

A G E N D A

Architectural Review Board

December 20, 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 November 28, 2017 meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Jud Blount	Old Cloverdale	416 Cloverdale Road
2.	April Hampton	Cottage Hill Annex	447 South Goldthwaite
3.	Chris Thaggard	Capitol Heights	2023 Madison Avenue
4.	Scott Steen	Old Cloverdale	622 Felder Avenue
5.	Tabor Construction Co.	Old Cloverdale	728 Felder Avenue

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
January 23, 2018 at 5:30 p.m.**

OLD BUSINESS

1. PRESENTED BY: Jud Blount

SUBJECT: Request for approval of painting an unpainted surface for the property located at 416 Cloverdale Road (Old Cloverdale).

REMARKS: The petitioner is requesting permission to paint the red brick (NOT the limestone) on the sides and rear of the building SW 7048 Urbane Bronze (400-21 on the palette). The front of the building would not be altered.

At the November 28, 2017 meeting, the ARB requested that a test panel be prepared for the Board to look at to determine if painting was warranted due to the mismatch of brick and mortar. Because the legal notice for December was due immediately after the November meeting, this item has been advertised but no addition information has been provided and may not be presented at the December meeting. The petitioner is considering leaving the brick unpainted at this time.

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

- According to the county tax records, the building was constructed in 1955.
- The Board has generally not approved painting historic brick unless there was a good reason (usually related to structural repairs/highly visible repairs). There is a concern with trapping moisture in older brick, which may not apply in 1955 brick.

COMMENTS _____

ACTION TAKEN _____



416 Cloverdale Road



416 Cloverdale Road



416 Cloverdale Road

10

2. PRESENTED BY: April Hampton

SUBJECT: Request for approval of porch/balcony configuration, front and side yard wall, gates, and parking pad, and renovation related alterations for the property located at 447 South Goldthwaite Street (Cottage Hill Annex).

REMARKS: In addition to some much needed repairs/replacement of materials in kind on the exterior of the house, the petitioner is requesting permission for the following changes:

- Add a porch roof and balcony on the existing split face block columns on the front (Goldthwaite) and side (Warren Court) of the porch with a baluster utilizing elements found from what is believed to be the original baluster in the house. The top and bottom rail will be built up evenly to reach the required 36" rail height. No roof is proposed over the 2nd floor gallery;
- Add a matching porch/balcony over the existing door to the rear of the Warren Court side of the house as illustrated;
- Convert two windows to doors (steel door proposed) that will have a custom muntin made to match the windows;
- 20x20 (2 space) parking pad on the Warren Court side of the property;
- A 4' high front and 6' high side yard enclosure with metal gates (front entry and driveway gates) along the Goldthwaite and Warren Court property lines. Chain link fence along Warren Court would be removed. Fence/wall material proposed is treated wood, precast concrete, and a vinyl simulated stone panel.

At the November 28, 2017 hearing, the Board tabled most of the request in favor of getting better, scaled drawings to detail the proposed alterations to the house. The petitioner is now also requesting a taller fence on the Warren Court frontage. Because the legal notice was due immediately after the November meeting, this item has been placed on the December agenda in case the petitioner has drawings ready to present at the December 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

- Vinyl has not been approved as a front yard fence, and was approved in one instance where someone installed it in a rear yard (corner lot) without permission and was allowed to retain it subject to a vegetative screen being planted. The precast concrete sort of simulates the split face block, the vinyl stone panel does not resemble any conventional construction detail in any of our historic districts.
- Parking pad material should be specified
- Within the historic district (with the exception of some Colonial Revival style houses, which this is not), extant second story porches are generally under cover of a roof and not open galleries. One of the 4 Sisters Houses on Perry Street used to have an open, upper gallery, but the owner petitioned to put "the same" porch roof on as the other houses in 2002. A photo of that porch is also attached.

COMMENTS _____

ACTION TAKEN _____



447 South Goldthwaite Street

2A



447 South Goldthwaite Street



447 South Goldthwaite Street

NEW BUSINESS

3. PRESENTED BY: Chris Thaggard

SUBJECT: Request for approval after the fact of tree removals and replacement for the property located at 2023 Madison Avenue (Capitol Heights).

