

A G E N D A

Architectural Review Board

February 24, 2015

Council Auditorium, City Hall

ARCHITECTURAL REVIEW BOARD MEMBERS

Mr. Walter L. Bush, Jr., Chairman

Ms. Elizabeth Brown, Vice-Chairman

Mr. David Payne

Mr. Tony Hickman

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 January 27, 2015, meeting

II. Full Review Items

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	John & Nancy Hartsfield	Old Cloverdale	959 Park Avenue
2.	Joseph Glazar	Cloverdale Idlewild	3144 Montezuma Road
3.	Elaine Kieffer	Cloverdale Idlewild	3162 Lebron Road
4.	Michael Jenkins	Garden District	1314/1316 S. Hull Street
5.	Jessica Missildine	Old Cloverdale	1527 E. Fairview Avenue
6.	Deborah & Steven Hostetter	Garden District	1349 S. Perry Street
7.	Bill Palmer	Old Cloverdale	1220 Westmoreland Avenue
8.	Robert & Brandy Price	Old Cloverdale	740 Felder Avenue

III. Other Business/Announcements

**The next meeting of the Architectural Review Board will be on
Tuesday, March 24, 2015 at 5:30 p.m.**

1. PRESENTED BY: John & Nancy Hartsfield

SUBJECT: Request for approval of change in material for driveway and parking area for the property located at 959 Park Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to replace the existing gravel drive and parking area with stamped concrete in the same footprint that currently exists. The parking area was installed by a previous owner and prior to Cloverdale's designation as a historic district.

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 driveway and parking area takes up a good portion of front yard of the house. The Board needs to determine if the change from a permeable material to an impervious surface materially affects the appearance of the property.

COMMENTS _____

ACTION TAKEN _____



959 Park Avenue

2. PRESENTED BY: Joseph Glazar

SUBJECT: Request for approval of change in roof material for the property located at 3144 Montezuma Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to change the existing, rectangular asbestos roof shingle to an architectural tab shingle. The color to be installed is "slate". According to the owner, there are additional layers of shingles under the current roof, which would indicate it is not the original material, but is likely a historic addition.

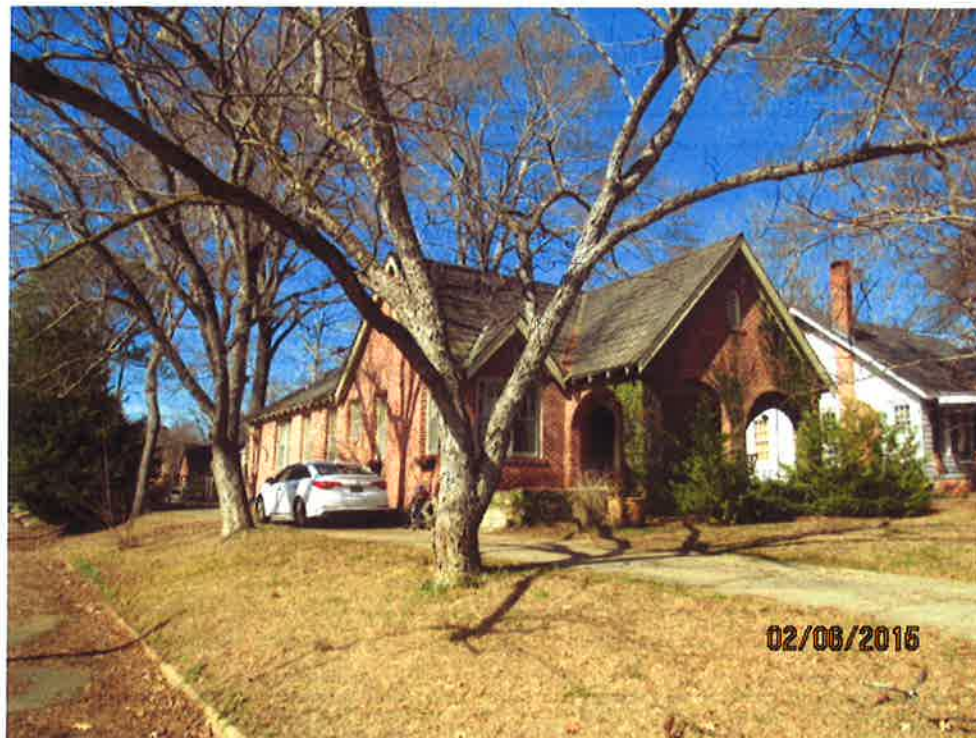
STANDARD OF REVIEW: Section 15-127 of the City Code states that "The board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character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

- The Board needs to determine if the rectangular shingle is a character defining feature of the house.
- The Board approved the replacement of a similar roof with an architectural tab shingle on a wood sided house in Cloverdale in November, 2014.

COMMENTS _____

ACTION TAKEN _____



3144 Montezuma Road



3144 Montezuma Road

3. PRESENTED BY: Elaine Kieffer

SUBJECT: Request for approval of garage door replacement for the property located at 3162 Lebron Road (Cloverdale Idlewild).

REMARKS: The petitioner is requesting permission to remove the existing garage doors with windows (they are painted over) with solid wood garage doors as illustrated. All paint colors will match the current doors, which match the house colors.

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 change from a door with lites to a door with no lites is what triggered the necessity of review.
- The proposed doors are a similar style to the existing.

