

AGENDA
ARCHITECTURAL REVIEW BOARD
January 13, 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
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B. MID-MONTH APPROVALS:

1. 1259 Elmira Street: Alicia Farmer.
Replace rotten wood with new matching existing in profile and dimension. Prepare and prime house for painting. Color selection to be done at a later date.

APPROVED 11/25/02 asc

2. 253 St. Anthony Street: H.M. Yongue and Associates/Douglas Kearley, Arch.
Install signage as per submitted drawing. Double-sided oval sign to measure 1'-8" x 2'-6", mounted on 11'-2" tall, 3" diameter cast iron post painted green, and hung from scroll bracket. Sign to be painted metal, with 1/2" painted border. Sign to be black with white lettering.

APPROVED 11/25/02 weh

3. 258 Roper Street: Nichole Gautier.
Paint house the following Glidden colors:
Body – Corinthian Column
Trim – White
Porch floor and lattice between piers – Metropolis

APPROVED 11/26/02 weh

4. 255 Dexter Avenue: Joe Garret.
Replace rotten wood as necessary to match existing in profile and dimension. Repaint house in the following BLP colors:
Body – BLP RC34 Falmonth Court
Shutters – BLP 140-11 Black
Trim – BLP 147 T, Gloss White

APPROVED 11/26/02 jss

5. 1105 Savannah Street: Dr. George Sinclair/John Dendy Architect.
Construct two car carport based on MHDC stock plan, modified to include design elements found on the main residence. Paint carport to match existing house.

APPROVED 12/3/02 weh

6. 250 St. Anthony Street: Johanna Rogers.
Repaint iron veranda in Bellingrah Green. Touch up trim in existing off-white color. Repaint cheeks to match body.

APPROVED 12/3/02 jss

7. 225 Dauphin Street: Gary Cowles.
Make necessary repairs to trusses, sistering on braces as necessary, repairing roof decking, remove inadequate rotten base from under HVAC and place on steel beams, put down new tar roof.

APPROVED 12/3/02 jss

8. 504 Government Street: Thomas Roofing.
Reroof flat roof on Yerby School Building.

APPROVED 12/3/02 weh

9. 1316 Old Shell Road: Doright Construction Company
Reroof house with 3 tab fiberglass shingles, weathered gray in color.

APPROVED 12/6/02 asc

10. 24 South Reed Avenue: Doright Construction Company
Replace rotten wood on front porch with new to match existing in profile and dimension. Repaint to match existing color scheme.

APPROVED 12/6/02 jdb

11. 60 Semmes Avenue: Liberty Roofing Company
Reroof house with 3 tab fiberglass shingles, weathered gray in color.

APPROVED 12/6/02 asc

12. 1658 Government Street: Eva Namphy.
Replace rotten wood as necessary with new matching existing in profile and dimension. Repaint new boards to match existing color scheme.

APPROVED 12/9/02 weh

13. 554 Eslava Street: Harry McCarron.
Repaint house in the following color scheme:
Body – Devoe Warm Shadow
Trim – white
Shutters and porch – Bellingrath Green

APPROVED 12/9/02 weh

14. 118 North Lafayette Street: David Pettway.
Remove existing handicapped ramp at rear of property. Construct 15' x 15' wood terrace in location of present h/c ramp. Railing to be constructed using MHDC stock railing design. Repair garage end wall. Install 2 wood one-over-one windows.

APPROVED 12/9/02 weh

15. 107 South Royal Street: Allsouth Subcontractors, Inc.
Reroof to match existing black timberline shingles.

APPROVED 12/10/02 asc

16. 207 Church Street: Robert F. Clark and Jeff Deen.
Repair rear, two front windows and shutters as necessary matching the existing in profile and dimension. Paint repairs as necessary to match existing.
- APPROVED** 12/11/02 jdb
17. 201 South Georgia Avenue: Laura Adams
Repaint house in the following color scheme:
Body – Benjamin Moore HC113, Louisburg Green
Trim, doors and windows – Benjamin Moore Window Crème HC6
Porch floor – Benjamin Moore Light Gray
- APPROVED** 12/13/02 weh
18. 101 South Monterey Street: David Presnell
Alter previously-approved detached garage plans to enclose 12' bay. Siding materials, corner boards and doors to match that of the existing structure. Paint new materials to match existing.
- APPROVED** 12/16/02 weh
19. 114 Lanier Avenue: Tommy Bernhardt
Reroof with black timberline shingles.
- APPROVED** 12/16/02 jss
20. 150-164 Government Street: Dee Gamble/LaClede Hotel
Paint building the following colors:
Body – Downing Earth, SW 2820
Trim – Downing Sand, SW 2822
Ironwork – Black
Doors – Toile Red, SW 0006
- APPROVED** 12/17/02 weh
21. 1009 Dauphin Street: Wrico Signs/Salvation Army
Install 5' tall pole sign as per submitted sign design.
- APPROVED** 12/17/02 weh
22. 1413 Monroe Street: Remove existing vinyl siding. Inspect wood to determine whether wood siding can be restored. In the event wood siding cannot be restored, install new vinyl siding, matching the existing wood siding in profile and dimension.
- APPROVED** 12/19/02 weh
23. 454 Conti Street: Charles Jones
Repair damaged 5 v-crimp roofing. Replace rafters as needed. Replace damaged siding as needed. All new materials to match existing in profile and dimension. Repaint new siding white to match existing.
- APPROVED** 12/19/02 asc

24. 170 South Georgia Avenue: Harold Allen
Repair or replace rotten wood with new matching existing in profile and dimension. Repaint house in the existing color scheme:
Body: Shadow Green
Trim: Egyptian Antique White
Accent: Pine Green

APPROVED 12/20/02 jdb

25. 714 Dauphin Street: Tony Cooper, Owner/ Don Williams, Engineer
Demolish non-historic rear additions as per ARB approval. Reconstruction plans pending ARB approval.

