

A G E N D A

Architectural Review Board

July 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 June 27, 2017 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Ruth Givens	Capitol Parkway—Capitol Heights	44 South Capitol Parkway
2.	Jayne Moore	Cottage Hill	518 Martha Street
3.	Les Miller	St. Charles—Capitol Heights	2228 St. Charles Avenue
4.	David Laughlin	Cloverdale Idlewild	3049 LeBron Road
5.	Scott Steen	Old Cloverdale	622 Felder Avenue
6.	Pam Bransford	Old Cloverdale	1918 Cloverdale Road

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, August 22, 2017 at 5:30 p.m.**

OLD BUSINESS

1. 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.

At the June 27, 2017 meeting a motion was made to delay the request as presented until the next regularly scheduled ARB meeting on July 25, 2017 to give the petitioners time to gather pictures of the remaining tree canopy and to meet with Russell Stringer to come up with a tree replacement plan to include species and locations of the proposed trees. The proposal and photos requested are 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

- No comment.

COMMENTS _____

ACTION TAKEN _____



Former hackberry tree

44 South Capitol Parkway



Pecan

44 South Capitol Parkway



Chinese Tallow (Popcorn)

44 South Capitol Parkway



American Elm

44 South Capitol Parkway

Proposed planting for 44 S. Capitol Parkway

Regarding the two under canopy trees removed without permission:

1. Tree number one was a cherry laurel growing into the fence as demonstrated in the photos from our previous meeting.
2. Tree number two was a chinese tallow which is an invasive species. It also was touching the roofline of the house.

Regarding the replacement trees:

I am including here some pictures to aid in reference to the current yard:

1. Figures 1-4 demonstrate the current canopy on and around the property as well as the proximity of the neighbor's house and fence to the side of our house. (44 S. Capitol Parkway).
2. Figures 5 & 6 delineate the placement of current trees (in red) and proposed trees (in brown).
 - a. The tulip poplars were chosen to line the parking pad after consultation with Russell Stringer who agrees that the variety would be a good addition to the property for a few reasons:
 - i. They grow quickly.
 - ii. They grow more up and less out thereby relieving the potential for future issues of damage to the cars parked on parking pad or to the surrounding fences.
 - b. The Shumard or Nuttall Oak was chosen as a replacement for the Pecan tree after consultation with Russell Stringer. He agrees that either of these trees would be a good replacement as a more "neighborhood friendly" tree than the previous tree. Both of these variety are fast, straight growers that would help mitigate future damage to the fence. (N.B. Figure 5 denotes an oak or sycamore for this tree. Figure 6 was updated to reflect Russell's concern with the problems he has been having with sycamore trees developing a particular blight)
 - c. The Redbud trees were chosen as good under canopy trees (proposed by Russell Stringer as opposed to the crape myrtle) that will add to the aesthetic sensibilities of the lot without risking damage to the roof.

Current Canopy:



(fig. 1: from the front drive toward the back yard)

