

AGENDA
ARCHITECTURAL REVIEW BOARD

November 22, 2004– 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: Scott Phillips
Property Address: 1152 New St. Francis Street
Date of Approval: 10/13/04 weh
Work Approved: Paint house the following colors as per submitted chips:
Body: medium gray
Trim: cream
Accent colors: Dark gray and Roycroft Red
2. Applicant's Name: Hal Alexander
Property Address: 1104 Montauk Avenue
Date of Approval: 10/13/04 weh
Work Approved: Repaint house in the following color scheme:
Body – Ivory Shadow, Devoe 1W20-4
Accent – Sherwin Williams Black Cherry, SW2724
3. Applicant's Name: Mark Macginnis/Joey O’Brien
Property Address: 959 Palmetto Street
Date of Approval: 10/14/04 asc
Work Approved: Hurricane damage repair to include: replace shingles as necessary to match existing; replace wood siding as necessary with new wood siding to match existing.
Paint new materials to match existing.
4. Applicant's Name: Thomas Roofing
Property Address: 1407 Monroe Street
Date of Approval: 10/18/04 asc
Work Approved: Install new timberline shingles, weathered wood in color. Repair storm damaged soffit and fascia boards with materials to match existing in material, profile and dimension.
5. Applicant's Name: Harry McCarron
Property Address: 554 Eslava Street
Date of Approval: 10/20/04 weh
Work Approved: Re-paint house in the following color scheme:
Body: Devoe Artichoke Leaf
Trim: White
Shutters and porch: Bellingraph Green

6. Applicant's Name: Meijuan Zou/Hal Cain
Property Address: 121 Dauphin Street
Date of Approval: 10/20/04 asc
Work Approved: Remove marble panels from façade that are in danger of falling; replace panels to match existing.
7. Applicant's Name: Tuan Titlestad
Property Address: 1569 Fearnway
Date of Approval: 10/22/04 asc
Work Approved: Remove aluminum siding in order to inspect structure.
8. Applicant's Name: Palmetto Partners, LLC/Tuan Titlestad
Property Address: 12 S. Pine Street
Date of Approval: 10/22/04 asc
Work Approved: Repaint exterior in the following Sherwin-Williams colors:
body-Downing Earth
trim- Downing Sand
porch deck, steps and door-black.
9. Applicant's Name: Justine Brasley
Property Address: 1556 Monroe
Date of Approval: 10/25/04 jss
Work Approved: Install 3foot picket fence in front of house from west corner to the front sidewalk. Fence to remain bare wood or painted at a later date. Repaint house in existing color scheme.
10. Applicant's Name: Allen's Home Improvements
Property Address: 1256 Selma Street
Date of Approval: 10/26/04 asc
Work Approved: Replace rotten wood with new materials to match existing materials in profile, dimension and material. Repaint house in existing color scheme.
11. Applicant's Name: SL King & Associates, Inc.
Property Address: 919 Dauphin Street
Date of Approval: 10/26/04 weh
Work Approved: Install signage as per submitted design. Sign to measure 4' wide by 3' high, mounted between 6"x6" capped wood posts. Sign to be constructed of sandblasted Spanish cedar, painted white. Text to be dark blue and dark green as per submitted color samples. Sign to measure approximately 6'-6" in height , or bottom of sign beginning at top of existing fence.

12. Applicant's Name: James J. Allen, Jr.
Property Address: 15 Houston Street
Date of Approval: 10/27/04 weh
Work Approved: Paint house the following colors:
Body – Conti Street Gray Green
Base - Bellingrath Green
Column Plinths – Monroe Street Green
Trim – DeTonti Square Off White
13. Applicant's Name: LeVert Trotter
Property Address: 112 Bush Avenue
Date of Approval: 10/27/04 weh
Work Approved: Reconstruct storm-damaged room as per plans provided by MHDC. New north and east walls to have paired 3-0 x 6-0 wood one-over-one windows. Wood lap siding to match existing in profile and dimension. Paint to match existing.
14. Applicant's Name: Banc Foreclosures, LLC
Property Address: 16 N. Reed
Date of Approval: 10/28/04 asc
Work Approved: Repair hurricane roof damage with materials to match existing in material, profile and dimension.
15. Applicant's Name: J.P.S. Construction
Property Address: 1117 Church Street, Apt. A
Date of Approval: 10/29/04 weh
Work Approved: Construct handicap ramp, measuring 3' long x 3" high at rear of residence.
16. Applicant's Name: Darnell Steele
Property Address: 125 Herndon Avenue
Date of Approval: 10/29/04 weh
Work Approved: Paint house the following Sherwin Williams colors:
Body – Haven, SW6437
Trim – Spinach White SW6434
Windows and doors – Courtyard SW6440
17. Applicant's Name: Ryan Friesen
Property Address: 20 North Reed Avenue
Date of Approval: 11/01/04 asc
Work Approved: Install wood privacy fence in rear yard as per submitted plans. Fence to be 6' high dog eared fencing left natural to weather. *Variance to construct fence will not be required.*
18. Applicant's Name: Bill Cutts
Property Address: 1005 Government Street
Date of Approval: 11/01/04 weh
Work Approved: Re-roof main residence and front porch with materials matching existing in profile and dimension.

