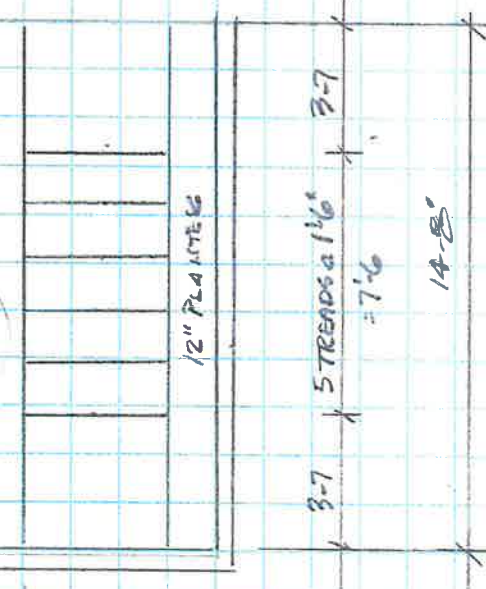
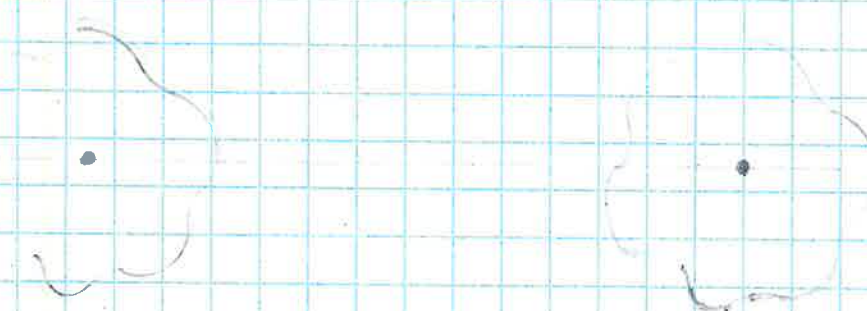
ACTION TAKEN _____



511 Martha Street



EXISTING SIDEWALK



3-7
5 STRIPS @ 1 1/2" = 7 1/2"
14-8"

EXISTING CURB 4'-0" 4-0 1-0
9'-0"

44'-0" +/-

x	x	x	x	x	x	x	x	x	x	x	x	x	x				
x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
x	x																

TI PLANTS
11 x 242

= 335

= 277

662 x 1.1 = 729

166
45

8. PRESENTED BY: Robert & Jenna Roberts

SUBJECT: Request for approval of driveway and sidewalk replacement for the property located at 3123 Lexington Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to replace the existing gravel driveway and walkway with concrete in the same footprint (no additional parking area).

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 concrete for driveways and walkways.

COMMENTS _____

ACTION TAKEN _____



3123 Lexington Road





9. PRESENTED BY: Tommy & Penny Thompson

SUBJECT: Request for approval of wall and patio construction for the property located at 1211 Westmoreland Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to install the following materials as part of an outdoor patio plan:

- An extension of the existing brick wall northward along the east property line to the northeast corner and then 74'9" westward along the north property line.
- Construction of a 19'1 long focal wall five feet west of the property line.
- Steps on the east elevation for an existing exterior door.
- Trellis over a portion of the patio.
- New walkways to connect trellis, focal wall and steps.

Elevations and site plan with dimensions are attached. Brick will match the existing brick colors of the wall and house. The proposed wall configuration on the east property line and the focal wall is designed to avoid impacting an existing willow oak nearby.