REMARKS: The petitioner is requesting permission after the fact to remove and replace trees at 2023 Madison Avenue. The petitioner was notified of the violation November 30, 2016. At the February 28, 2017 ARB meeting, the Board delayed the request subject to Mr. Thaggard submitting a tree replacement plan for consideration. In late October, 2017, having received no replacement plan from Mr. Thaggard, the violation was filed in Municipal Court. Paperwork was filed for the removal of 6 (at least some of which were oak) that had remnant stump measurements of 19", 15", 20", 15", 18", and 36".

Subsequently, Mr. Thaggard submitted a replacement plan of an unspecified number of trees, 2" oak or crape myrtles to be planted before the end of the 2018 planting season (by mid-March 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

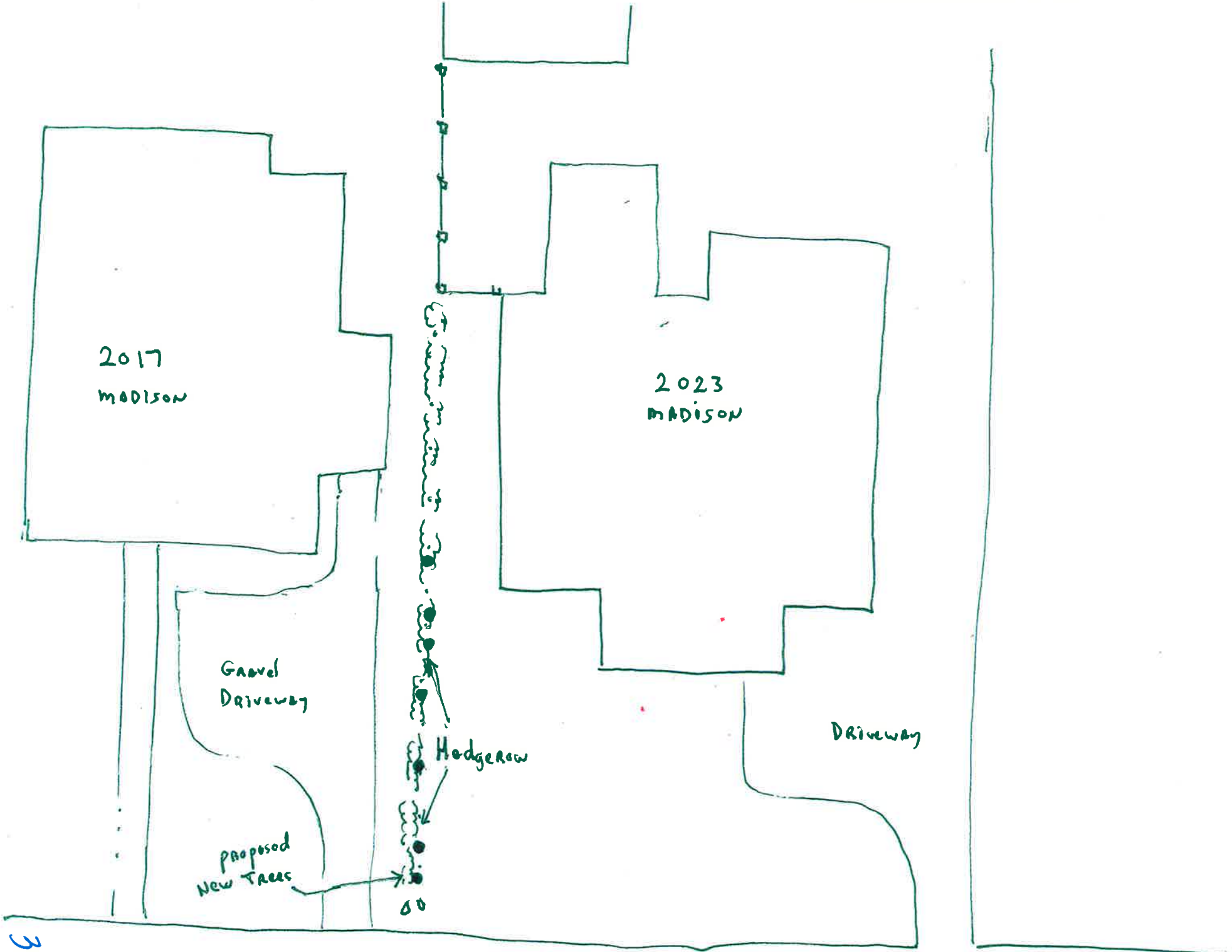
- Replacements should meet size and quality standards from City Landscape Code (2.5" caliper).