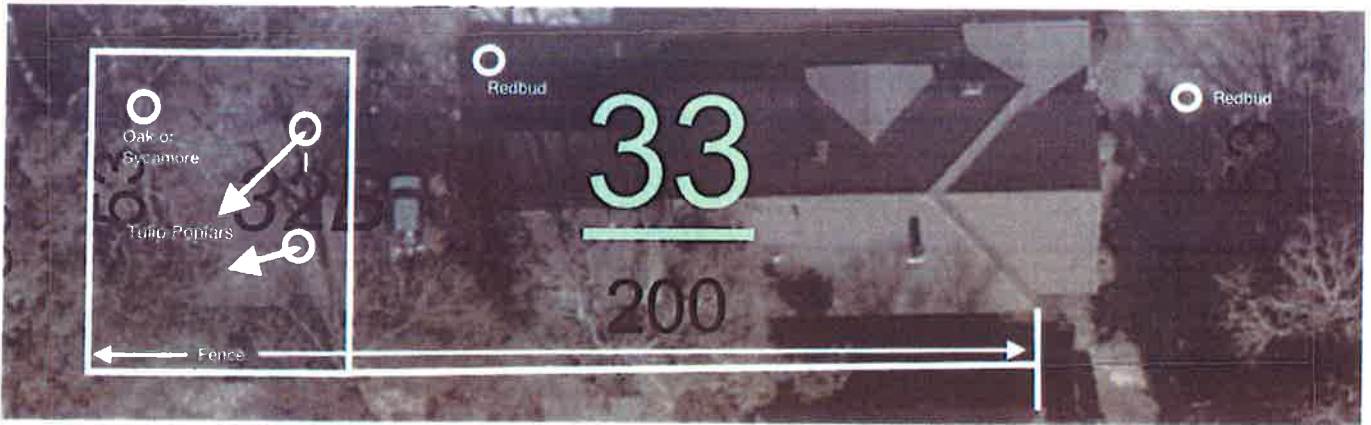


(fig. 2 & 3: from the parking pad in the back toward the back yard)

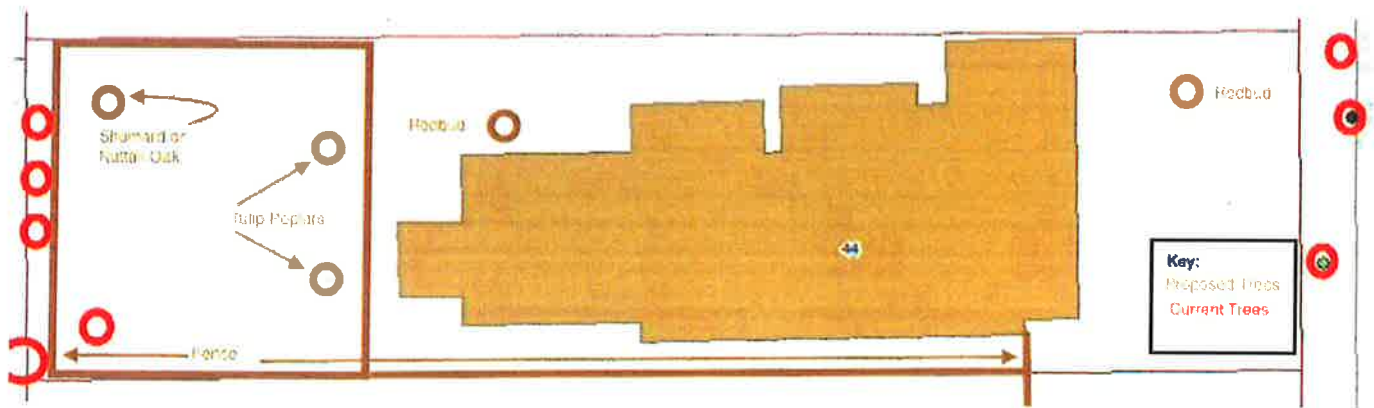


(fig. 4: from the parking pad toward the front yard)

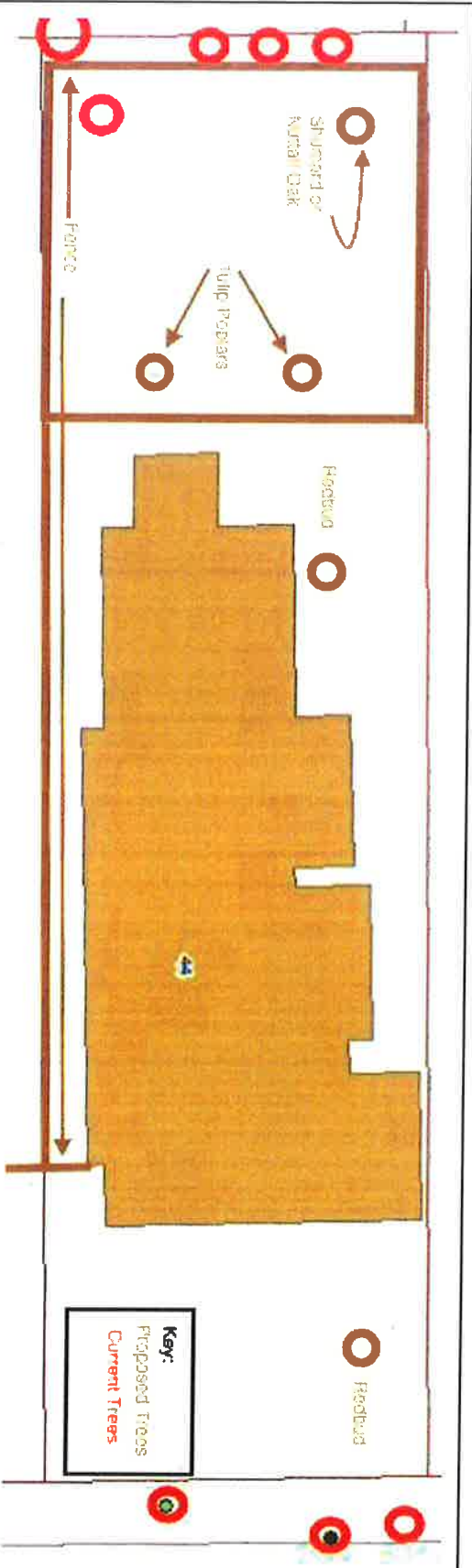
Aerial view for proposed planting:



(fig. 5 satellite view of property with proposed plantings)



(fig. 6 visual footprint of property with current trees and proposed plantings)



(fig. 6--enlarged)



(fig. 5 --enlarged)

NEW BUSINESS

2. PRESENTED BY: Jayne Moore

SUBJECT: Request for approval of tree removal for retaining wall repairs for the property located at 518 Martha Street (Cottage Hill).

REMARKS: The petitioner is requesting permission to remove 2 hackberry trees (18" & 26") on the property line in order to repair a brick retaining wall. Proposed replacement are shade trees (oaks), 2 ½" caliper, installed before the end of the next planting season (March 15, 2018).

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

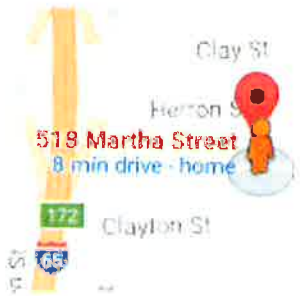
- No objection.

COMMENTS _____

ACTION TAKEN _____



Image capture: Mar 2014 © 2017 Google United States
Montgomery, Alabama
Street View - Mar 2014





518 Martha Street



518 Martha Street

3. PRESENTED BY: Les Miller

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

REMARKS: The petitioner is requesting permission to remove both chimneys from the house. Neither is functional, and the owner is preparing to install a new roof and is concerned about leaks.

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 question for the Board to consider is, on this particular house, are the chimneys a character defining feature in the appearance/style? The chimneys are only exposed at the roof (not on the walls), are not symmetrically located, and not highly visible from the street. Staff also noted the house is clad in vinyl and the windows were replaced at some point in time, so it also does not retain much of its historic integrity.

COMMENTS _____

ACTION TAKEN _____



2228 St. Charles Avenue

4. PRESENTED BY: Lauren Layfield for David Laughlin

SUBJECT: Request for approval of outbuilding demolition without replacement for the property located at 3049 LeBron Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to demolish a garage/shed building. The building appears to be a garage with additions for storage. There is previous fire damage to the shed and the structure has been deemed beyond repair by a home inspector. Prospective buyers have expressed concern about the structure.

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

- A City building inspector determined some of the garage additions were unsafe and could be removed.
- Any new building by a subsequent owner (house is for sale) would be subject to review.

COMMENTS _____

ACTION TAKEN _____



3049 LeBron Road



3049 LeBron Road



3049 LeBron Road



3049 LeBron Road

5. PRESENTED BY: Scott Steen

SUBJECT: Request for approval of an alternate window for the previously approved new house plan for the property located at 622 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to change the 4 lite fixed windows to a single glaze, and the 4:1 sash windows to a vertical lite 3:1 configuration 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

