

AGENDA
ARCHITECTURAL REVIEW BOARD

November 10, 2003 – 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
4. Approval of Agenda

B. MID MONTH APPROVALS

1. Applicant's Name: Franklin Lewis Golsan
Property Address: 15 Hannon Avenue
Date of Approval: October 7, 2003 jss
Work Approved: Repair or replace missing bricks on front porch to match existing in profile and dimension. Repair or replace rotten wood on trim to match existing in profile and dimension. Paint trim white to match existing.

2. Applicant's Name: Thomas Roofing
Property Address: 354 Dauphin Street
Date of Approval: October 7, 2003 jss
Work Approved: Rework and properly flash the east side parapet wall.
This will include:
 1. Removal of the existing shingles and excess mastic
 2. Installation of new metal side wall flashing
 3. New shingles properly worked back to the side wall flashing
 4. Modified bitumen membrane over the metal and adhered up and over the parapet wall
 5. New aluminum coping with and oversized drip edge on top of the wall
 6. Rework gutter laps on the front of the building and fix a gutter strap

3. Applicant's Name: Cecilia Murphy
Property Address: 1112 Selma Street
Date of Approval: October 10, 2003 weh
Work Approved: Construct storage building per ARB stock plans. Building to measure 10' x 18', with a hipped roof matching the pitch of the existing residence. All corner boards, soffit, fascia, eaves, etc. to match that of the main residence. Paint to match main residence.

Install stained concrete drive off existing alley as per submitted site plan. Drive to measure 12' wide by 35' long

4. Applicant's Name: Liberty Roofing
Property Address: 1650 Dauphin Street
Date of Approval: October 10, 2003 weh
Work Approved: Re-roof building with dimensional shingles, weathered wood in color.
5. Applicant's Name: Ralph Reynolds Roofing
Property Address: 115 S. Conception Street
Date of Approval: October 14, 2003 asc
Work Approved: Replace existing gutter with new copper gutter.
6. Applicant's Name: Eugene Caldwell
Property Address: 911 Selma Street
Date of Approval: October 14, 2003 weh
Work Approved: Replace deteriorated siding with new material matching existing in profile and dimension. Replace deteriorated window trim with materials matching existing in profile and dimension.
7. Applicant's Name: Jim Mitchell/Sign-O-Rama
Property Address: 151 Dauphin Street
Date of Approval: October 14, 2003 weh
Work Approved: Install one 4' x 5 ½ wood sign, white sign with black lettering and black border, above awning facing Dauphin Street, as per submitted design.
8. Applicant's Name: Gary Allen Construction Company
Property Address: 960 Dauphin Street
Date of Approval: October 15, 2003 jdb
Work Approved: Replace rotten wood on columns, railings and siding with new wood to match existing in profile and dimension. Paint to match existing color scheme.
9. Applicant's Name: Nancy Whitten
Property Address: 62 Semmes Avenue
Date of Approval: October 16, 2003 weh
Work Approved: Remove metal awnings and open up screened in front porch. Sand, prime and paint to match existing color scheme.
10. Applicant's Name: Eva Haustien
Property Address: 11 S. Lafayette St.
Date of Approval: October 20, 2003 jss
Work Approved: Repaint house white, per existing, body and trim. Replace rotten wood as necessary, repair bad screens.

11. Applicant's Name: Laurie Benjamin
Property Address: 115 Providence Street
Date of Approval: November 10, 2003 weh
Work Approved: Install hanging 12"x24" white wooden sign on front porch as per submitted plans.
12. Applicant's Name: Tom Roux/Chuck Weems, contractor
Property Address: 124 Ryan Avenue
Date of Approval: October 21, 2003 asc
Work Approved: Repair and replace rotten siding, matching original in profile, dimension and materials. Paint to match existing.
13. Applicant's Name: Latonya Construction Company
Property Address: 1802 New Hamilton Street
Date of Approval: October 21, 2003 weh
Work Approved: Replace rotten wood on porch and fascia with new wood matching existing wood in profile and dimension. Paint in the following Sherwin Williams Color Scheme:
Body: Roycroft Brass SW 2843
Trim: Roycroft Vellum SW 2833
Accent: Roycroft Copper Red SW 2839
14. Applicant's Name: Phillip Holley
Property Address: 1214 Selma Street
Date of Approval: October 21, 2003 weh
Work Approved: Replace rotten wood decking with new wood to match existing in profile and dimension. Paint to match existing color scheme.
15. Applicant's Name: Emanuel Gazzier
Property Address: 153 South Monterey Street
Date of Approval: October 21, 2003 weh
Work Approved: Repair or replace deteriorated wood siding with materials matching existing in profile and dimension. Repaint in existing color scheme:
Body – Springhill Brown
Trim – DeTonti Square Off White
Door and Front Steps – Bellingrath Green
16. Applicant's Name: Patricia Walters
Property Address: 116 Macy Place
Date of Approval: October 27, 2003 asc
Work Approved: Repaint house white