COMMENTS _____

ACTION TAKEN _____



2023 Madison Avenue



2017
MADISON

2023
MADISON

Gravel
Driveway

Driveway

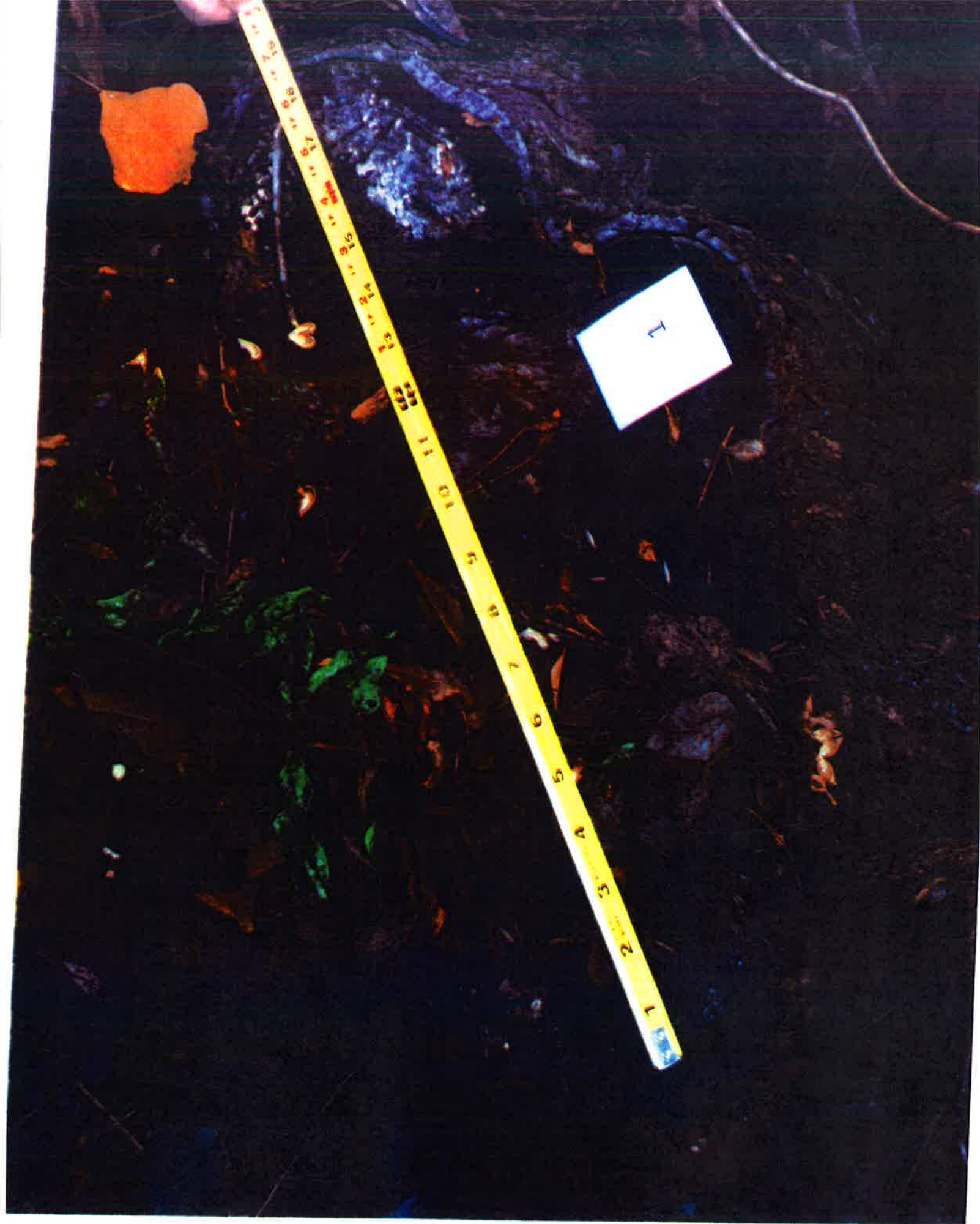
Hedge Row

Proposed
New Trees

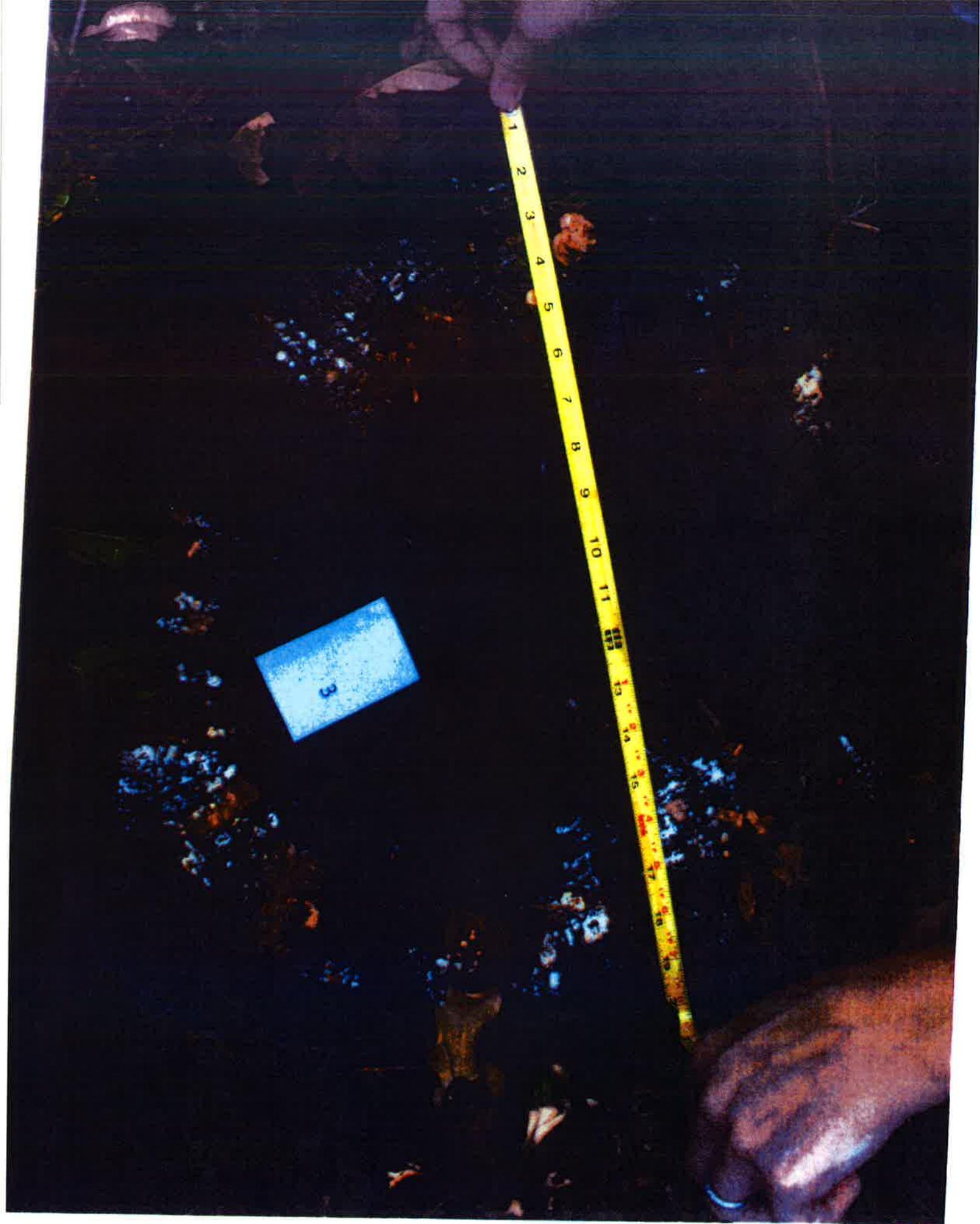
00