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

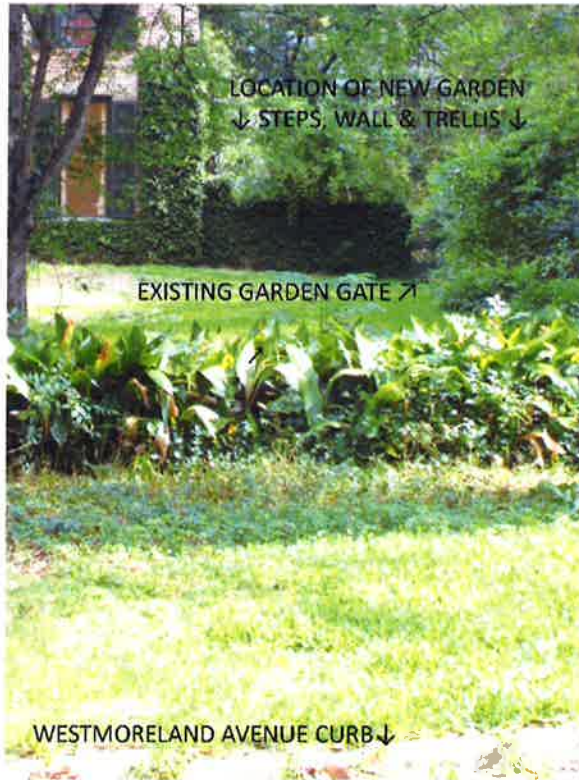
- Project does not appear to adversely affect the adjacent tree.
- See separate oversized drawings

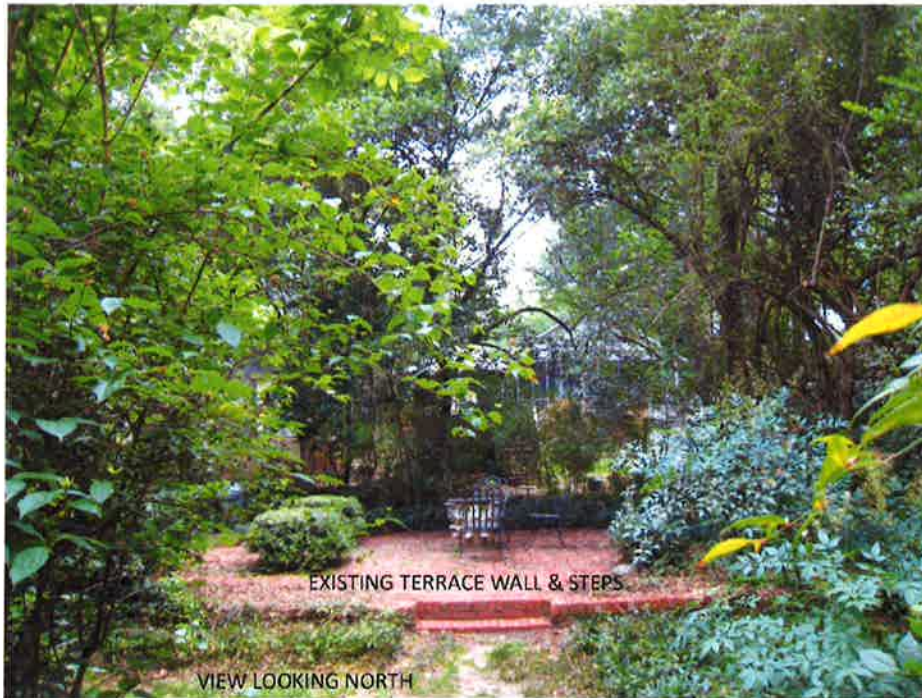
COMMENTS _____

ACTION TAKEN _____



1211 Westmoreland Avenue





1211 Westmoreland Avenue



1211 Westmoreland Avenue



**NEW MASONRY
WILL MATCH
EXISTING WALL
BRICK & MORTAR**

10. PRESENTED BY: Rennie Vainstein

SUBJECT: Request for approval of tree removal and replacement and a handicap ramp for the property located at 1728 South Hull Street (Garden District).

REMARKS: The petitioner is requesting permission to remove two oak trees (3.5' and 4' in diameter) on the Felder frontage of the property that have seen better days. The proposed replacements are 3 willow oaks, 5" caliper at planting, to try to match the size of the new trees that were installed on the South Hull Street frontage.

The proposal also includes a reworking of the sanctuary terrace that would incorporate a landscaped handicap ramp access. The Church proposes to replace all existing bricks at the terrace and lower sidewalk levels with matching bricks installed on a new concrete slab. Existing brick steps will be replaced with limestone steps and handrails to match the existing. The current retaining wall on Felder will be replaced with brick to match the building and a new stone cap.