17. Applicant's Name: J.C. Duke Construction/ Montauk Arms Apartments
 Property Address: 1114 Montauk Avenue
 Date of Approval: October 24, 2003
 Work Approved: Reconstruct roof system destroyed by fire. New roof to match original in profile and dimension. Re-roof with materials to match existing. Clean brick to remove smoke damage. Repaint woodwork to match existing.
18. Applicant's Name: Taco Bell
 Property Address: 1115 Government Street
 Date of Approval: October 24, 2003 asc
 Work Approved: Repair flood lights that illuminate monument sign at front of property. Flood lights to match existing.
19. Applicant's Name: Bill Christian
 Property Address: 510 Monroe St.
 Date of Approval: October 24, 2003 asc
 Work Approved: Repair to rotten wood as necessary with new wood to match existing to include, siding, eaves, entrance stairs. Paint exterior in the existing color scheme

OLD BUSINESS:

1. 046-02/03-CA 251 Government Street
 Applicant: Radisson/Admiral Semmes Hotel
 Nature of Request: Replace existing signage with new corporate logo signage as per submitted plans.
2. 008-03/04-CA 302 Congress Street
 Applicant: Decora Smith
 Nature of Request: Continue construction of 2 story accessory structure, first floor garage with apartment above.

NEW BUSINESS:

1. 016-03/04-CA 256 North Conception Street
 Applicant: Joe Kulakowski
 Nature of Request: Reconstruct front porch, repair/replace deteriorated wood columns; install railing on second floor porch, all as per submitted plans. Construct 8' wall around the property as
2. 017-03/04-CA 153 South Monterey Street
 Applicant: Emanuel Gazzier
 Nature of Request: Remove existing wood siding and install hardiplank as per submitted photographs.
3. 018-03/04-CA 1567 Luling Street
 Applicant: CSM Properties
 Nature of Request: Construct rear addition as per submitted plans.

4. 019-03/04-CA 273 Dauphin Street
Applicant: David Rasp, Hero's Sports Bar
Nature of Request: Construct deck/outside dining area as per submitted plans.

5. 020-03/04-CA 165-167 State Street
Applicant: Devereaux Bemis
Nature of Request: Install 8' high board & batten privacy fence constructed of hardiplank and treated wood as per submitted plan.

Other Business and Announcements

Adjournment

1. The existing structure is a two story solid masonry residence, originally finished with scored stucco.
2. The proposed design of the porch reflects designs typical of the period of the original residence.

Work Item 1 –Porch Restoration

- A. Piers, Foundations and Foundation Infill: The Guidelines state that “foundation screening should be recessed from the front of the foundation piers.”
1. The existing foundation is solid masonry.
 2. The proposed porch foundation is stucco-covered masonry with false piers.
- B. Porches and Canopies: The Guidelines state that “The porch is an important regional characteristic of Mobile architecture. Historic porches should be maintained and repaired to reflect their period.”
1. Portions of the existing porch will be repaired.
 2. Portions of the existing porch will be replaced using existing profiles and designs as prototypes.

Work Item 2 – Perimeter Privacy Wall

- A. Fences, Walls and Gates: The Guidelines state that “ These 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... If a commercial property or multi-family housing adjoins the subject property, an 8’ fence may be considered.”
1. The wall is to be constructed of stucco-covered masonry with brick veneer columns and brick cap.
 2. The structure associated with the wall is constructed of solid masonry with portions of the original scored stucco intact.
 3. The property is zoned R-B, therefore walls may be allowed at the line of the sidewalk.
 4. The property adjoins commercial property and therefore an 8’ wall is appropriate according to the guidelines.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

017-03/04 – CA 153 South Monterey Street
Applicant: Emanuel Gazzier
Received: 10/27/03 **Meeting Date (s):**
Submission Date + 45 Days: 12/11/03 1) 11/10/03 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: Remove original existing wood siding and install cement fiber board (hardiplank).
Current Conditions: The two story Dutch-Colonial style house is brick veneer on the first floor and lap siding on the second floor. File photos from 1984 show the original natural brick red color, and painted siding. At some point in the past, the brick was painted the same color as the siding, creating a monotone paint scheme. There is no record in the file of this being approved.

Additional Information: Item number 15 in Mid-Month Approvals approved the repair and/or replacement of wood siding with materials matching existing in profile and dimension.