COMMENTS _____

ACTION TAKEN _____



3162 Lebron Road



3162 Lebron Road

RESERVE® WOOD collection



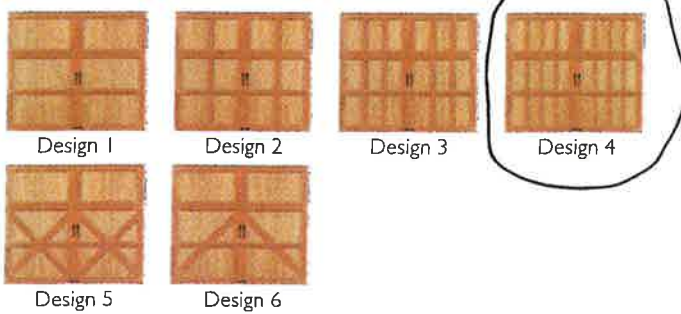
HANDCRAFTED
2-LAYER CONSTRUCTION



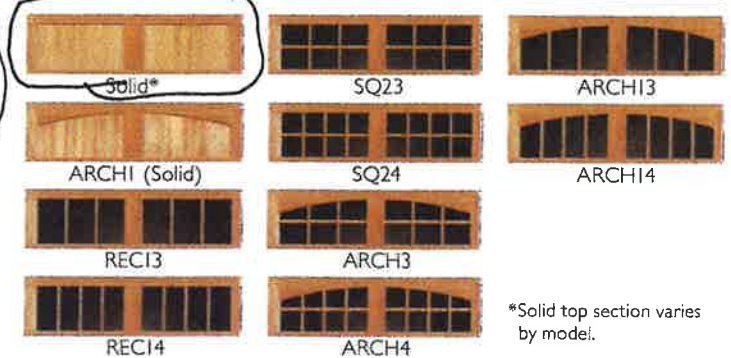
Model Shown: RC4C with SQ29 windows, standard and optional decorative hardware.

SEMI-CUSTOM series

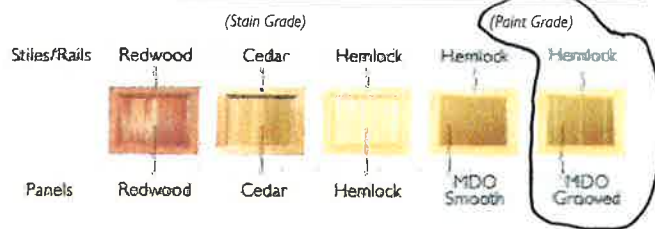
DESIGNS



WINDOW/TOP SECTIONS



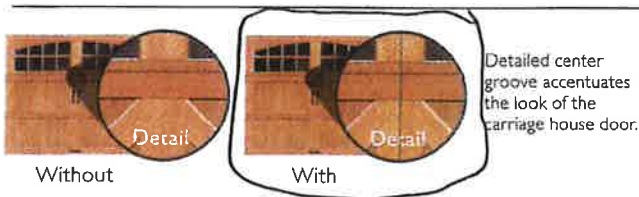
WOOD OPTIONS



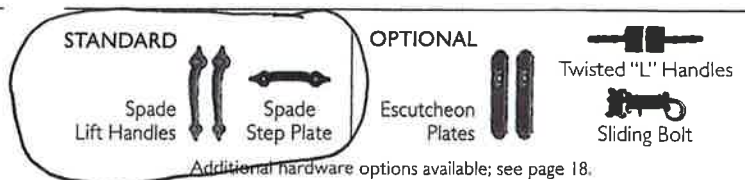
FACTORY STAINING (shown on Meranti)



CENTER GROOVE OPTION



DECORATIVE HARDWARE

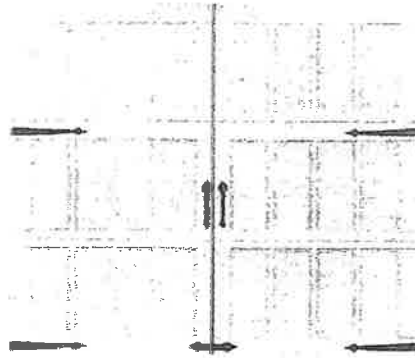


PRODUCT INFORMATION

- True divided windows are 1/8" DSB glass. Obscure insulated and special glass options available.
- Proper care and maintenance are imperative to the appearance and longevity of a wood door. Doors must be painted or stained prior to installation. Failure to follow this instruction will void the warranty.

WARRANTIES





Thanks for your interest in purchasing a Clopay garage door through The Home Depot. Below is some basic information on the door you designed, what our program includes, and how our program works. We look forward to serving you in the near future.

Reserve® Collection Semi Custom (Installed)

Door Model: RH4G

WINDCODE: 0

Door Size: 8'0"(w) 7'0"(h)

Door Design: Design 4

Door Construction: Wood - Hemlock (Grooved)

Vinyl Color: SANDTONE

Center Groove: Single Center Groove

Color: Primed

Top Section: Solid

Glass Type: Not applicable with solid top section.

Hardware:

Hinge: Spade Strap Hinge (x2 per door)

Handle: Spade Lift Handle (x1 per door)

Step Plate: Spade Step Plate (x1 per door)

Opener: No Garage Door Opener (1)