A new handicap ramp will be constructed for access from the street level to the Sanctuary front entry. The ramp will incorporate a new planter to help hide the level changes. The ramp project will include a new curb cut, railings to match existing, a new limestone and brick raised walk to connect the current Sanctuary porch with the existing building. New hex pavers will be installed at existing sidewalk 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

- No objection.
- See separate oversized drawings

COMMENTS _____

ACTION TAKEN _____



1728 South Hull Street

LOCATION PHOTOS – EXISTING PROPERTY



View of Existing Front Elevation



View of Existing Corner



View of Location for New Handicap Ramp



Existing Railings, Stone & Pavers

LOCATION PHOTOS – EXISTING PROPERTY



PROPOSAL: New Steps, Terrace, Ramp, Railings & Lights



PROPOSAL: New Wall & Stone Cap



PROPOSAL: New Ramp, Railings & Raised Walk

BRICK, STONE & RAILING COLORS & STYLES MATCH EXISTING



11. PRESENTED BY: Todd Rampy

SUBJECT: Request for approval of a rear covered porch and mudroom addition for the property located at 528 Clayton Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to at a 12'x19 covered rear deck with a handicap ramp. The proposed roof is a galvalume high rib PBR, with the ramp and railings to meet code (see site plan for footprint and rail detail). Also proposed is a modification to the rear wall, with a mudroom bump out in line with the existing exterior wall to the left, and approximately 10' wide. The door and windows in the existing wall would be relocated to the new exterior wall. The new mudroom will accommodate a wheel chair charging station.

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 decks, all work will avoid the large tree in the photo.
- Full sized plan will be available at the meeting