19. Applicant's Name: Bill Cutts
Property Address: 250 Chatham Street
Date of Approval: 11/01/04 weh
Work Approved: Repair or replace damaged and deteriorated exterior materials with new materials matching existing in profile and dimension. Prep exterior for painting.
20. Applicant's Name: Clyde and Sarah Helmer
Property Address: 950 Government Street
Date of Approval: 11/2/04 weh
Work Approved: Repaint house the following color:
Body – Fig
Windows – Outer Trim – Polar Bear
Inner Trim – Red Brick
Window Sash – Trolley Car
Columns – Desert Camel with Will Tweed in fluting
Porch rail – Desert Camel, Red brick, Trolley Car
Detailed color chart in file for reference.
21. Applicant's Name: Vaughan Drinkard
Property Address: 1070 Government St.
Date of Approval: 11/2/04 asc
Work Approved: Install new natural slate roof, gray in color, to match existing.
22. Applicant's Name: Payne Construction Company
Property Address: 11 Semmes Avenue
Date of Approval: 11/2/04 asc
Work Approved: Install new 3 tab shingle roof to match existing; re-deck as necessary. Repair chimney to match existing.
23. Applicant's Name: Pro Tech Home Improvements
Property Address: 304 West Street
Date of Approval: 11/3/04 asc
Work Approved: Re-roof with architectural shingles, Onyx black in color.
24. Applicant's Name: Allen Butts
Property Address: 57 N. Ann Street
Date of Approval: 11/4/04 asc
Work Approved: Install new black shingle roof to match existing.
25. Applicant's Name: Katherine Weber
Property Address: 51 S. Julia Street
Date of Approval: 11/4/04
Work Approved: Install new roof using 30yr. Desert Tan asphalt shingles to match the existing color.

26. Applicant's Name: Michael Smith
Property Address: 1002 Dauphin Street
Date of Approval: 11/4/04 weh
Work Approved: Repair rotten wood to match existing in profile and dimension.
Repaint to match existing.

C. OLD BUSINESS:

1. **055-03/04 – CA** 1751-1759 Old Shell Road
Applicant: Cornell Family Properties/Arthur Smith Real Estate
Nature of Request: Demolish two existing historic residential structures in order to increase parking to meet City of Mobile Parking Requirements to accommodate new 6,000 sf restaurant in the rear of the existing structure located at 1751 Old Shell Road, corner of Old Shell and Semmes Avenue.

D. NEW BUSINESS:

1. **004-04/05-CA** 315 South Monterey Street
Applicant: Helen Buttram
Nature of Request: Construct a deck of pressure treated wood at rear of property in L-shaped area by wall of kitchen and wall of sunroom. Dimensions to be 11'-7" by 19'-8". Handrail to be stock MHDC Sample Handrail Number 1.
2. **005-04/05-CA** 53 Houston Street
Applicant: Joe Booth
Nature of Request: Install 6' wood privacy fence along rear property line to tie into existing privacy fences on the north and south property lines as per submitted plans. Install 6' wood privacy fence in side yard set back 25' from the sidewalk and running south to tie into the existing 6' wood privacy fence. Install 6' wood gates at driveway as per submitted plans.
3. **006-04/05-CA** 1064 Palmetto Street
Applicant: Wayne Dean
Nature of Request: Install new roofing material on existing historic residence as per submitted sample.
4. **007-04/05-CA** 1457 Brown Street
Applicant: Michael C. Hoffman Sr.
Nature of Request: Construct master bathroom addition, measuring 8' x 18', on the east side of residence as per submitted plans.
5. **008-04/05-CA** 911 Palmetto Street
Applicant: Oakleigh Venture Revolving Fund
Nature of Request: Construct two story Charleston side house with courtyard and detached garage as per submitted plans.