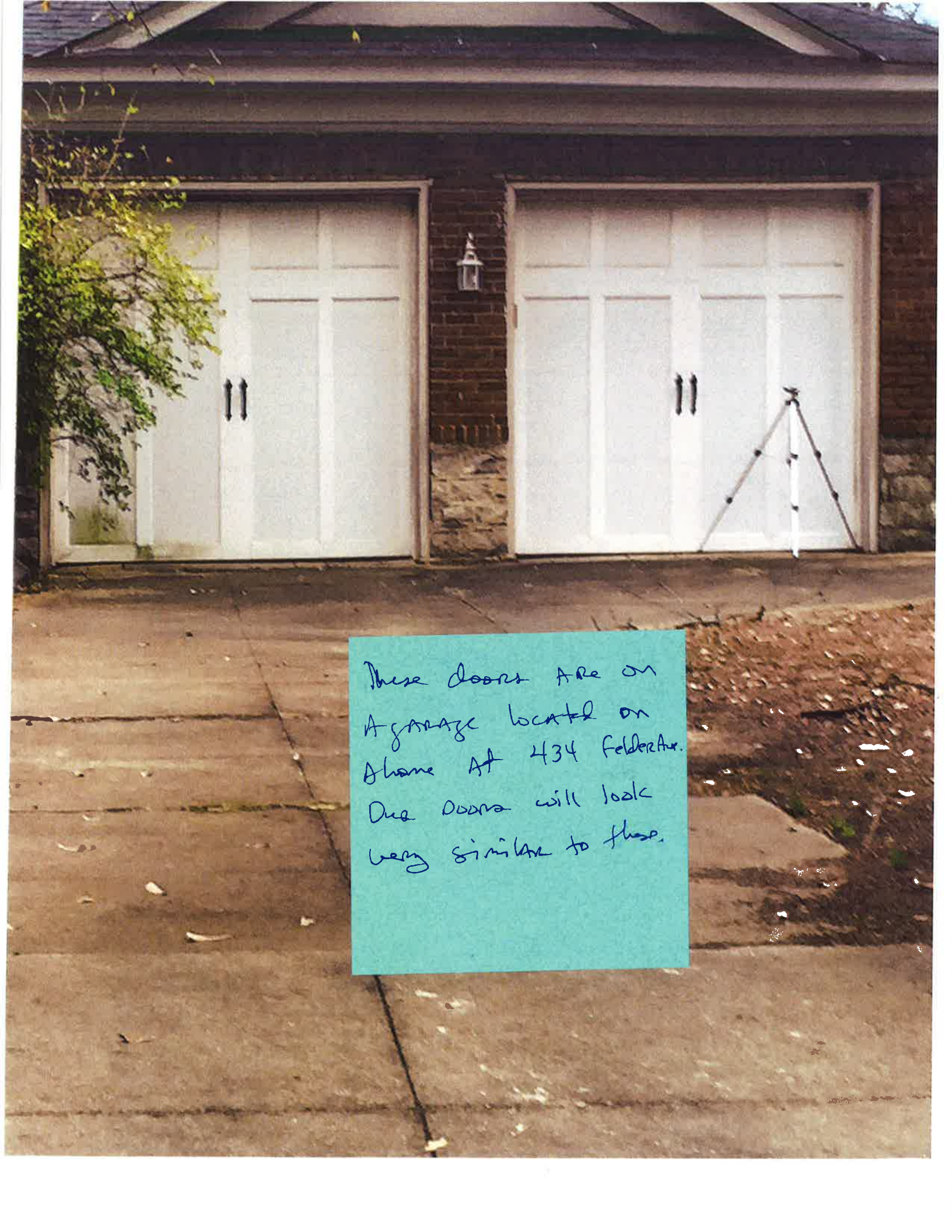
Lead Paint Test (required)











These doors are on
A garage located on
Shane at 434 Felder Ave.
One door will look
very similar to these.

4. PRESENTED BY: Michael Jenkins

SUBJECT: Request for approval of chimney removal (after the fact) for the property located at 1314/1316 S. Hull Street (Garden District). **VIOLATION**

REMARKS: The petitioner is requesting approval after the fact to remove three exterior (fully exposed) chimneys without rebuilding them. The chimneys had deteriorated and were leaning away from the house. The applicable portion of the building inspection is attached (the full report is on file), and was performed by Doug Thornton, who is a professional engineer.

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 stop work order was issued January 14, 2015. The contractor was advised they could proceed at their own risk to close the walls up since the building is occupied.
- The question before the Board is are the chimneys on this structure a character defining feature of the structure?
- If the chimneys are determined to be a character defining feature, the Board may request the petitioner rebuild the chimneys to restore that feature, if the petitioner will entertain that option, and should set a timeframe to bring the property into compliance.
- If the chimneys are determined to be a character defining feature, the Board may deny the request as submitted and the property would remain in violation. Staff would seek permission to pursue the violation in Municipal Court.
- The Board approved the partial chimney removal of a failing chimney on College Street in August of 2013. That chimney was an exterior chimney, but partially concealed by an existing side porch (photos included). The chimney was not removed entirely so as to give some indication of the chimney’s size and placement.

COMMENTS _____

ACTION TAKEN _____



1314/1316 S. Hull Street



1314/1316 S. Hull Street

CHIMNEY:



Chimneys are leaning and in danger of falling posing a safety issue. A qualified contractor should be called to make further evaluation and repairs as needed.



EXTERIOR

WALLS:

MATERIAL-CONDITION:



Due to the amount of moisture damaged wood noted, we recommend further evaluation with repairs as needed by a licensed contractor before closing.





Partially removed chimney on College Street.

1314/1316 S. Hull Street

JOHN ASPINWALL

400 park ave. Montgomery, Alabama. 36106-1854. 334-202-5007.
www.johnaspinwall@johnaspinwall.com

5, 14, 2014

Re: 1314 south hull

The chimney is pulling away from the house and is pulling the wall with it. There are some sections that has released from the chimney and there is a 3 to 4 inch gap between the bricks and the wood siding.

To repair we would take down the chimney, replace the area where the bricks were with siding to match, leaving the mantles inside the rooms to look like the fireplaces were there. This includes repairing the roof where the chimney goes through and painting to match.