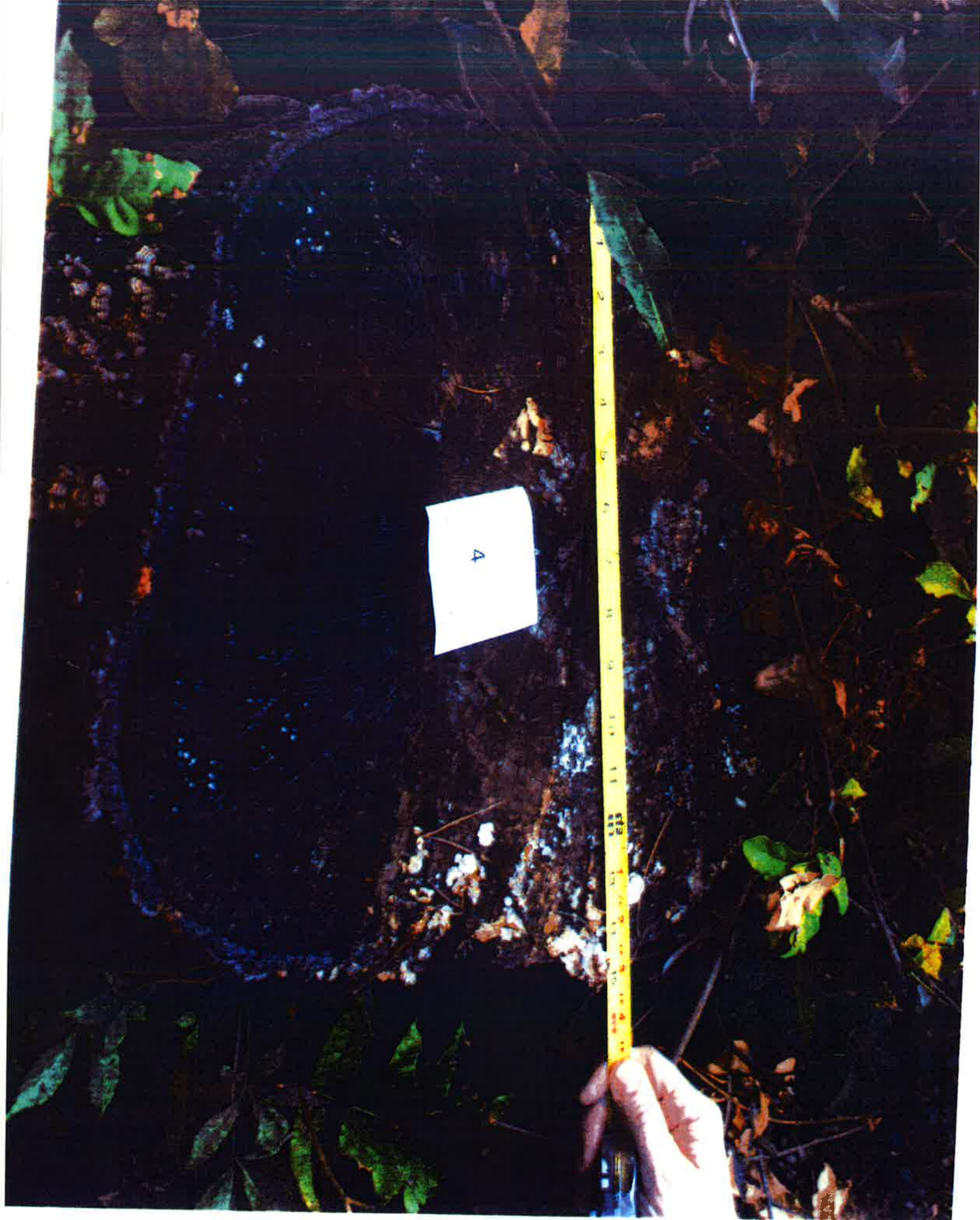
MADISON AVENUE

38













3H

2017
MADISON

← Proposed Privacy fence

30

12' + 5'