E. OTHER BUSINESS AND ANNOUNCEMENTS

F. ADJOURN

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

055-03/04 – CA 1751-1759 Old Shell Road
Applicant: Cornell Family Properties/Arthur Smith Real Estate
Received: 3/29/04 **Meeting Date (s):**
Submission Date + 45 Days: 12/9/04 1) 4/12/04 2) 11/22/04 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: B-2, Neighborhood Business
Nature of the Project: Demolish the existing historic residential structures at 1757 and 1759 Old Shell Road to construct a parking lot.

Additional Information: See attached comments from Urban Development Staff
See attached memo regarding alternative parking.

History of the Project: At the April 12, 2004 meeting the ARB denied a similar application. The applicants did not timely appeal and have resubmitted. A copy of the April 12, 2004 minutes are attached.

STAFF REPORT

Section 10 of the Preservation Ordinance prohibits the demolition or relocation of “any property within a historic district unless the Board finds that the removal or relocation of such buildings will not be detrimental to the historical and architectural character of the district...” In making this determination, the Board must examine a number of factors set out in the ordinance, each of which is discussed below:

A. Historic or Architectural Significance

1. The Old Dauphin Way Historic District was created in 1984.
2. 1757 Old Shell Road is a one story frame vernacular structure, constructed ca. 1919.
3. The properties in question were part of the Porter’s First Subdivision of 1897.
4. Deed records suggest that the properties were built by developer Moses Kohn around 1919.
4. 1757 Old Shell Road is a contributing structure within the Old Dauphin Way Historic District.
5. 1759 Old Shell Road is a one story frame vernacular structure, constructed ca. 1919.
6. 1759 Old Shell Road is a contributing structure within the Old Dauphin Way Historic District.
7. 1757 and 1759 were 2 of the first ensemble of 8 to be constructed on this section of Old Shell Road. 1761- 1771 were built after 1925 according to the 1925 Sanborn Map.

B. Importance to the Integrity of the District

1. Old Dauphin Way is significant as Mobile’s earliest suburban neighborhood dating largely from the late 19th and early 20th centuries. Building in the district began in the 1830s with development along major thoroughfares such as Dauphin Street, Old Shell Road and Springhill Avenue. An increase in building construction appeared in the 1870s and 1880s as a result of the establishment of a horse-drawn trolley, which permitted residential living outside the city’s core. The presence of the automobile and a general boom period at the turn of the 20th Century spurred construction in the district west of Ann Street.
2. Most buildings are small scale residential structures, most often 1 or 1 ½ stories in height, with similar setback from the street throughout the neighborhood, creating a feeling of homogeneity.

3. 1757 Old Shell Road is a small single story wood frame vernacular house with gabled roof oriented to the street; a shed roof projects from the façade above a full width porch and there is a small square addition to the west side of the building; there is some original porch detailing remaining.
4. 1757 Old Shell Road is 1 of 8 existing residential structures in a row between Semmes Avenue and Kenneth Street.
5. 1759 Old Shell Road is a small single story wood frame vernacular house with pedimented gable roof oriented to the street; main façade is divided into three bays and recessed under a full width front porch; entrance is located on the west side of the porch with two full length windows in the central and eastern bays.
6. 1759 Old Shell Road is 1 of 8 existing residential structures in a row between Semmes Avenue and Kenneth Avenue.

C. Ability to Reproduce Historic Structures

1. The type and quality of the materials used in the construction of both 1757 and 1759 Old Shell Road are no longer readily available.
2. Both structures date from the first quarter of the 20th century, before the introduction of nominal dimension lumber. Components include old growth pine structural members and siding, historic windows, doors and interior decoration, etc. Replacement material would have to be garnered from salvage yards or specially milled.
3. In the event that reconstruction was attempted, the cost to reproduce 1757 and 1759 Old Shell Road would be prohibitively expensive.

D. Ensemble of Historic Buildings Creating a Neighborhood

1. The subject area along Old Shell Road is an intact, thriving neighborhood complete with both parochial and public educational facilities (Old Shell Road School, St. Mary's and McGill-Toolen), and small shops.
2. As two of eight structures, the demolition of these would reduce the historic integrity of this ensemble by 25%.

E. Proposed Redevelopment Plans for the Site

1. Applicant states that negotiations are ongoing to place a restaurant in the rear portion of the existing structure located at 1751 Old Shell Road, at the corner of Old Shell and Semmes. Applicant states that additional parking is required by the Zoning Ordinance and that site selection is contingent on the additional parking. Currently there are approximately 30 existing parking spaces and 61 are required. The removal of 2 historic residential structures and the reconfiguration of traffic circulation within the confines of the existing parking lot will create 37 new spaces, and eliminate 6 existing spaces, for a total of 31 new parking spaces.
2. The proposed parking material is concrete.
3. Proposed understory trees are crepe myrtle to match those existing.
4. A letter from the proposed tenant states that "the selected site, 1751 Old Shell Road, is contingent on the addition of 55-60 on premise parking spaces being permitted." However, the total proposed is 61.