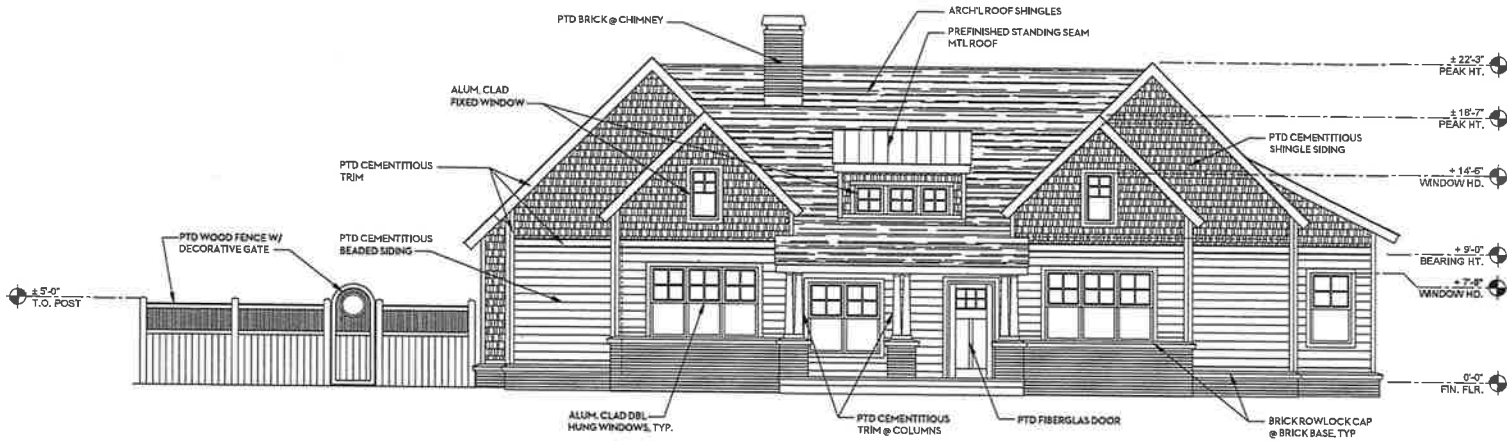
- The vertical lite windows are a Craftsman configuration and this is a nouveau Craftsman design.