2023
MADISON

EXISTING
GRAVEL
DRIVEWAY

5 0 0 4

EXISTING
DRIVEWAY

Seven
Trees
Removed

3 I

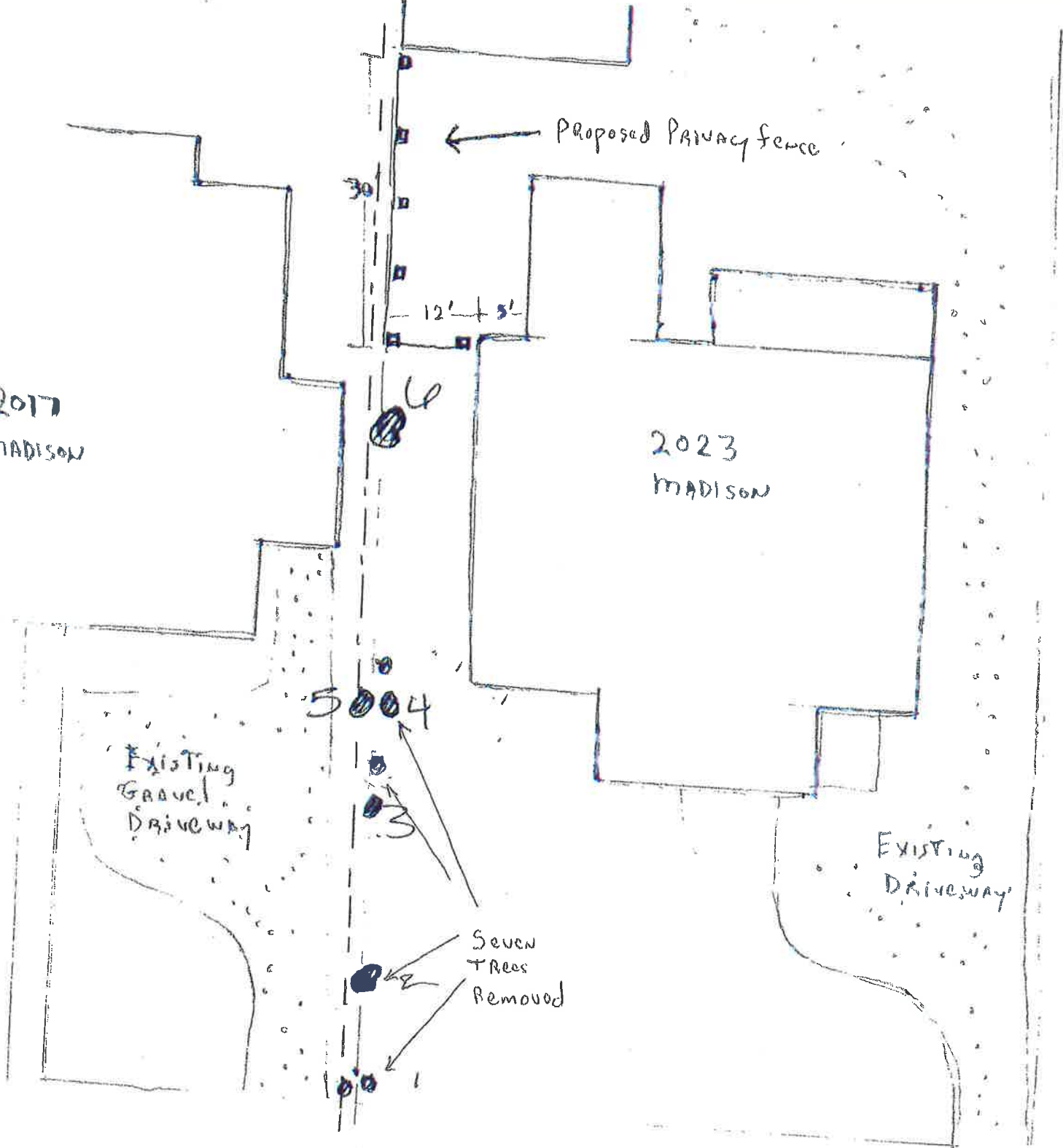
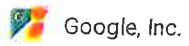




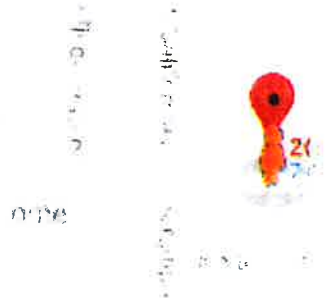
Image capture: Mar 2017 © 2017 Google

Montgomery, Alabama



Google, Inc.