Thanks

John Aspinwall

5. PRESENTED BY: Jessica Missildine

SUBJECT: Request for approval of front door detail replacement for the property located at 1527 E. Fairview Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to remove an existing vinyl pediment and vinyl trim from the front door surround and replace it with a simpler, wood surround as illustrated.

The petitioner will also be making stucco repairs and repainting the house, the colors are substantially similar to pre-approved palette colors and not subject to review.

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 house was built in 1940. Minimal Traditional houses often had details that were loosely based on earlier colonial styles. Houses of similar style in Cloverdale have a range from plain to very ornate door surround details. The Board needs to determine if changing the pediment design to a plain, rectilinear design is appropriate for this style of house.

COMMENTS _____

ACTION TAKEN _____



1527 E. Fairview Avenue

② FRONT ELEVATION PHOTO



REMOVE PEDIMENT



(A) FRONT DOOR ELEVATION
PROPOSED DOOR DETAIL

6. PRESENTED BY: Deborah & Steven Hostetter

SUBJECT: Request for approval of roof and rear door replacement, front porch and driveway repairs for the property located at 1349 S. Perry Street (Garden District).

REMARKS: The petitioners are requesting permission to replace the current standing seam, terne metal roof with a stone coated metal Gerard roof shingles (sample will be provided at the meeting). The current roof has been heavily tarred over the years, but continues leaking and causing interior damage. The roof project will also include the reintroduction of gutters. Several downspouts are extant and will be reincorporated into the system, using a k-style gutter. The absence of guttering has caused extensive damage in the front porch area, which will be repaired at this time. The owners plan to bring a porch plan to the Board as a future project.

The petitioners would also like to replace a 6 lite rear door with a 6 lite steel door (9-lite shown in exhibit VII). The current door was poorly fit into the opening, and has water and possible break in damage.

The petitioners will also be replacing the concrete driveway with concrete in the same footprint, and making repairs in kind to the front doors, which are not subject to ARB review.

A detailed project summary with photos is 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

- The Gerard stone coated metal roof is not a material that has been presented to the Board. The petitioners believe the material has been installed in Montgomery, and hope to bring photos of the installed project, in addition to the sample.
- The Board has allowed the use of non-wood doors on the rear of properties, provided that any muntin configuration is a simulated divided lite (not just a grid between the glass). This property is on a corner lot, but the rear is not highly visible from Clanton Avenue.

COMMENTS _____

ACTION TAKEN _____



1349 S. Perry Street

PROPOSED WORK

1349 South Perry Street
Montgomery, AL 36104

ROOF:

The current standing seam metal roof is well past its life. Portions of the roof have leaked for several years as the home stood vacant, causing interior damage to the plaster ceilings (PHOTO 9). See PHOTO series 1-7 for house exterior and roof shots. The trim flashing was painted without first priming, resulting in the peeling exhibited in photos 3-4. Most of the roof has been patched with tar.

Our research for Greek Revivals built around 1900 showed that architects typically chose slate, copper standing seam, lead and cedar shakes for roofing materials. Due to the formal house design, weight and expense of natural slate, we have selected a Gerard roofing system in Granite Ridge shingle design which will approximate the slate pattern. (Exhibit 1) The proposed color, Ironwood, creates the look of natural gray slate and a sample of the actual material will be presented in the February meeting.

The stone coated metal Gerard roof carries a high wind and hail impact rating suitable for this area, extreme fire resistance and comes with a 50 year transferrable warranty. We used the Gerard system in cedar shakes on our 1872 home in St. Louis to replicate the original roof that was still on the house. (Exhibit II). The Girard shingle design also slows and distributes water flow more evenly to the gutters thus preventing overflow during heavy rain. This material is also energy efficient and reduced our energy bills 10% vs. the asphalt shingles that were over the cedar shakes in our St Louis home.

Many of St. Louis' leading roofing contractors stopped to admire the roof and the improved appearance it provided our home.

GUTTERS:

The home shows indications that a gutter system was once on the house, but removed. Several downspouts remain that can be reused. The high impact of the water sheeting off the sides of the front elevation eroded the grout in the front porch tiles (Exhibit III) and washed against the front windows and doors, damaging both. The lower window frames on the northwest window eroded and subsequent water seeping into the house damaged the hardwood floors. Due to the poor construction of the porch – tiles elevated above the door threshold-the lower part of the beautiful front doors is damaged. See porch tile and door sections for project detail.

Due to the water volume carried by the gutters, we propose to install ^{K style} 6" gutter system with guards to prevent leaf build up from the heirloom trees. The gutters will be white to match the house trim, and virtually invisible from the street.

BACK DOOR:

The back door (Exhibit IV) is a six-pane, three panel door that was poorly modified to fit the frame. There is a ½"-¾" uneven gap that a weather strip cannot cover. Peeling paint, again from no priming, allowed rain to rot the wood (Exhibit V) door frame and door. The inside frame was shattered, (Exhibit VI), possibly from a break-in attempt. The new, custom sized back door (Exhibit VII) is a traditional six

pane, two panel door with simple frame. We have not selected the door hardware, but it will be in an antique burnished brass to resemble the front door hardware which is original to the house.

FRONT DOOR:

The front door contains art glass (Exhibit VIII) with some cracked panes. We plan to replace in kind. As demonstrated in the photo, the finish on the doors has been worn away from water exposure, and will be refinished to the original natural wood.

FRONT PORCH:

The front porch was overlaid with a common exterior, quarry tile with unsealed mortar, and raised ~1/4" above the windows and door threshold which allowed water damage. (Exhibit III) Assessments by several tile experts confirmed that a sand-based, 'swept in' mortar was used. The porch is missing surface and fascia tile as well as a significant amount of surface mortar where the water flow from the roof pounds it in heavy rain. We propose to repair in place until further research provides sufficient information for replacement with an appropriate material suitable to vintage. At that time an additional project request will be submitted.