COMMENTS _____

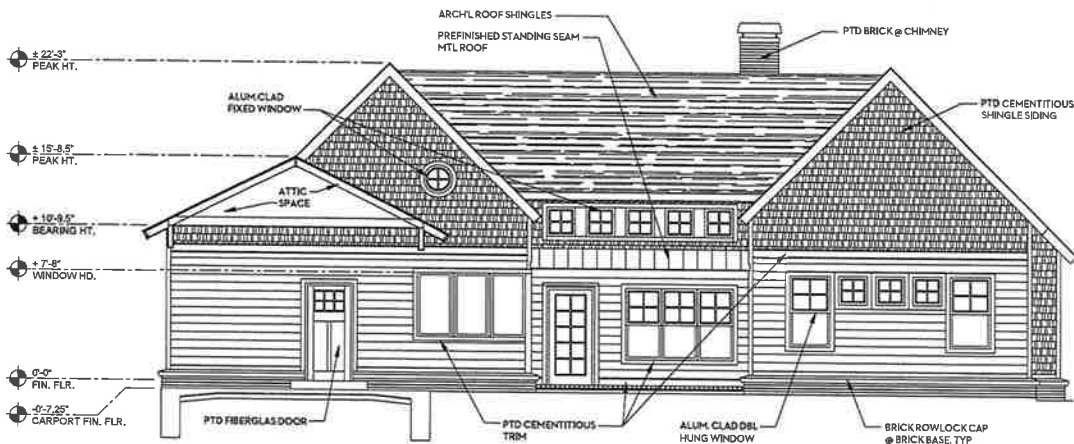
ACTION TAKEN _____



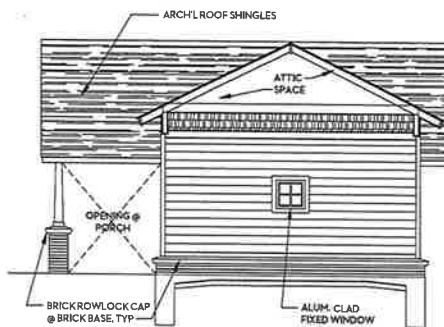
622 Felder Avenue



1 FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

steenhaus

501 Cloverdale Road #102
Montgomery, Alabama 36106
Scott Steen, AIA, LEED AP BD+C

NALL RESIDENCE

622 FELDER AVENUE

OLD CLOVERDALE HISTORIC DISTRICT #3

MONTGOMERY, ALABAMA 36106

CONSTRUCTION SET

Project Number: A16.04

Date: January 3, 2017

Drawn by: SS / HS

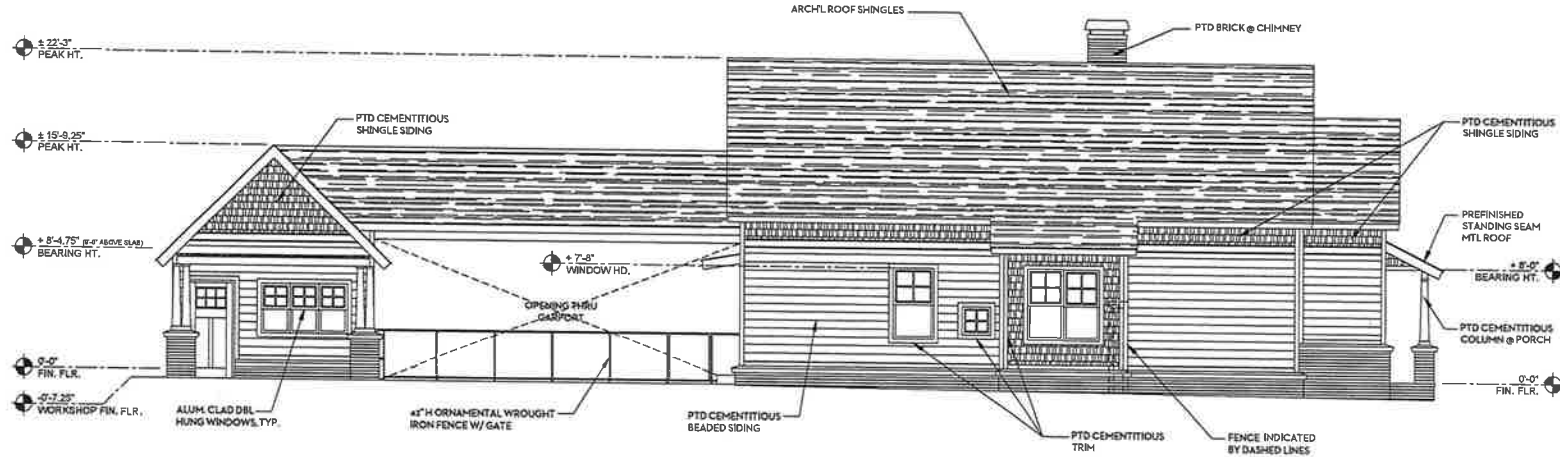
Revisions:

Sheet Description
EXTERIOR ELEVATIONS (ORIGINALLY APPROVED WINDOWS)