COMMENTS _____

ACTION TAKEN _____



528 Clayton Street

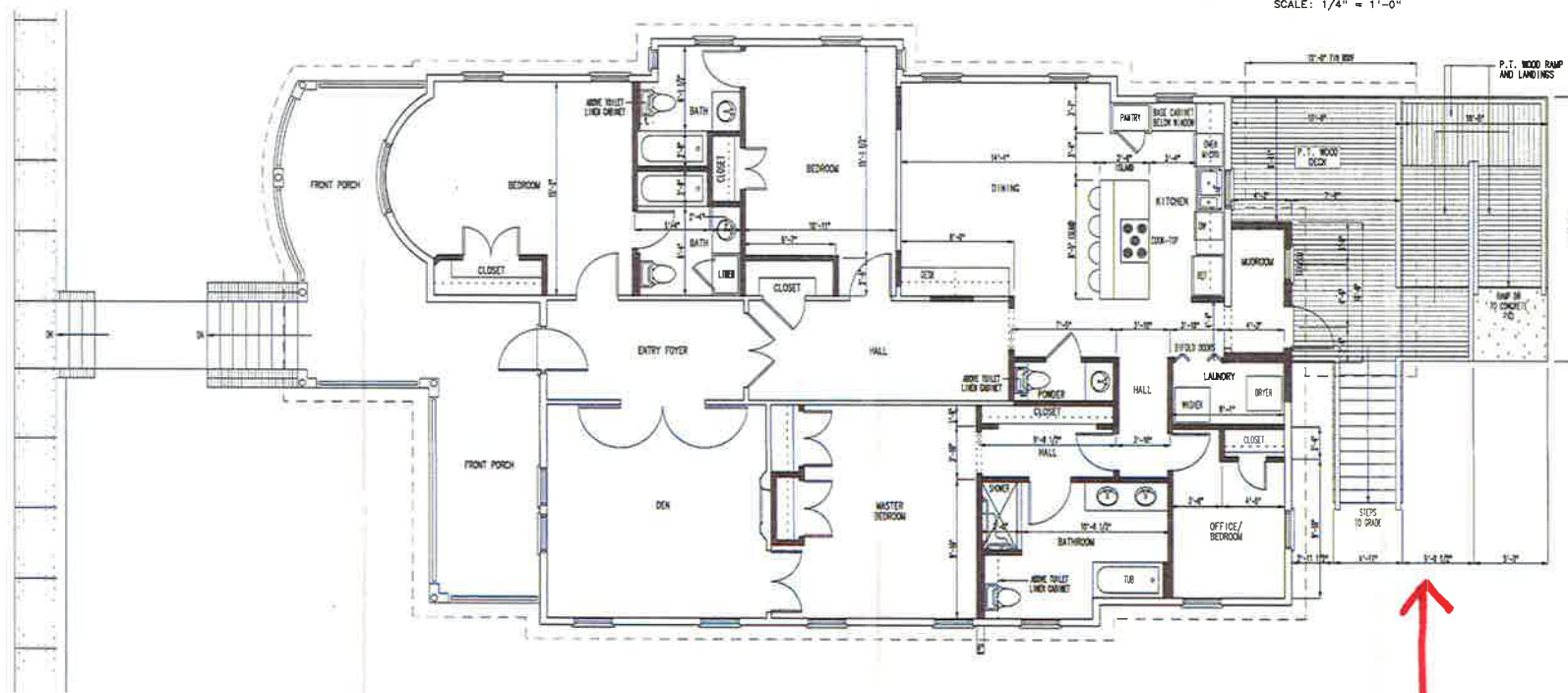
528 CLAYTON STREET

MONTGOMERY ALABAMA



TYPICAL DECK HANDRAIL ELEVATION

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



NEW FLOOR PLAN

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

↑
deck

SHEET TITLE
NEW FLOOR PLAN

PROJECT NUMBER	TODD
FILE NUMBER	A10RR
DATE	DEC 29, 2016
REVISION	MAY 30, 2017

DRAWINGS NOT INTENDED TO BE A SPECIFICATION, TO BE USED AS A GUIDE FOR CONSTRUCTION ONLY.

SHEET NUMBER

A1.0

Steel Lock



Eagle Rib



PBR



Corrugated



5V Crimp



12. PRESENTED BY: Emily Flowers

SUBJECT: Request for approval of tree removal for the property located at 3201/3203 Audubon Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to remove a large oak tree that is growing into the front eave and foundation. The owner has been given until July 17 to remove the tree or lose coverage. Petitioner is willing to work with the Urban Forester on size and species of replacement.

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

- Recommend replacement (standard is now 2 ½” caliper by the landscape ordinance), species and location can be determined in the near future.

COMMENTS _____

ACTION TAKEN _____



3201/3203 Audubon Road

13. PRESENTED BY: Ruth Givens

SUBJECT: Request for approval of 2 after the fact tree removals and 4 tree removals and replacement for the property located at 44 South Capitol Parkway (Capitol Parkway-- Capitol Heights). PARTIAL VIOLATION

REMARKS: The petitioner is requesting permission to remove a total of 6 trees from the property, with a proposed replacement of 3 canopy trees. The issue before the Board at this time is whether or not the replacement plan is sufficient.

Two trees, a cherry laurel and hackberry, had been removed at the time Christy Anderson issued a stop work order. Russell Stringer inspected the trees two days later and determined they were subject to review by the ARB as they did not pose an imminent hazard, and therefore not trees he could approve the removal of. Mrs. Givens addressed City Council at the June 6 meeting, and Tommy Tyson was asked to visit the property and try to resolve the issue. On June 7, Mr. Tyson granted the owners permission to proceed. As the approval was granted administratively for the additional four trees (American elm, pecan, cherry laurel, and Chinese tallow), the Board needs to determine if they would have approved prior to work being done for the removal of the cherry laurel and hackberry trees that were removed at the time a stop work order was issued; and the Board needs to determine if a replacement of 3 canopy trees is sufficient for the 4 canopy trees removed.

