

AGENDA
ARCHITECTURAL REVIEW BOARD

January 22, 2007 – 3:00 P.M.
Mayor's Pre-Council Chamber – Mobile Government Plaza
205 Government Street

A. CALL TO ORDER – Chair

1. Roll Call
2. Approval of Minutes
3. Approval of Mid-Month Requests Approved by Staff

B. MID-MONTH APPROVALS

1. **Applicant's Name:** Clarke Investments LLC
Property Address: 1721 Dauphin Street
Date of Approval: December 28, 2006
Replace rotten wood as necessary with new materials to match existing in dimension and profile. Reglaze windows. Repaint house in the following Valspar American Traditions color scheme:
 - Body – December Starlight, 7003-7
 - Trim – Safari Beige, 6006-2B
 - Porch/Lattice – Lincoln Cottage Black, 4009-2
2. **Applicant's Name:** The Man That Can
Property Address: 276 Dauphin Street
Date of Approval: December 28, 2006
Repair/replace stucco with materials to match existing. Repaint with the existing color scheme.
3. **Applicant's Name:** Mary Wallace
Property Address: 1122 Palmetto Street
Date of Approval: December 29, 2006
Repair/replace rotted wood on exterior with materials to match existing. Paint to match existing.
4. **Applicant's Name:** Donald Briskman
Property Address: 205 Church Street
Date of Approval: December 29, 2006
Replace rotten wood as necessary with materials to match existing in profile and dimension. Repaint in existing color scheme:
 - Body – BLP Dubarry
 - Trim – White
 - Cast Iron – Gray
 - Shutters – Dark Green
5. **Applicant's Name:** City of Mobile Public Library/Holmes & Holmes, Architects
Property Address: 701 Government Street
Date of Approval: January 2, 2007
Modify approved work to include addition of anodized metal dark bronze or black storm windows on west elevation with indicated muntin pattern. Window will not project beyond the building face.
6. **Applicant's Name:** Luther Hadley
Property Address: 359 Marine Street
Date of Approval: January 3, 2007
Repair/replace rotted wood as necessary with materials to match existing. Reclad roof with materials to match existing in color, profile and dimension. Paint with the existing color scheme.
7. **Applicant's Name:** Pres McKinley
Property Address: 52 North Ann Street
Date of Approval: January 3, 2007
Replace rotten wood as necessary with new materials to match existing. Paint in existing colors:
 - Body – BLP Palmetto Street Bronze
 - Trim – Oakleigh Place Ivory

8. **Applicant's Name:** Galvez Company LLC
Property Address: 153 Dauphin Street
Date of Approval: January 3, 2007
Repaint trim on building to match existing color scheme.
9. **Applicant's Name:** Dr. and Mrs. Frank Hall
Property Address: 159 Levert Avenue
Date of Approval: January 4, 2007
Repaint exterior to match existing color scheme.
10. **Applicant's Name:** Professional Remodeling/Repairs
Property Address: 359 Church Street
Date of Approval: January 4, 2007
Repair/replace glass windows and wood sills as necessary with materials to match existing in material, profile and dimension. Reglaze windows. Paint to match existing colors.
11. **Applicant's Name:** Carl Thrash
Property Address: 460 Chatham Street
Date of Approval: January 5, 2007
Repair rotten wood with new wood to match existing in dimension and profile. Prep to paint. Color scheme to be submitted to MHDC prior to painting.
12. **Applicant's Name:** Carl Thrash
Property Address: 360 Chatham Street
Date of Approval: January 5, 2007
(THIS COA REPLACES COA DATED MAY 6, 2004.) Repair/replace rotten wood with wood to match existing in dimension and profile. Install wood front porch railing (MHDC stock design 1) and pipe stair rail. Paint exterior in the following Sherwin-Williams colors:
 - Body – Rookwood Blue Green, SW 2811
 - Trim – Classical White
 - Deck and foundation infill – Battleship Gray
 - Railing – Black
13. **Applicant's Name:** Montdrakgo Caldwell
Property Address: 967 Elmira Street
Date of Approval: January 8, 2007
Repair/replace all rotten wood as necessary to include siding, window casings, porch and steps with materials to match existing in profile and dimension. Repair/replace rotten wood exterior doors to match existing in materials, detail, profile and dimension. Install new 2/2 wood windows with true divided lights. Install new roof using architectural grade black or dark brown shingles. Paint exterior (colors to be submitted at a later date). Install 3' wood picket fence around property.
14. **Applicant's Name:** Harris Painting
Property Address: 164 Houston Street
Date of Approval: January 9, 2007
Repaint exterior in the following ICI Paints color scheme:
 - Body and Trim – White
 - Accents – Bicentennial, 30GG 22/079

C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS

1. No NoVs or MoTs were written during this time period.

D. NEW BUSINESS

1. **001-07-CA:** 69 North Monterey Street
Applicant: David Coppack
Request: Construct carport/storage shed.
2. **002-07-CA:** 253 State Street
Applicant: Donlon Investment Corp.
Request: Install deck rail.