Street View - Mar 2017



35

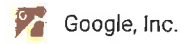


Street view from April 2016



Image capture: Apr 2016 © 2017 Google

Montgomery, Alabama



Street View - Apr 2016



3L



Image capture: Mar 2017 © 2017 Google

Montgomery, Alabama

 Google, Inc.

Street View - Mar 2017

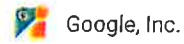


3 M



Image capture: Apr 2014 © 2017 Google

Montgomery, Alabama



Street View - Apr 2014



3 N

March 2, 2017

Chris Thaggard
27 Ann Street
Montgomery, AL 36107

RE: 2023 Madison Avenue

Dear Mr. Thaggard:

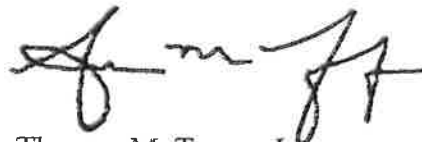
At the February 28, 2017 regularly scheduled meeting of the Architectural Review Board the request for approval of tree removal after the fact (violation) for the property located at 2023 Madison Avenue (Capitol Heights). was reviewed. The petitioner is seeking permission after the fact for 8 tree removals (photos of stumps included). According to the owner, they are of various types and sizes, however, staff was not given permission to go onto the property to obtain closer pictures of the stumps.

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

After thorough study and consideration of this application, the Board delayed the request to give the petitioner time to work with the Urban Forester regarding a re-planting plan.

If you have any questions, please contact Christy Anderson of my staff at 334-625-2041.

Sincerely,



Thomas M. Tyson, Jr.
Land Use Controls Administrator

/pbr



2023 Madison Ave



2023 Madison Ave.

39

4. PRESENTED BY: Scott Steen

SUBJECT: Request for approval for tree removals and replacement for the property located at 622 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove two pecan trees (too close to house, one is missing most of its canopy); and one cherry laurel—that hangs over the property line. Craig Nelson, landscape architect is to submit a replacement plan.

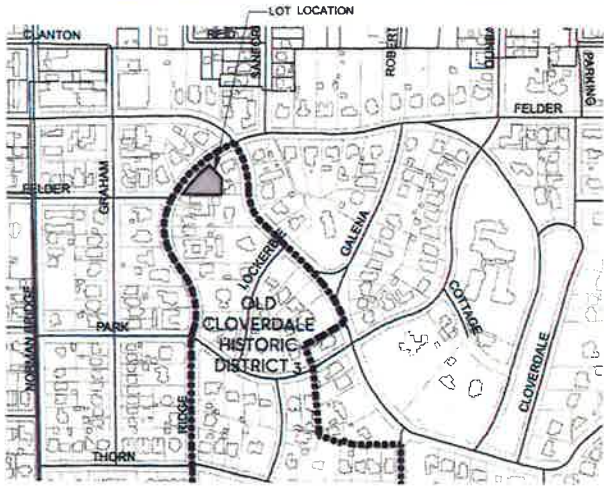
STANDARD OF REVIEW: Section 15-127 of the City Code states that “The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character 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