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 _____



Former hackberry tree

44 South Capitol Parkway



Pecan



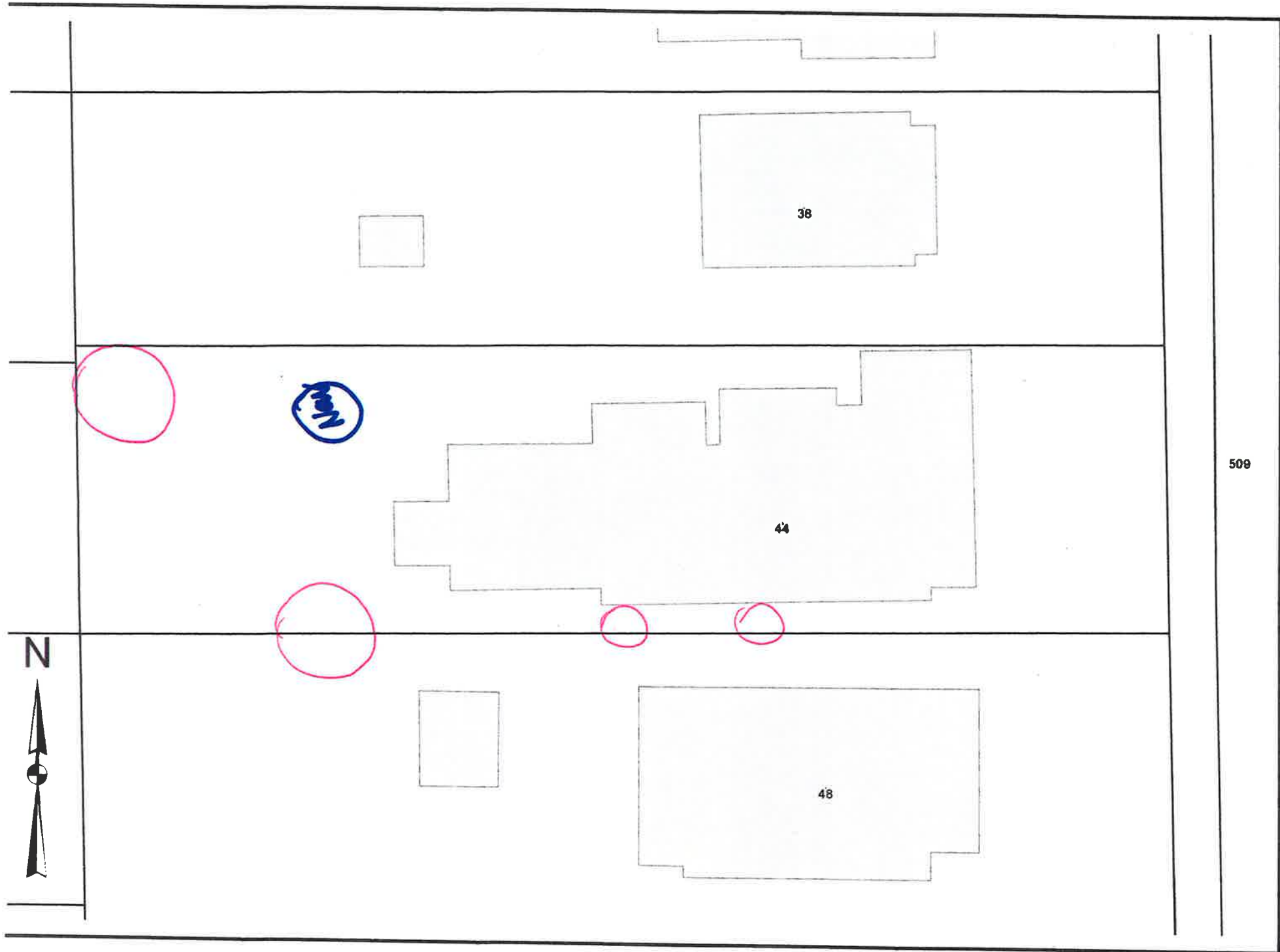
Chinese Tallow (Popcorn)

44 South Capitol Parkway



American Elm

44 South Capitol Parkway



509

1 inch = 22 feet



Commitment for Replanting

June 7, 2017

David and Ruth Givens, the owners of 44 South Capitol Parkway, do hereby agree to plant 3 trees on our property per the request of the City of Montgomery, Department of Planning. The planting will occur under the following guidelines:

- A. The trees will be at least 2.5 calipers in size
- B. The trees will be one of the three varieties (Sycamore, Tulip Poplar or Native Oak) required by Land Use Control Administrator, Thomas M. Tyson, Jr.
- C. The trees will be planted no later than the end of this year, 2017.

We also agree to make proper application for the keeping of chickens at our property by June 30th, 2017.