3. **003-07-CA:** 109 Chatham Street
Applicant: Mr. and Mrs. Kevin Egan
Request: Replace Ludowici tiles with Decra stone-coated metal tiles.
4. **004-07-CA:** 202 State Street
Applicant: Wanda Cochran
Request: Enlarge bedroom into enclosed porch.
5. **005-07-CA:** 111 South Royal Street
Applicant: Museum of Mobile/Museum Board Inc.
Request: Install a temporary banner sign.

E. OLD BUSINESS

1. **118-06-CA:** 201 North Jackson Street
Applicant: Bar Pilots Association/Don Williams
Request: Construct a two-story, commercial, brick building (1200 SF per floor) with a parking lot for twelve vehicles.

F. OTHER BUSINESS and ANNOUNCEMENTS

1. No other business.

G. ADJOURNMENT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

001-07-CA: 69 North Monterey Street
Applicant: David Coppack
Received: 01/02/07 (+45 Days: 02/16/07)
Meeting: 01/22/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Construction of wood carport/storage structure and gravel/shell drive to match existing.

BUILDING HISTORY

This 1910 Craftsman was built by Kirk Wilson.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district...”

STAFF REPORT

- A. Currently, the driveway for this residence comes in from Old Shell Road. There is a rear two-story frame apartment, but no garage structure.
- B. The Design Review Guidelines state that accessory structures “shall be measured by the guidelines applicable to new construction [and] should complement the design and scale of the main building.”
- C. The proposed plan for the garage includes the following:
 - 1. Construct a One-Story Frame Carport/Storage Shed on the Property;
 - a. The structure will be sited on a sloped concrete slab per submitted plans.
 - b. The garage will be open on the east (North Monterey Street) and west sides.
 - c. The storage portion of the structure will face north (Old Shell Road).
 - d. The siding will be hardiplank with smooth siding to match the existing weatherboard with some MARC privacy lattice on the south elevation. The gables will be finished with stucco.
 - e. The roof will be fiberglass/asphalt shingles to match the existing roof.
 - f. The structure will incorporate features of the main residence to include wood brackets, half-timbering, overhanging eaves, wood double-hung sash windows with true divided lights and bracketed columns.
 - 2. Install a New Gravel/Shell Drive.
 - g. A curb will be cut from Old Shell (the existing drive will remain) per submitted plans.
 - h. Some landscaping will be done including removing trees and filling-in the pond.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the plan for the structure will not negatively affect the integrity of the building or the district. Architecturally, it will match the existing residence. It is sited in the middle of the existing apartment, the main residence and heavy landscaping, which will minimize any impact. Staff, however, feels the new curb cut and driveway will have an adverse impact on both the residence and the district. The proposed drive will cut significantly into the existing lawn, which will impact some of the residential character of the lot. Staff believes that the existing gravel/shell drive should suffice. Staff recommends approval of Item C1 denial of Item C2.

The applicant will need to make sure that the proposal will not exceed the maximum buildable area of the lot. The applicant will also need to contact Urban Forestry regarding the removal of trees and Traffic Engineering about the curb cut.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

002-07-CA: 253 State Street
Applicant: Donlon Investment Corp.
Received: 01/05/07 (+45 Days: 02/19/07)
Meeting: 01/22/07

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square
Classification: Contributing
Zoning: RB
Project: Install rail on new deck at the rear of the building.

BUILDING HISTORY

In 1873, Franklin McCoy built the brick Italianate residence at 253 State Street. It retains many of the elements that make it an elegant and distinctive building in the DeTonti Square Historic District, including the cast iron detailing on the façade. After having been neglected for many years, it is currently being restored.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district...”

STAFF REPORT

- A. Currently, the McCoy House is in the final stages of major restoration project, which includes a new deck in the east side courtyard. The proposed rail to be added to the deck has been partially completed.
- B. The Design Review Guidelines state that new additions “shall not destroy historic materials that characterize the property. The new work shall be...compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.”
- C. The plan for the deck rail proposes to install a wood rail per the submitted plans.

RECOMMENDATION

Based on the information contained in the application the proposed work does not impair the historic integrity of the building or the district. The rail is being added to a non-historic element of the building; it is also hidden from view. Staff recommends approval of the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

003-07-CA: 109 Chatham Street
Applicant: Mr. and Mrs. Kevin Egan
Received: 01/06/07 (+45 Days: 02/20/07)
Meeting: 01/22/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Replace Ludowici clay tiles on roof with Decra stone-coated metal tiles.

BUILDING HISTORY

This two-story masonry Craftsman/Mediterranean Revival was built circa 1908 by architect George Rogers.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district...”