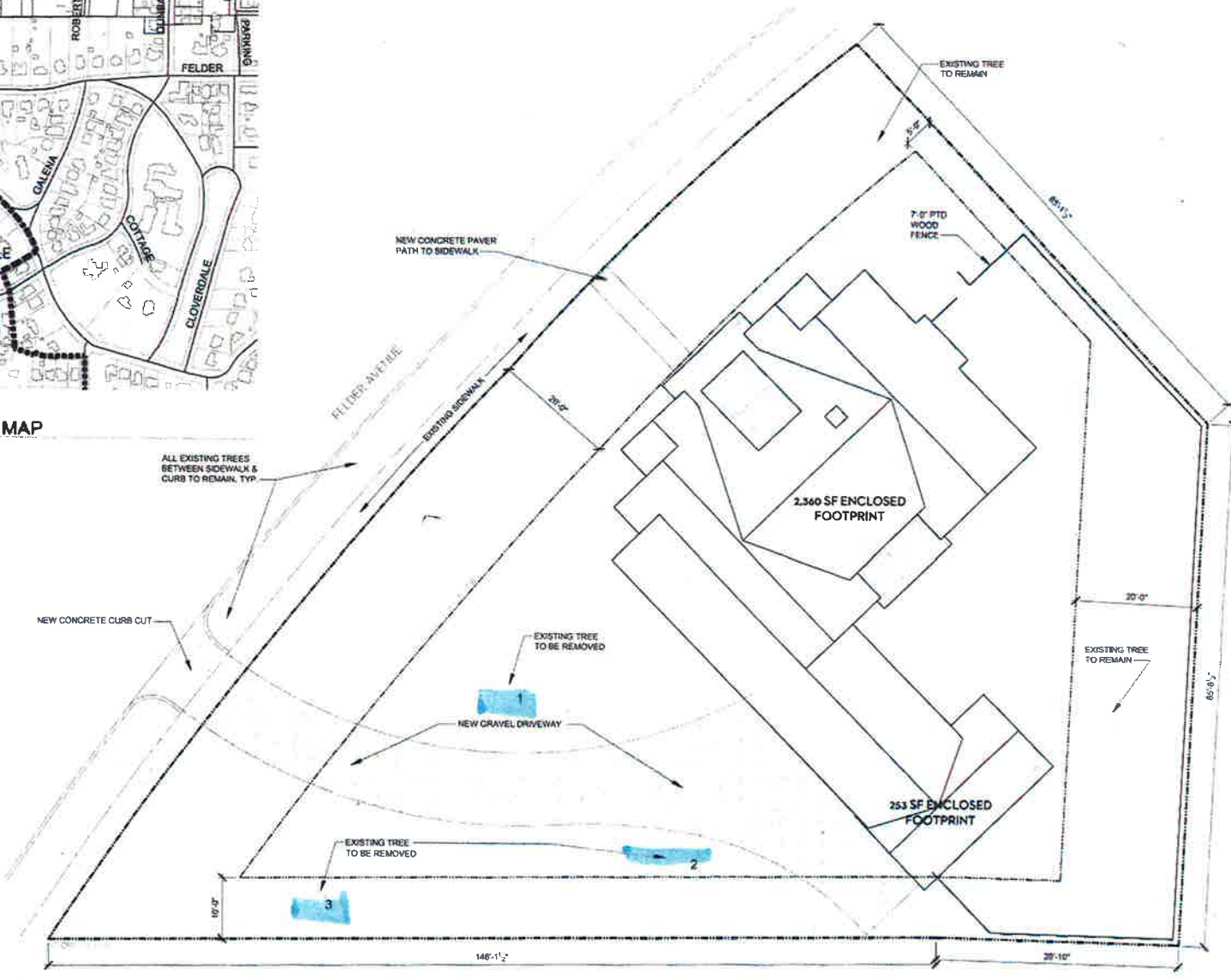
- At the time the agenda was prepared, the replacement plan had not been submitted.

COMMENTS _____

ACTION TAKEN _____



NEIGHBORHOOD MAP
 SCALE: N.T.S.



SITE PLAN
 SCALE: 1/8" = 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: 088.04
 Date: January 3, 2017
 Drawn by: SS / HS
 Revisions:

SITE PLAN

Sheet Number

\$1.00

4A



622 Felder Avenue



622 Felder Avenue

4C

5. PRESENTED BY: Tabor Construction Company

SUBJECT: Request for approval of tree removal and replacement for the property located at 728 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove a 20” magnolia tree from a potential driveway location, with a proposed replacement magnolia to be planted nearer the property line. A prospective buyer for the house has made the tree removal a contingency to the purchase, so that they may be able to accommodate a new driveway. Buyer is aware the driveway and other exterior alterations are subject to review. No time frame for replacement was given.

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

- If approved, replacement needs to meet size and quality standards from City Landscape Code (2.5 inch caliper).
- As this request is a contingency of purchase and relates to additional work the buyers plan to undertake, the Board may consider approving this on the condition that the removal be undertaken when other exterior work is proposed—so that the replacement tree does not end up in harm’s way during the excavation of a driveway or moving materials to the rear of the property (plans are expected to be presented at the January meeting).

COMMENTS _____

ACTION TAKEN _____



728 Felder Avenue

5A