F. Effect of Proposed Project on the Old Dauphin Way Historic District

1. The removal of 1757 and 1759 Old Shell Road would expand the size of the existing parking lot.
2. The removal of 1757 and 1759 Old Shell Road would degrade the streetscape along this relatively intact section of Old Shell Road.
3. The removal of 1757 and 1759 Old Shell Road would adversely affect the architectural, cultural, historical, social, aesthetic and environmental character of not only this section of Old Shell Road but also the Old Dauphin Way Historic District.
4. The 25% decrease of residential units in this area of Old Shell Road will result in the loss of critical mass, encouraging additional loss of comparable structures.

G. Content of Application

1. Property information:

- a. 1757 Old Shell Road was acquired by the applicant in August 2000 for \$62,500.
- b. The applicant states that the property is in Good/Fair condition.
- c. 1759 Old Shell Road was acquired by the applicant in January 2004 for \$72,000.
- d. The applicant states that the property is in Good/Fair condition.
- e. 1757 Old Shell Road appears to be vacant; 1759 appears to be inhabited.

2. Alternatives Considered

- a. In the first public hearing, the applicants stated that they had considered and rejected all previously suggested alternatives as unworkable.

3. Sale of Property by Current Owners

- a. Information presented in the application notes that 1757 and 1759 Old Shell Road have not been listed for sale, nor does the applicant intend to list the properties for sale.

4. Financial Proof

- a. The letter provided by Regions Bank lists no specific support for the subject project.

H. Other Considerations

1. Guido's in the Oakleigh Garden Historic District contains approximately 3,445 square feet of restaurant space.

- a. Guido's provides approximately 20 off street parking spaces in a crushed limestone parking lot.

2. La Pizzeria in the Leinkauf Historic District contains approximately 3,760 square feet.

- a. La Pizzeria provides no off street parking places.
- b. Patrons of La Pizzeria are permitted to park at Leinkauf School across from the parking lot.
- c. The school superintendent has stated that a similar arrangement for parking could be worked out at Old Shell Road School.

Staff recommends denial.

Staff would recommend that the property owners pursue the following alternatives:

- (1) Seek an off-site parking variance (similar to the one just approved by the Board of Zoning Adjustment for the law offices of Moore & Wolfe on Dauphin Street)
- (2) Pursue concept of on-street parking on Semmes Avenue (similar to the parking situation at Guidos and LaPizzeria)
- (3) Seek a variance to allow reduction in required number of parking places.
- (4) Explore agreement with Mobile School Board to use the parking lot at Old Shell Road School across Old Shell Road as overflow parking.
- (5) Leave existing historic buildings on site and expand parking behind with alternative materials.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

005-04/05-CA 53 Houston Street
Applicant: Joe Booth
Received: 11/5/04 **Meeting Date (s):**
Submission Date + 45 Days: 12/20/04 1) 11/22/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single family residential
Additional Permits Required: (1) Fence
Nature of Project: Install 6’ wood privacy fence along rear property line to tie into existing privacy fences on the north and south property lines as per submitted plans. Install 6’ dog-eared wood privacy fence, left natural to weather to match existing, in side yard set back 25’ from the sidewalk and running south to tie into the existing 6’ wood privacy fence. Install 6’ wood gates at driveway as per submitted plans.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Design Review Guidelines for Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Fences, Walls & Gates	Install wood privacy fence

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, 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 Guidelines state that Fences “should compliment the building and not detract from it. Design, scale, placement, and materials should be considered along with their relationship to the Historic District.”
 - 1. The main residence is a one story frame structure.
 - 2. The residence is located on the east side of Houston Street between McGill and Conti Streets.
 - 3. Typically, the Design Guidelines limit fences to 6’ in height.
 - 4. Both properties to the north and south have existing privacy fences.
 - 5. The proposed fencing will tie into the existing fences.