STAFF REPORT

- A. Currently, many of the Ludowici roof tiles on 109 Chatham are worn, chipped, broken or generally damaged. Also, the applicants have stated that the roof is leaking. There is a one-story extension at the rear (east) elevation with a dark-colored standing seam metal roof.
- B. The Design Review Guidelines state that a roof “is one of the most dominant features of a building [and] materials should be appropriate.”
- C. The proposed plan for the roof includes the following:
 - 1. Remove the existing roof system, including the Ludowici tiles and any leak barriers;
 - 2. Install a Decra stone-coated metal tile roof system with a color and profile similar to existing.

RECOMMENDATION

Rooflines and roof styles are a very distinctive feature of many buildings, particularly those with a defined style, such as Mediterranean Revival (this includes Italian, Spanish and some Exotic Revival varieties). Buildings such as this one with Mediterranean elements typically had terra cotta tile roofs, which were painted colors other than red on rare occasions.

Although the applicant intends on replacing the current tiles with Decra stone-coated metal tiles that look marginally similar to the original, staff remains guarded about approving the application as submitted. While many tiles are damaged, many appear sound. Staff recommends the applicant first get a roof assessment (if one has not already been done) to determine if a faulty or worn barrier is causing the leak. It is possible, and often more feasible, to replace worn barriers and damaged tiles with materials to match the existing in profile, color and dimension.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

004-07-CA: 202 State Street
Applicant: Wanda Cochran
Received: 01/10/07 (+45 Days: 02/24/07)
Meeting: 01/22/07

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square
Classification: Non-Contributing
Zoning: RB
Project: Partially enclose screened porch to expand master bedroom.

BUILDING HISTORY

This one-story frame residence was built in 2005 on a vacant lot next to the Waterfront Rescue Mission.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district...”

STAFF REPORT

- A. There is an enclosed porch at the rear (north) side of the residence, which faces a small, private courtyard. The north and west sides of the property are surrounded by a 6' to 8' masonry wall. The bedroom expansion has been partially completed.
- B. The Design Review Guidelines state that new additions “shall not destroy historic materials that characterize the property. The new work shall be...compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.”
- C. The proposed plan for the addition includes the following:
 - 1. Partially enclose the existing rear porch to expand the existing bedroom;
 - 2. Retain the existing columns and reuse the existing window;
 - 3. Install new siding to match existing;
 - 4. Repaint in the existing color scheme.

RECOMMENDATION

Based on the information contained in the application, as well as the building being non-contributing to the historic district, the proposed work does not impair the historic integrity of the district. Staff recommends approval.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

005-07-CA: 111 South Royal Street
Applicant: Museum of Mobile/Museum Board Inc
Received: 01/12/07 (+45 Days: 02/26/07)
Meeting: 01/22/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: B-4
Project: Install a banner sign.

BUILDING HISTORY

The circa 1857 Old City Market building is a two-story masonry structure adorned with decorative wrought and cast iron work. This designated National Historic Landmark currently houses the Museum of Mobile.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district...”

STAFF REPORT

- A. The Museum of Mobile is highlighting an exhibit they have regarding the slave trade.
- B. The plan calls for a temporary 12' tall by 8' wide banner sign to be placed over a loading dock door and three window openings on the south elevation.
- C. Banner signs such as this are only allowable for a period of 90 days.

RECOMMENDATION

Staff recommends approval of the application. The banner is temporary and will be placed over a modern loading dock door and three window openings, two of which have been closed. If required, the Museum will need to receive a variance from Urban Development for Item C.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

118-06-CA: 201 North Jackson Street
Applicant: Bar Pilots Association/Don Williams
Received: 10/31/06 (+45 Days: 12/15/06)
Meeting: 11/13/06
Resubmitted: 01/05/07 (+45 days: 02/19/07)
Meeting: 01/22/07

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square
Classification: Non-Contributing
Zoning: R-B
Project: This is a resubmittal of the original construction plan to build a two-story, commercial, brick building (1200 SF per floor) with a parking lot for twelve vehicles.

BUILDING HISTORY

This is currently an empty lot that formerly had a number of residences.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that "the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district..."

STAFF REPORT

- A. This application was originally tabled to allow the client to meet with a Design Review Subcommittee.
- B. The Subcommittee recommended several changes to the building design (please see attached minutes).
- C. The Subcommittee recommended several site and parking changes (please see attached minutes).
- D. Since the original application, staff has received phone calls from DeTonti Square neighbors who are concerned about the proposed use of the building; staff is aware of the covenants placed on the property.

RECOMMENDATION

Staff recommends approval of Item B if the applicant has sufficiently addressed the building design concerns of the Board. Additionally, staff recommends approval of Item C if the applicant has sufficiently addressed the site and parking concerns of the Board.

Staff also recommends retaining and repairing those elements that conserve the historic integrity of the district, such as the cast-iron streetlights, trees and retaining wall. The applicant will need to receive additional approval from Right-of-Way and/or Urban Forestry for some of these issues. The applicant will also need to verify that the proposed construction and use fall within the covenants placed on the property by the previous owner.