

AGENDA
ARCHITECTURAL REVIEW BOARD
November 28, 2005 – 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: Slate and Tile Company/Scott Phillips
Property Address: 1152 New St. Francis Street
Date of Approval: 10/31/05 asc
Work Approved: Repair roof matching rigid asbestos shingles.
2. Applicant’s Name: Len Stemann
Property Address: 160 Dexter Avenue
Date of Approval: 10/31/05 weh
Work Approved: Replace storm-damaged wood privacy fence with materials matching existing in materials, profile and dimension. Construct 8’ x 12’ wood deck approximately 1’ off ground. Install 3’ decorative fence around existing concrete slab within existing fence.
3. Applicant’s Name: Eleanor Hollis
Property Address: 1719 Laurel Street
Date of Approval: 10/31/05 weh
Work Approved: Replace storm-damaged wood privacy fence with materials matching existing in materials, profile and dimension. Install new section of fence from rear of property to rear of house. Install new gate a driveway to match existing fence in materials, profile and dimension.
4. Applicant’s Name: Diversified Roofing/Terry Weeks
Property Address: 115 South Dearborn Street
Date of Approval: 11/1/05 weh
Work Approved: Re-roof with charcoal blend shingles to match existing.
5. Applicant’s Name: Superior Roofing
Property Address: 1511 Church Street
Date of Approval: 11/2/05 weh
Work Approved: Re-roof building with 3 tab fiberglass shingles, black in color.

6. Applicant's Name: Aaron Wheeler
Property Address: 257 Charles Street
Date of Approval: 11/3/05 jdb
Work Approved: Re-roof building with Timberline shingles, hickory in color.

7. Applicant's Name: The Lathan Company
Property Address: 955 Dauphin Street
Date of Approval: 11/3/05 weh
Work Approved: Re-roof building with Timberline shingles, charcoal gray in color.

8. Applicant's Name: The Lathan Company
Property Address: 1111 Dauphin Street
Date of Approval: 11/3/05 weh
Work Approved: Re-roof building with Timberline shingles, charcoal gray in color.

9. Applicant's Name: Tommy Mitchell
Property Address: 1500 Brown Street
Date of Approval: 11/4/05 weh
Work Approved: Re-roof building with 3 tab fiberglass shingles, black in color.

10. Applicant's Name: Thomas Roofing
Property Address: 109 Dauphin Street
Date of Approval: 11/4/05 jdb
Work Approved: Re-roof built up bitumen roof with new materials to match existing in profile, dimension and materials.

11. Applicant's Name: Damion Roofing Company
Property Address: 104 LeVert Avenue
Date of Approval: 11/7/05 weh
Work Approved: Re-roof flat roof with materials to match existing in profile, dimension and color.

12. Applicant's Name: Albert Westley James
Property Address: 403 Marine Street
Date of Approval: 11/7/05 asc
Work Approved: Replace rotten wood on fascia and sills with new materials matching existing in profile and dimension. Paint new materials to match existing color scheme.

13. Applicant's Name: Pat Weiss
Property Address: 66 South Georgia Avenue
Date of Approval: 11/7/05 asc
Work Approved: Install working wood louvered shutters as per original window shutters. Paint shutters in Monroe Street Green.

14. Applicant's Name: Pat Weiss
Property Address: 66 South Georgia Avenue
Date of Approval: 11/7/05 jdb
Work Approved: (Replacement CoA for CoA dated 4/24/03) Repair existing garage/outbuilding. Raise existing building and construct pier foundation and floor system. Wall in garage opening and install 2 windows with operable louvered blinds. Siding to match existing. Paint to match color scheme of main house.
15. Applicant's Name: Gulfbelt Properties/Insurance General Contractors
Property Address: 1107 Dauphin Street
Date of Approval: 11/8/05 asc
Work Approved: Install new architectural shingle roof, charcoal black in color.
16. Applicant's Name: Amanda Bray/Caroline Street Contractor
Property Address: 962 Dauphin Street
Date of Approval: 11/8/05 asc
Work Approved: Replace fascia, soffit, column and jigsaw work as necessary with new materials to match existing.
17. Applicant's Name: Delzak Builders
Property Address: 1760 New Hamilton Street
Date of Approval: 11/8/05 asc
Work Approved: Install new roof using Estate Gray architectural shingles.
18. Applicant's Name: Delzak Builders/ Joe Ringhoffer
Property Address: 1211 Government Street
Date of Approval: 11/8/05 asc
Work Approved: Install new architectural shingle roof using Georgia Brick shingles. Reuse tile ridge cap.
19. Applicant's Name: Joan Hoffman
Property Address: 13 North Julia Street
Date of Approval: 11/8/05 jss
Work Approved: Rer00f house with charcoal gray asphalt shingles. Replace shell driveway with concrete driveway. Replace deteriorated fence as per original.
20. Applicant's Name: June Chambliss
Property Address: 400 Michigan Avenue
Date of Approval: 11/9/05 jss
Work Approved: Repair rotten siding. Replace with like in dimension and profile.
21. Applicant's Name: Collie Loper
Property Address: 1414 Church Street
Date of Approval: 11/9/05 asc
Work Approved: Repair any rotten eave wood and install new black asphalt shingle roof.

22. Applicant's Name: William W. Gadd III
 Property Address: 1053 Savannah Street
 Date of Approval: 11/9/05 asc
 Work Approved: Install new architectural shingle roof, black in color. Install new wood siding on rear of house to match profile and dimension of existing siding. Install French door on rear elevation. Paint exterior white with white trim. Shutters and porch floor, green.
23. Applicant's Name: Sunshine Metal Works/Rollin C. Broughton
 Property Address: 204 South Ann Street
 Date of Approval: 11/9/05 asc
 Work Approved: Install new metal roof using low profile Oxford shingles, slate gray in color per submitted sample.
 (NOTE: Board members considered the low profile product appropriate for the building, but will revisit the use of this shingle type in subsequent applications on a case-by-case basis.)
24. Applicant's Name: Charles Jones
 Property Address: 454 Conti Street
 Date of Approval: 11/10/05 jss
 Work Approved: Re-roof with asphalt charcoal gray shingles.

C. NEW BUSINESS:

- 1. 015-05/06-CA 109 Bradford Avenue**
 Applicant: Gary Barile
 Nature of Request: After-the-fact request to remove rear porches.

D. OTHER BUSINESS AND ANNOUNCEMENTS

E. ADJOURNMENT

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

015-05/06-CA 109 Bradford Avenue
Applicant: Gary Barile
Received: 11/08/05 **Meeting Date (s):**
Submission Date + 45 Days: 12/23/05 1) 11/28/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: After-the-fact request to remove rear porches.

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	Porches	Remove remaining rear porches

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

Based on the information contained in the application, and in Staff’s judgment, the proposed work does not comply with the Design Review Guidelines and will impair the historic integrity of the structure and the district.

- A. The Guidelines state that “The porch is an important regional characteristic of Mobile architecture...Particular attention should be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.”
1. The subject structure is a ca. 1920s yellow brick apartment complex with four apartments.
 2. Rear service porches were an integral part of the architectural design of these type apartments.
 3. Demolition of three quarters of the porches has already occurred .
 4. The property is under a stop work order.
 5. Mortise pockets in the brick and old growth lumber suggest portions of the porches were original to the structure.

Staff recommends denial of the application as submitted. Staff further recommends that the rear porches be reconstructed.