Staff recommends approval of the application as submitted.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

006-04/05-CA 1064 Palmetto Street
Applicant: Wayne Dean
Received: 11/8/04 **Meeting Date (s):**
Submission Date + 45 Days: 12/23/04 1) 11/22/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single family residential
Additional Permits Required: (1) Roofing
Nature of Project: Install new roofing material on existing historic residence as per submitted sample.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile's Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Roofs	Install new metal roofing

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, 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 Guidelines state that “A roof is one of the most dominant features of a building. Original historic roof forms, as well as the original pitch of the roof, should be maintained. Materials should be appropriate to the form and pitch and color.”
1. The main structure is a one story frame Victorian structure.
 2. The house retains its original wood shakes under the deteriorated architectural grade shingles.
 3. The residence is located on the northeast corner of Palmetto and George Streets.
 4. The material requested for use is a patterned steel shingle which measures 12 5/8” by 39 3/4”.
 5. The pattern replicates wood shakes.
 6. Historically, metal roofs were installed around the turn of the 20th century.
 7. Metal roofs varied in design from standing seam to 5-v crimp to tin shingle.
 8. This material has not been previously requested or approved for use in Mobile’s Historic Districts.
 9. The company representative provided two places this type of roof has been used: on Mohawk Street in the Midtown National Register District, and in Jackson Heights.

Staff recommends that the Board determine the appropriateness of the material for this application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

007-04/05 – CA 1457 Brown Street
Applicant: Michael C. Hoffman, Sr.
Received: 11/08/04 **Meeting Date (s):**
Submission Date + 45 Days: 12/23/04 1) 11/22/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1 Single Family Residential
Additional Permits Required: (1) Building
Nature of Project: Construct an 8' x 18' addition to side of house, as per submitted plans. All new construction to match existing exterior materials and details, including exterior siding , asphalt shingle roof, open bead board eaves and exposed rafter tails. Existing windows to be reused in addition. New exterior painted surfaces to match existing.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile's Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Additions	Construct Family Room Addition

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, 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 Guidelines state that “The appropriateness of additions shall be measured by the guidelines applicable to new construction. The addition should compliment the design and scale of the main building.”
1. The main structure is a one story frame minimal traditional residence, with an end gable asphalt shingle roof. The proposed addition is a one story frame, end gable roof.
 2. The addition occurs at a point approximately 45'-10" from the sidewalk.
 3. The proposed addition repeats the design of the existing residence by utilizing the following elements:
 - a. Wood lap siding matching that on the main residence;
 - b. Reuse of existing windows and door matching those in the main residence;
 - c. Asphalt shingles matching that on the main residence;
 - d. Exposed rafter tails and exposed decking
 4. Setbacks are within the parameters allowed by Urban Development.

Staff recommends approval of the application as submitted.

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ In the case of a proposed new building, that such building will not, in itself, or by reason of its location on the site, materially impair the architectural or historical value of the buildings on adjacent sites or in the immediate vicinity and that such building will not be injurious to the general visual character of the Historic District in which it is to be located.”

STAFF REPORT

3,I

- I. **Placement and Orientation:** The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.
- A. Setbacks in the Oakleigh Garden District range from buildings constructed at the sidewalk to buildings with a 5'-15' setback.
 - B. The proposed building site is located on the southeast corner of Marine and Palmetto Streets. The proposed front setback for this building is 10' from the sidewalk/property line; the proposed side setback for this building is 8' on the south, and 13.5' on the north.

3,II

- II. **Massing and Scale:**
- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 1. There are a few original examples of the Charleston side house in Mobile.
 2. There is one example of a newly-constructed side house in the Oakleigh Garden Historic District.
 3. 1, 1 ½ and 2 story wood frame structures are common in the Oakleigh Garden Historic District.
 4. The proposed building is a 2 story brick veneer structure.
 - B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 1. Historic buildings in the Oakleigh Garden Historic District are constructed on piers, or are elevated above grade by a continuous foundation wall at a height of 2'-5'.
 2. The proposed foundation is designed using a combination of brick veneer and brick arches with 3 part stucco infill, at a height 4' above grade.
 - C. The guidelines state that new construction should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
 1. A variety of roof shapes exist in the Oakleigh Garden Historic District, but the most common are simple end gables and hips.
 2. Hipped roofs with dormers occur in the Oakleigh Garden Historic District.

3, III

III. Façade Elements:

- A. The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 1. The use of wood windows is a common design element found throughout the Historic Districts.
 2. The use of wood French doors with transoms, is a common design element found throughout the Historic Districts.

3, IV

IV. **Materials and Ornamentation:**

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are number of brick veneer structures remaining in the Oakleigh Garden Historic District.
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found in the design of nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 - 1. Examples of historic ornamentation include use of brick arches with stucco infill as the front porch foundation, wood columns and porch rail.
 - 2. The use of hardiplank siding and trim is a modern interpretation of a traditional building material and is allowed on new construction.
 - 3. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.