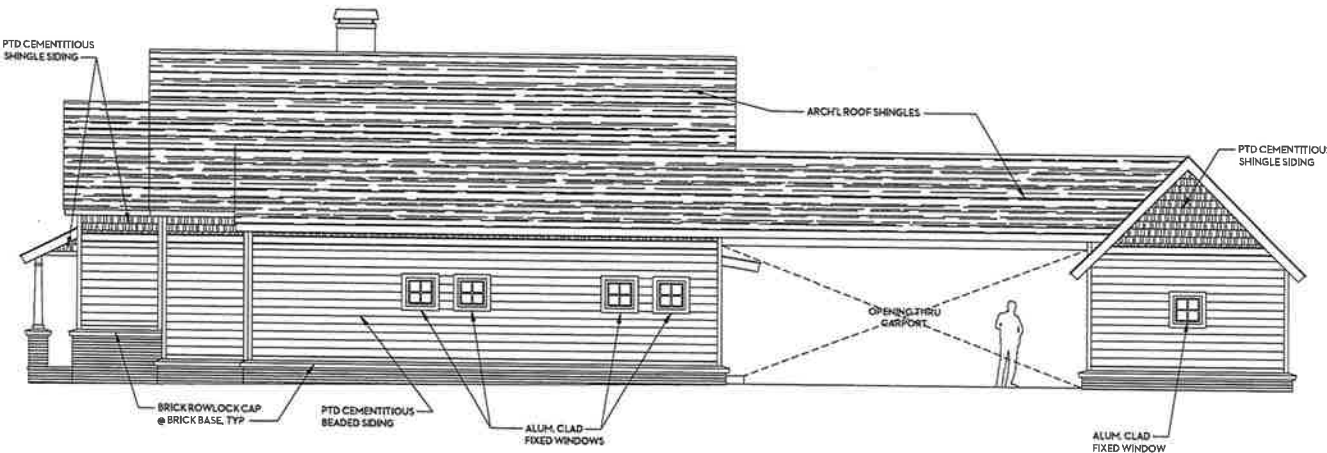
Sheet Number

A2.01

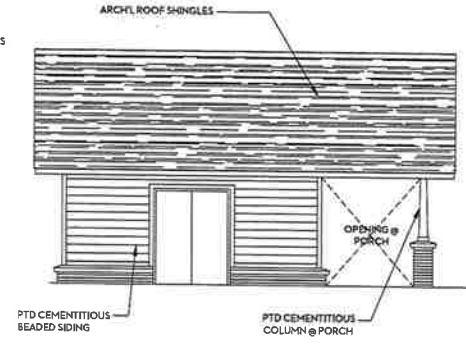
SB



1
A2.02
SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



2
A2.02
SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



3
A2.02
REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

steenhaus
501 Cloverdale Road #102
Montgomery, Alabama 36106
Scott Steen, AIA, LEED AP BD+C

NALL RESIDENCE

422 FELDER AVENUE
OLD CLOVERDALE HISTORIC DISTRICT #3
MONTGOMERY, ALABAMA 36106

CONSTRUCTION SET

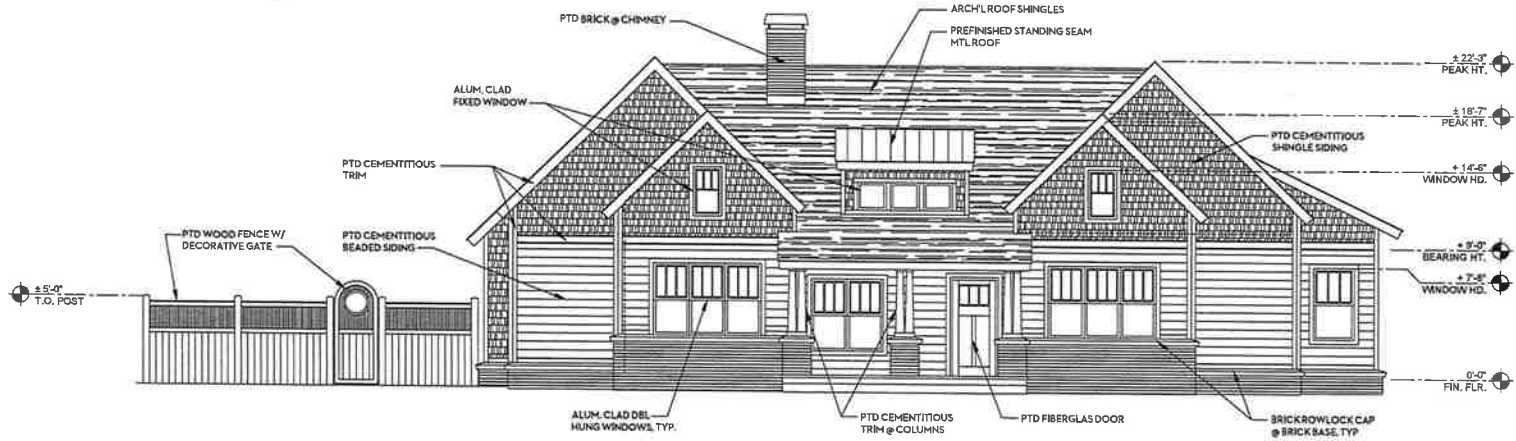
Project Number: A16.04
Date: January 5, 2017
Drawn by: SS / HS
Revision:

Sheet Description
EXTERIOR ELEVATIONS (ORIGINALLY APPROVED WINDOWS)