DRIVEWAY:

The existing driveway is standard concrete exhibiting significant cracking (Exhibit IX). We plan to replace only the concrete in kind.

END



AccuSafe Home Inspections

P.O. Box 210001 ; Montgomery, Al. 36121
334 - 221 - 0876

igknudsen111@elmore.rr.com
www.accusafehomeinspecitons.com
Al. Building Comm. H.I. Lic. # 0479



CERTIFIED INSPECTOR



For the Sole & Exclusive use of:

Steven & Deborah Hostetter

1349 South Perry Street

Montgomery, Al

Photo 2



Rear view :



Photo 3



Photo 4

ROOF – 4 CHIMNEYS

Roof systems below have been inspected to determine the condition and estimate the remaining “Life Expectancy” of the roof covering. This is only a professional opinion and should not be interpreted as a guarantee or warranty. Roof leaks may occur at any time and may not be detected unless there has been a heavy rainfall or it is raining at the time of inspection.

Method / Inspection: (x) Ladder against eaves:

Roof Covering: (A) (NP) (NI) (FYI) (x NA) Damaged metal roof needs replacement by lic. roof contr.
Roof Material: Old (?) metal seamed roof – NA; Metal Mfg. Design Life: 30 ? years ; Approx. Age: 40+?yrs ? old;
Flashings/Valleys: (A) (NP) (NI) (x FYI) (x NA) FYI - Small gap between valley/fascia ;
Sidewall Flashing: (A) (NP) (NI) (x FYI) (NA)
4 Chimneys /Vent Caps: (A) (NP) (NI) (FYI) (x /? NA)
Plumbing Vent Base Flashings: (x A) (NP) (NI) (FYI) (NA)
Gutters : (A) (x NP) (NI) (FYI) (NA)

8 > NA – Metal roof is damaged : 1 – Edges split, pulled up (some re-nailed with roofing nails?);
2- Valleys heavily coated with roofing cement – Re-cracking @ sealant seen;
3 – Chimneys patched at base of masonry chimney/ flashing;
4 – Up/ middle flat roof has damage areas;
5 – Up / front roof over hallway has water intrusion and ceiling stains, fallen ceiling debris from active leak;
6 – Rear / left lower roof has improper flashing repairs.
7- Clean leaves off roof. AccuSafe defers to Lic roofer-replace this old metal roof.





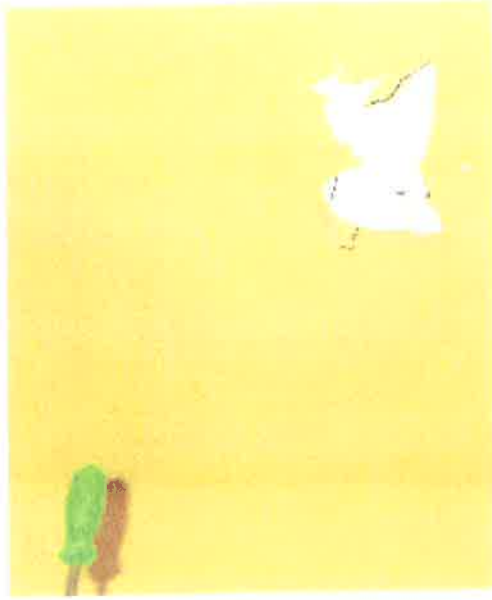
Photo 6



Photo 7



Photo 8



**Ceiling damage to up/
front/Hall ceiling ; remedy
roof leaks then repair ceilings**

Premium Stone Coated

Exhibit I

PRODUCTS

INSTALLATION

CONTRACTORS

ARCHITECTS

CONTACT US

- > Most Durable
- > Best Protection
- > Saves Money
- > Lightweight
- > Improved Efficiency
- > Tax & Energy Incentives
- > Improves Home Value
- > Looks Beautiful for Life
- > 120 MPH Wind Warranty
- > 2.5" Hail Stone Warranty
- > Class-A Fire Rating
- > Made in U.S.A.

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composition shingles. Your Gerard stone coated steel
improving your home value, saving your money, and