 6-7-17  6-7-17

David Givens

Ruth Givens



1 inch = 22 feet

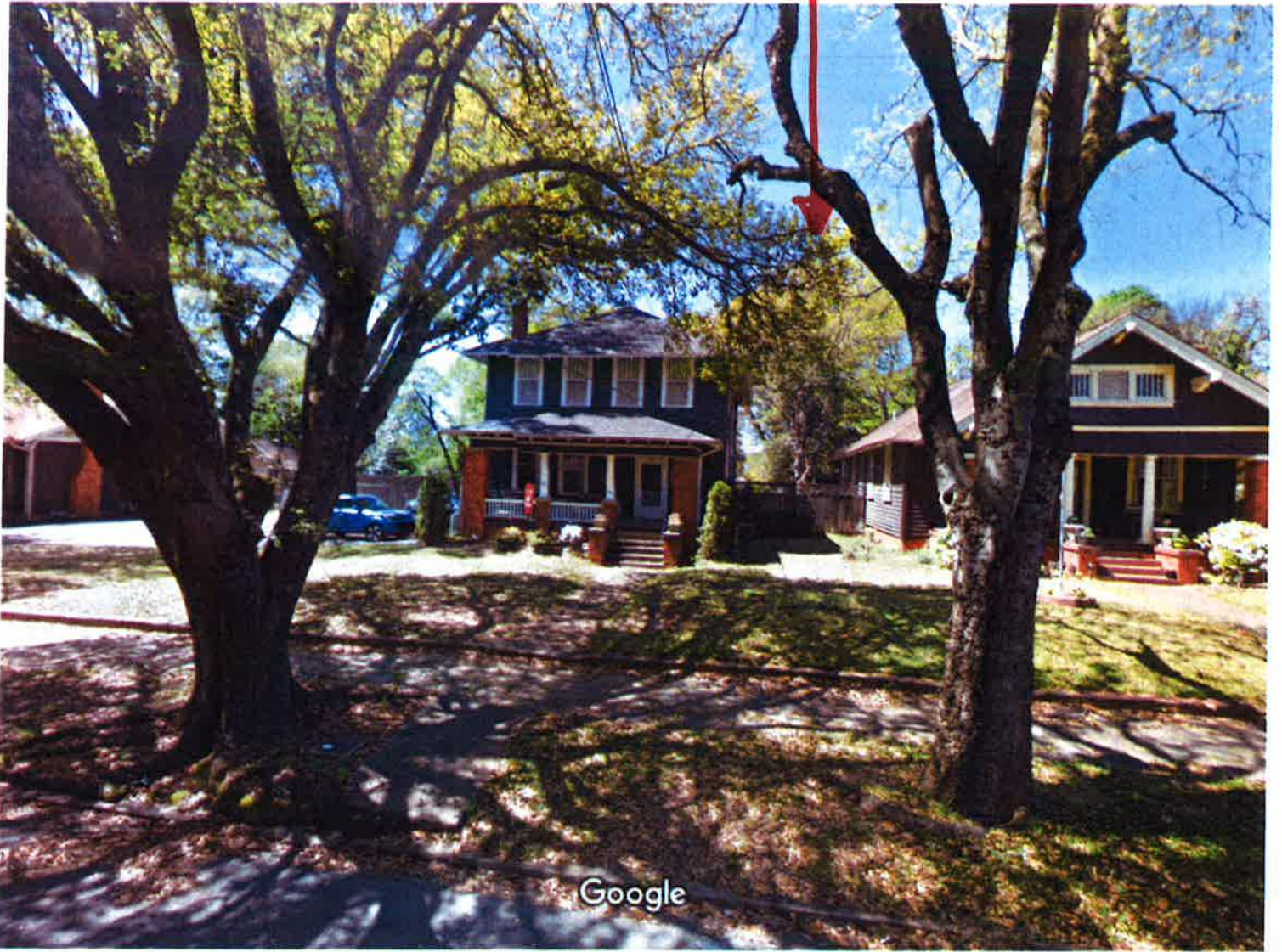


Image capture: Mar 2016 © 2017 Google

Montgomery, Alabama

Street View - Mar 2016