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	Exterior Materials and Finishes	Remove existing wood siding & replace with hardiplank

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…”

- A. The Guidelines state that “the exterior material of a building helps define its style, quality and historic period. The original siding should be retained and repaired. Replacement of exterior finishes, when required, must match the original in profile, dimension and material.”
 - 1. The existing wood lap siding is original to the structure.
 - 2. The proposed replacement material is cement-fiber board (hardiplank)
- B. Listed under “Inappropriate Materials” is masonite siding or panels.
 - 1. Masonite is no longer manufactured; hardiplank is a replacement for this material.
 - 2. Hardiplank siding has only been approved by the Board for new construction.

Staff recommends Denial of the application as submitted.

2. The form of the proposed addition continues the massing of the original residence.
3. The line of the addition follows the line of the existing residence on the east and west elevations.

Work Item 1 –Rear Addition

- A. Piers, Foundations and Foundation Infill: The Guidelines state that “foundation screening should be recessed from the front of the foundation piers.”
 1. The existing foundation is brick pier with lattice infill.
 2. The proposed addition is brick pier with framed lattice infill, matching existing.
- B. Exterior Materials: The Guidelines state that “ Replacement...must match the original in profile and dimension and material.”
 1. The existing exterior sheathing is wood lap siding.
 2. The proposed exterior sheathing for the addition is wood lap siding.
- C. The Guidelines state that “ Original doors and door openings should be retained along with any mouldings, sidelights and transoms.”
 1. Proposed plans call for the removal of the existing rear door.
 2. Proposed plans call for the installation of a new wood double French door on the north elevation.
- D. The Guidelines state that “The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
 1. Windows in the historic residence are a combination of wood 3-over-1.
 2. There are no windows proposed for the main addition. However, the Review Board typically requires some fenestration to break up the massing on long exterior walls.
- E. The Guidelines state that “...historic roof forms, as well as the original pitch of the roof, should be maintained.”
 1. The predominant roof form is end gable.
 2. The roof for the proposed addition continues the pitch of the existing end gable on the north.

Staff recommends approval of the application with the following conditions:

That the east and west wall have some fenestration to break up the massing.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

019-03/04 – CA 273 Dauphin Street
Applicant: David Rasp/Hero’s Sports Bar & Restaurant
Received: 10/20/03 **Meeting Date (s):**
Submission Date + 45 Days: 12/04/03 1) 11/10/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Contributing
Zoning: B-4, General Business
Additional Permits Required: (1) Building
Nature of Project: Construct wood deck, measuring 12’ – 8” wide by 39’ long in parking space along side of building as per submitted plans.

Deck is to be constructed at a distance of 5’ from the west wall of the existing restaurant. The deck is to be aligned with the existing building face, and extend out into the existing street/parking lane approximately 7’. A 12’-8” square pergola is to be located at the south end of the deck. Materials include pressure treated structure, railing, and canvas panels between posts to act as a balustrade-type treatment.

Additional Information:

This is a continuation of the Downtown Master Plan. This project has been reviewed by Urban Development, Right-of-Way, Traffic Engineering, and the Mobile Fire Department. This project also has the full support of Mayor Mike Dow and Main Street Mobile. Elizabeth Sanders, Director of MSM will be present at the meeting to answer questions of the Board.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

There are currently no applicable guidelines for this type of structure. Therefore, the design is reviewed in terms of compatibility and the structure’s impact on the historic district.

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STAFF REPORT

General

- A. The Guidelines state that “The standards listed and shown...illustrate elements that contribute to the architectural character of the buildings in Mobile’s historic districts. These define the

architectural style of the buildings and establish a repetition of forms and details, which create harmony and character of the historic districts.

1. The proposed deck and pergola relate to the pergola across the street at Cathedral Square.
2. The building materials are compatible and appropriate for use in the district.
3. The proposed deck should be viewed as a non-permanent structure that can be easily removed.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

020-03/04 – CA 165-67 State Street
Applicant: Devereaux Bemis
Received: 10/20/03 **Meeting Date (s):**
Submission Date + 45 Days: 12/04/03 1) 11/10/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District
Classification: Contributing
Zoning: R-B, Residential Business
Additional Permits Required: (1) Building
Nature of Project: Construct 8’ high wood and hardiplank fence as per submitted design.

Fence to be constructed of 4’ x 8’ panels of hardiplank mounted between 6”x 6” treated wood posts. Panels to have ½” x 4” applied batten strips spaced evenly between the panel. Fence to be painted or stained.

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 and Gates	Construct wood and hardiplank fence

STANDARD OF REVIEW

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STAFF REPORT

General

- A. The Guidelines state that “The standards listed and shown...illustrate elements that contribute to the architectural character of the buildings in Mobile’s historic districts. These define the architectural style of the buildings and establish a repetition of forms and details, which create harmony and character of the historic districts.
 - 1. The existing structure is solid masonry.
 - 2. The building materials are compatible for use in the district.
 - 3. The Board encourages the use of new materials when appropriate.

Staff recommends approval of the application as submitted.