E11



Exhibit II



Exhibit III

Exhibit IV





Exhibit V

Exhibit VI

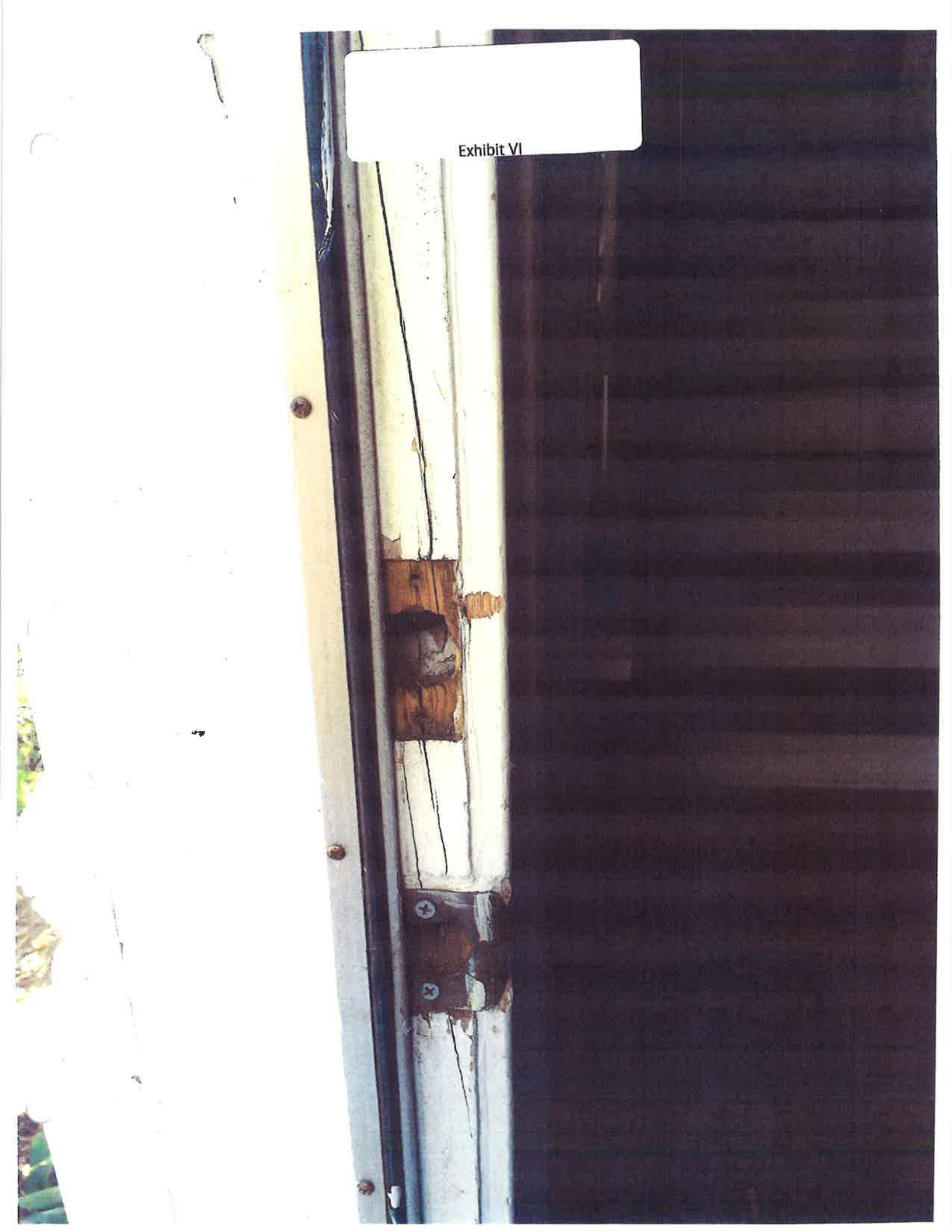




Exhibit VII



Exhibit VIII

Exhibit IX



7. PRESENTED BY: Bill Palmer

SUBJECT: Request for approval of siding and roof replacement, window replacement, and paint for the property located at 1220 Westmoreland Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to replace the existing "slate" siding with a cementitious 8" lap siding, and repainting the house to match 400-22 on the pre-approved palette (Benjamin Moore 1474).

The petitioner proposes replacing the existing 3 tab asphalt shingle roof with a Tamko architectural tab shingle in Thunder Gray (color attached).

The petitioner proposes changing the front windows from a 6 over 6 wood window to a Marvin wood window with a vertical 3 lite over 1, with a simulated divided lite.

The petitioner proposes changing the square porch support to an 8" round.

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 house was built circa 1946. While there are vertical lite windows in Cloverdale, they are typical of Craftsman and Prairie style houses, not Minimal Traditional houses. The vertical lite window would be a stylistic mismatch for this house, and staff recommends the any window replacements match the existing 6 over 6 configuration.
- Marvin Windows have been approved by the Board, and are staff approvable when the lite configuration stays the same.

COMMENTS _____

ACTION TAKEN _____



1220 Westmoreland Avenue



1220 Westmoreland Avenue

FRONT OF SUBJECT PROPERTY

Appraised Date: 01/07/2015

Appraised Value: \$202000

PAINT CHIMNEY & SIDING
CHANGE 3 TAB SHINGLES
TO ARCHITECTURAL

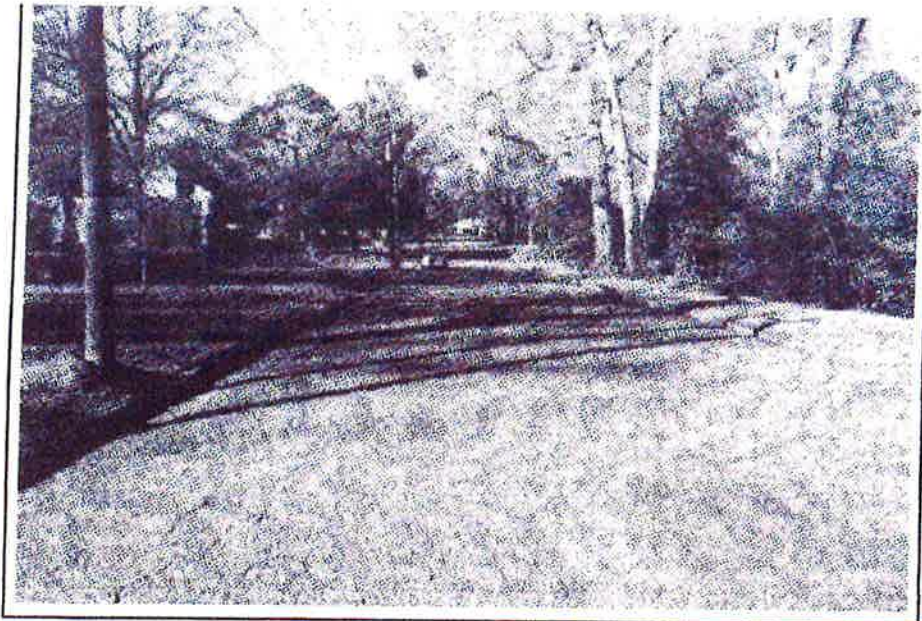
SIDING COLOR PER
COLOR CHART
TRIM TO REMAIN