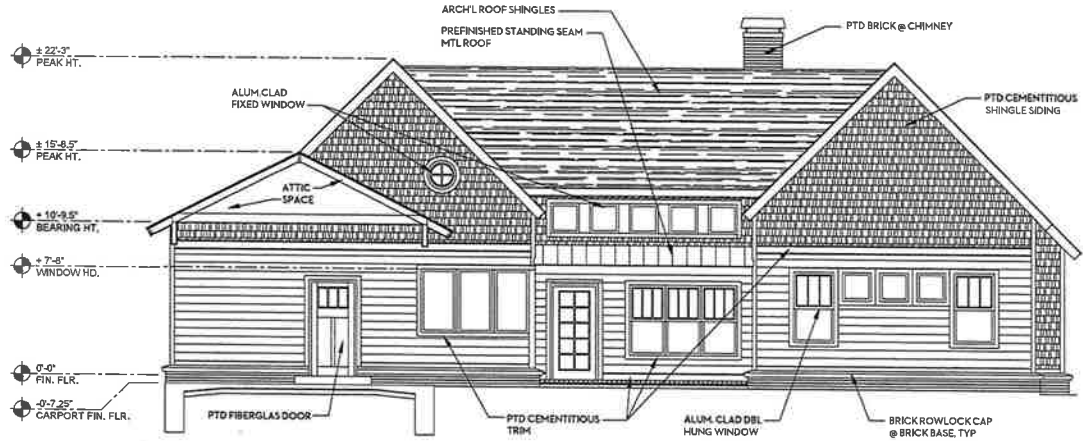
Sheet Number

A2.02

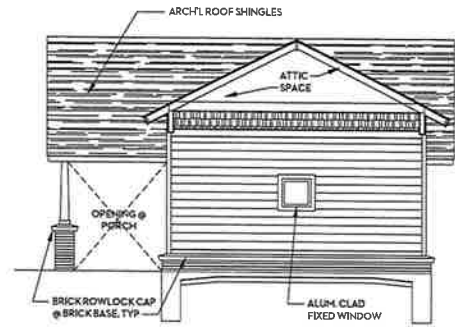
52



1 FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

steenhaus

501 Cloverdale Road #102
Montgomery, Alabama 36106
Scott Steen, AIA, LEED AP BD+C

NALL
RESIDENCE

622 FELDER
AVENUE

OLD CLOVERDALE
HISTORIC
DISTRICT #3

MONTGOMERY,
ALABAMA
36106

CONSTRUCTION
SET

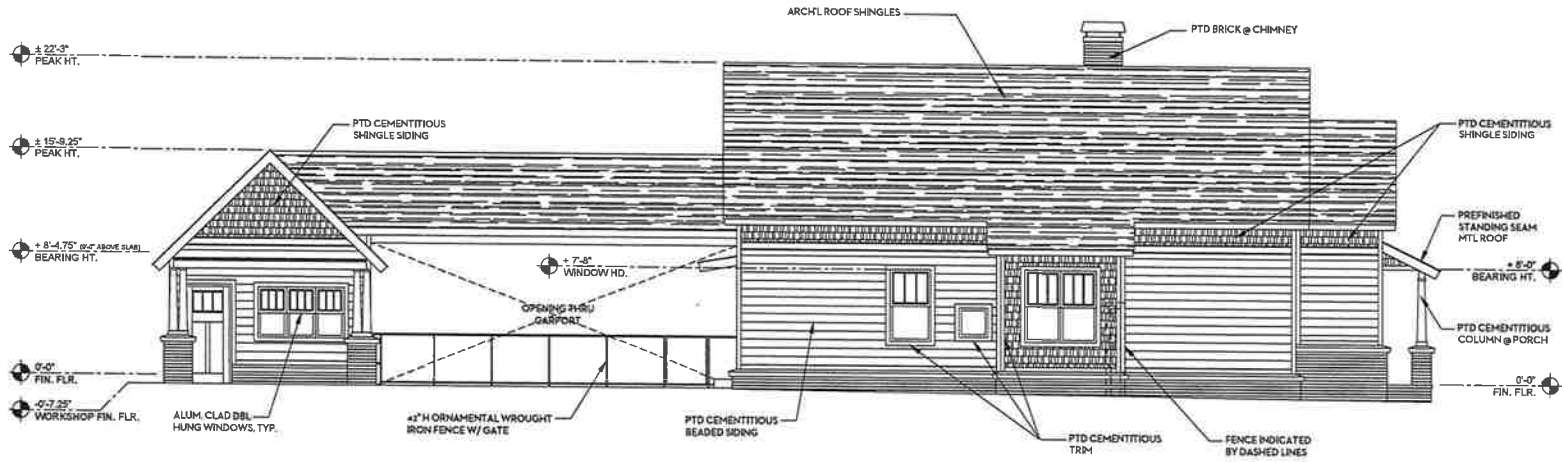
Project Number: 1816.04
Date: January 3, 2017
Drawn by: SS / HS
Revisions:

Sheet Description
EXTERIOR
ELEVATIONS
(NEWLY
PROPOSED
WINDOWS)

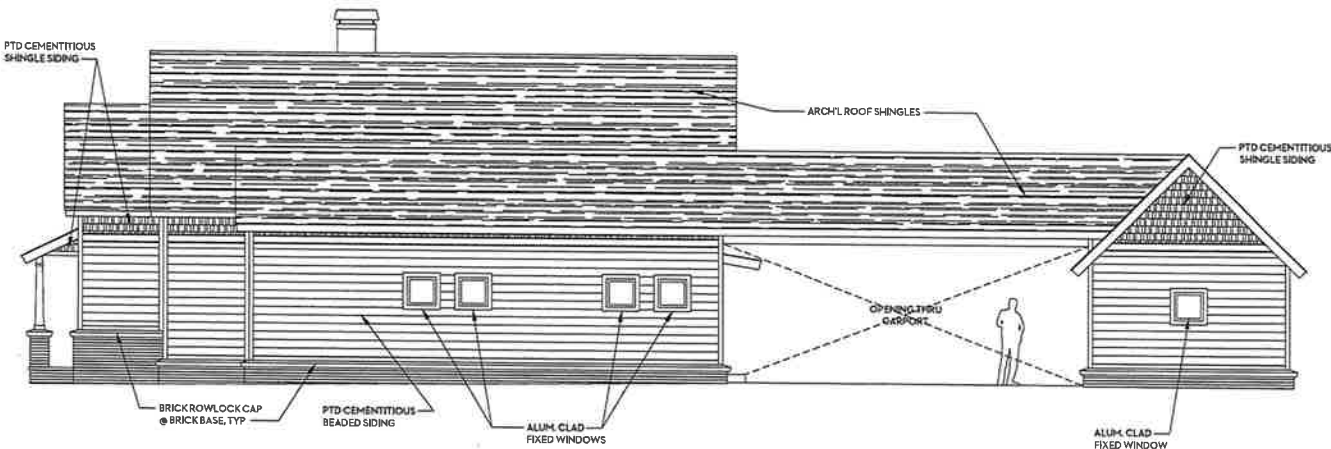
Sheet Number

A2.01

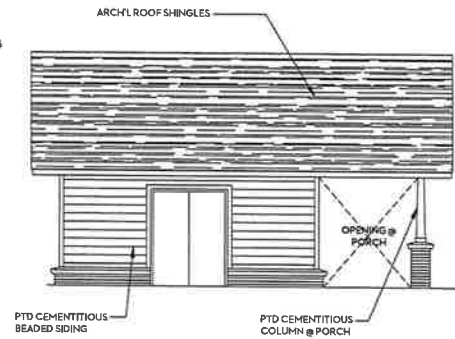
55



1 SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

steenhaus

501 Cloverdale Road #102
Montgomery, Alabama 36106
Scott Steen, AIA, LEED AP BD-C

NALL RESIDENCE

622 FELDER AVENUE

OLD CLOVERDALE HISTORIC DISTRICT #3

MONTGOMERY, ALABAMA 36106

CONSTRUCTION SET

Project Number: A216.04

Date: January 5, 2017

Drawn by: SS / HS

Revisions:

Sheet Description

EXTERIOR ELEVATIONS (NEWLY PROPOSED WINDOWS)

Sheet Number

A2.02

SE

6. PRESENTED BY: Pam Bransford

SUBJECT: Request for approval of siding replacement (style change) and awning for the property located at 1918 Graham Street (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove a vertical T-111 siding at the rear of the house and replace it with a horizontal lap siding to match the rest of the house. A metal awning, as illustrated, is proposed for installation over the rear door. The petitioner believes the trim around the doors and windows will also be removed and replaced as the lap siding will have a deeper profile than the T-111.

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 alterations are not visible from the street.
- T-111 has not been approved when proposed for additions or outbuildings, the introduction of lap siding will be more compatible with the styles of the house. From the photos this location reads as an addition and would not likely be taken as an original part of the house if the siding matches.

COMMENTS _____

ACTION TAKEN _____



1918 Graham Street



Awning example



1918 Graham Street



1918 Graham Street