WHITE
REPLACE FRONT
WINDOWS W/
MARVIN BRAND
UPPER SASH W/(3)
VERTICAL GRIDS

REAR OF SUBJECT PROPERTY

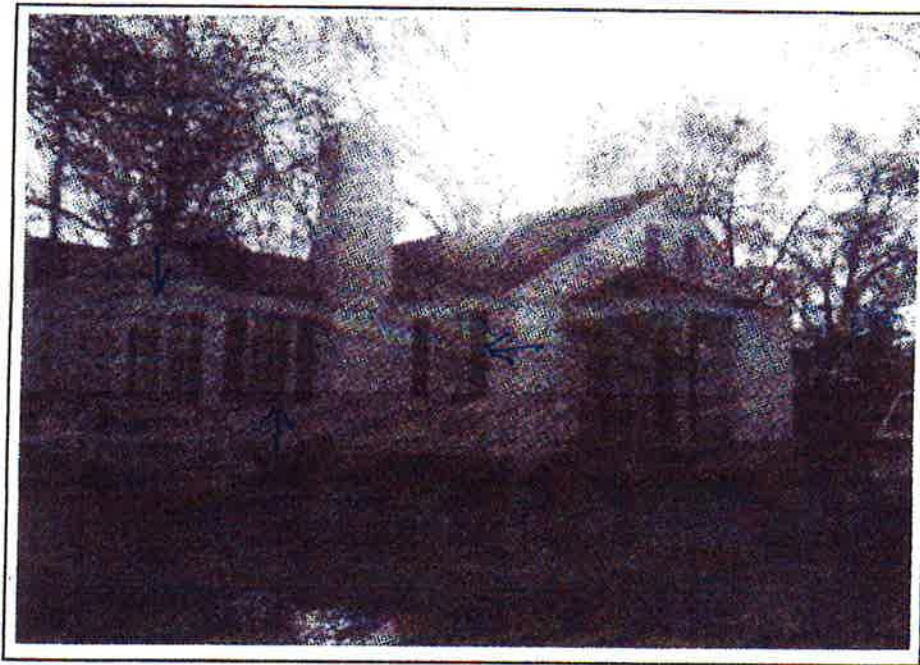
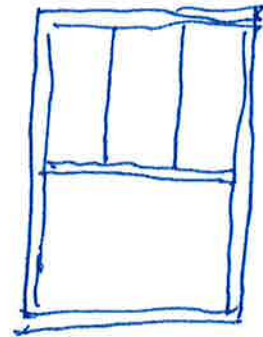
NEW 8" LAP SIDING
HARDI PLANK OR
EQUAL

STREET SCENE



Additional Street Scene

MARVIN WINDOW
WOOD



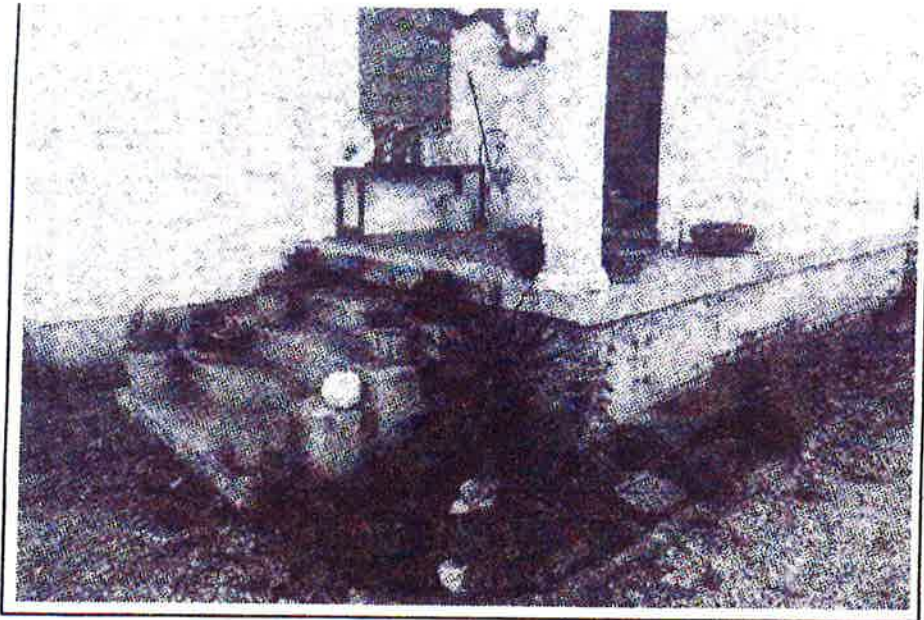
Front and Side View

CHANGE SIDING TO
8" LAP CEMENT BOARD
ALL SIDES
CHANGE 3 TAB
SHINGLES TO ARCHITECT



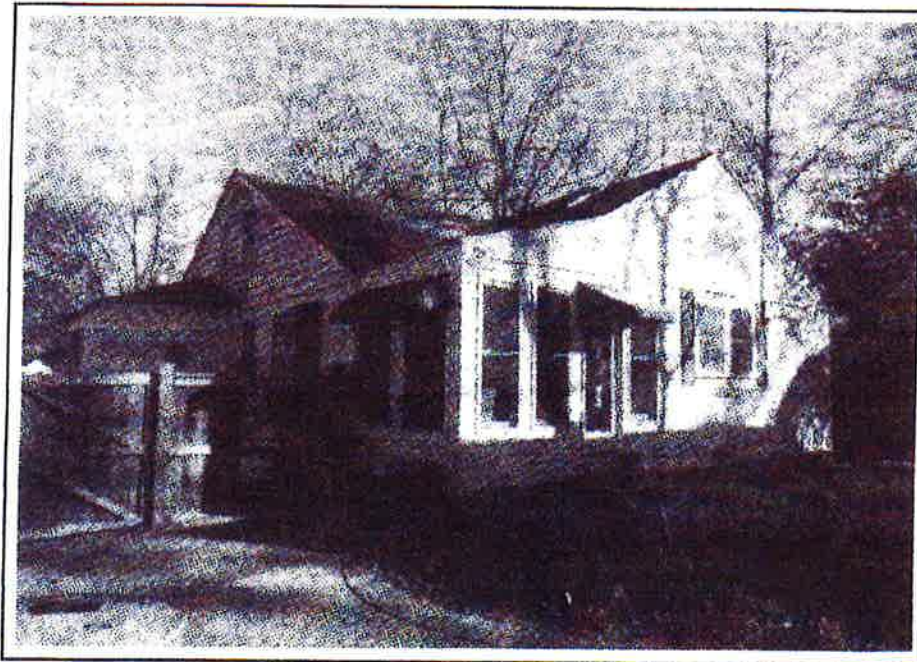
Front and Side View

CHANGE SIDING TO
8" LAP CEMENT BOARD
REPLACE FRONT
WINDOWS W/ MARVIN
WOOD 3 DIVIDED PANE
UPPER SASH ↑
LOWER SASH NO DIVIDERS



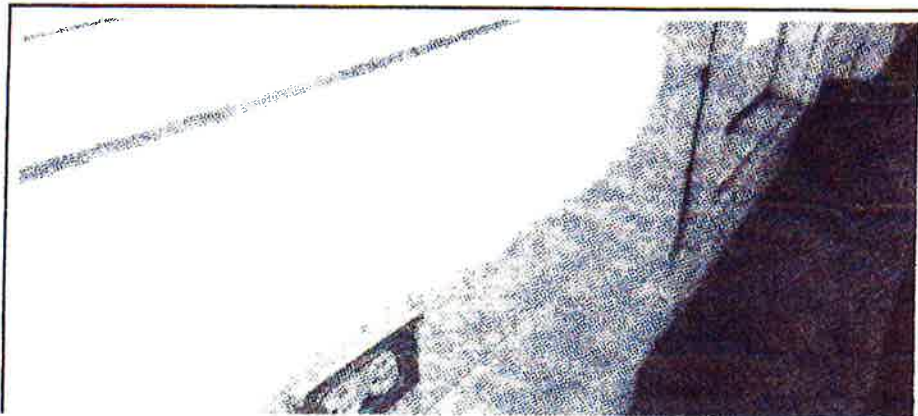
Missing Handrails at steps and missing
guardrailing with pickets at porch

CHANGE COLUMNS
TO 8" ϕ ROUND



Rear and Side View

ARCHITECTURAL SHINGLES
8" LAP SIDING
PAINT ALL SURFACES

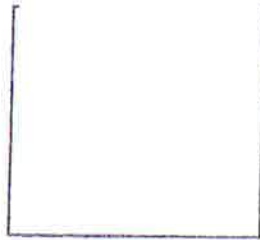


Missing Outlet Cover

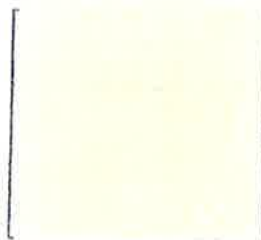
HISTORICAL
COLORS



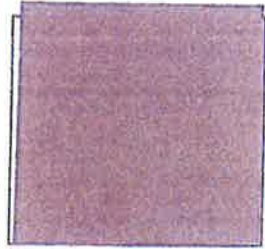
(17)
1497



(18)
950



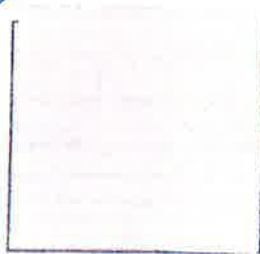
(19)
235



(20)
1231

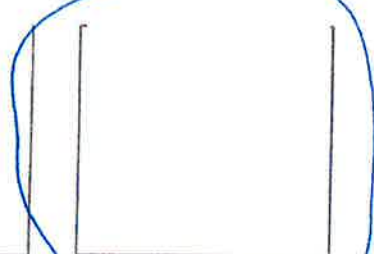


(21)
1547



(22)
1474

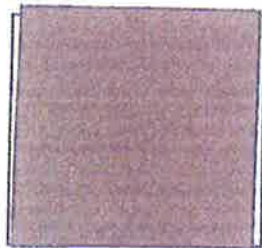
(23)
242



(24)
WHITE



(25)
1634



(26)
1015



(27)
643



(28)
1567

Heritage®

America's Natural Colors
Thunderstorm Grey



Note: Reproduction of these colors is as accurate as technology will permit. TAMKO® recommends viewing an actual product installation prior to final color selection for the full impact of color blending and patterns. Dissatisfaction of the selected color after installation is not covered under the limited warranty.

8. PRESENTED BY: Robert & Brandy Price

SUBJECT: Request for approval of constructed related alterations to a previously approved plan for the property located at 740 Felder Avenue (Old Cloverdale).

REMARKS: This item is a place holder for changes that may need to be made while the project is under construction in order to keep the project on schedule. At this time, no revisions to the plan are being requested.

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 _____