APPROVED 12/24/02 weh

26. 266 Dauphin Street: Wendell Quimby
Install new black asphalt shingle roof. Restore exterior to include: Remove/replace deteriorated wood with new wood to match existing; reveal original transom; repair glass as needed. Paint colors and awning colors to be submitted at a later date.

APPROVED 12/30/02 asc

27. 1413 Monroe Street: Brian Harris
Repaint house the following color scheme:
Body - SW 2869 Sage
Trim and Shutters – Classical White 2829
Foundation trim Black or Bellingrath Green
Repair or replace rotten wood as necessary with new wood matching existing in profile and dimension.

APPROVED 12/30/02 asc

C. PUBLIC HEARING

1. Old Applications:

004-02/03 – CA	714 Dauphin Street
<u>Applicant:</u>	Tony Cooper, Owner/Don Williams, Engineer
<u>Nature of Project:</u>	Amend previously approved restoration plans to alter entrance locations.

2. New Applications:

018-02/03-CA	1738 Hunter Avenue
<u>Applicant:</u>	Arthur and Karen Green
<u>Nature of Project:</u>	Construct 4' picket fence at rear of property; construct raised treated wood deck, approximately 12' x 26' as per submitted plans, complete with steps, handrail and lattice wood skirting.

<p>019-02/03-CA <u>Applicant:</u> <u>Nature of Project:</u></p>	<p>261 Rapier Avenue Jeffrey Cosgrove Erect 7' capped privacy fence in rear yard as per submitted plan.</p>
<p>020-02/03-CA <u>Applicant:</u> <u>Nature of Project:</u></p>	<p>950 Palmetto Street Jimmy Novak, Owner/ SOS Ironworks, Contractor Install 4' high metal fence with matching gate at sidewalk in front yard; install 6' high metal fence with 12' single leaf gate at driveway in side yard, as per submitted plans.</p>
<p>021-02/03-CA <u>Applicant:</u> <u>Nature of Project:</u></p>	<p>1554 Monterey Place Ray and Laura Palmer Construct rear addition, measuring 34' - 2 1/2" x 26' - 6", containing 620 square feet, as per submitted plans.</p>
<p>022-02/03-CA <u>Applicant:</u> <u>Nature of Project:</u></p>	<p>1054 Selma Street Leonard Washington Remove existing 10' x 20' rear porch and reconstruct new den area, measuring 16' x 20'</p>
<p>023-02/03-CA <u>Applicant:</u> <u>Nature of Project:</u></p>	<p>1 Houston Street York & Legg, Owners, IDI Image Designs, Sign Contractor Install new medium density foam board, double sided with routed lettering, painted navy blue with cream lettering, as per submitted sample.</p>
<p>024-02/03-CA <u>Applicant:</u> <u>Nature of Project:</u></p>	<p>206 State Street Waterfront Rescue Mission, Owner/ Don Williams, Engineer Construct an 8 car parking lot for off-street parking as per submitted design.</p>
<p>025-02/03-CA <u>Applicant:</u> <u>Nature of Project:</u></p>	<p>1058 Church Street John Luce Construct 6' wood privacy fence with chamfered top and 6" snake board at bottom as per submitted design.</p>

D. ADJOURNMENT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

004-02/03 – CA 714 Dauphin Street

Applicant: Tony Cooper

Received: 10/8/02 10/29/02 12/20/02

Submission Date + 45 Days: 11/21/02

Meeting Date (s):

1) 10/21/02 2) 11/04/02 3) 1/13/03

INTRODUCTION TO THE APPLICATION

- Historic District:** Lower Dauphin Street Commercial Historic District
- Classification:** Non-Contributing
- Zoning:** B-4; General Business
- Additional Permits Required:** (2) Building, Demolition
- Nature of Project:** Exterior rehabilitation of existing concrete block building for retail/office use.
Demolition of rear addition and reconstruction of new attached structure.
- History of Project:** The Board approved this project as submitted at the November 4, 2002 meeting. The owner is now requesting to alter the location of the entrances. The previously-approved plans had entrances off Dauphin and Scott Streets. The revised plans reflect entrances off Scott and Springhill Avenue. The proposed Dauphin Street elevation would have three storefront openings, as reflected in the plan. The proposed Springhill Avenue elevation would have an entrance facing the proposed parking lot. Copies of previous comments and minutes are attached for Board review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Lower Dauphin Street Commercial District Design Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1	Demolition	Demolish non-historic rear portion
4, B, Example 3	Original Design Slightly Altered	Reconfigure existing façade
4, C, 1	Overall Character	
4, C, 2	Exterior Materials and Finishes	
5	New Construction	Construct new rear wing

STAFF COMMENTS

Based on information contained in the Application, in Staff's judgement:

1. The proposed design is compatible with the Lower Dauphin Street Commercial District Design Guidelines.
2. The proposed design is compatible with existing adjacent buildings in terms of rhythm established by window openings.
3. Proposed materials are in keeping with the compatibility of adjacent historic buildings.
4. The demolition of the non-historic and deteriorated rear of the building is acceptable as the loss would not impair the historic integrity of the district.
5. The proposed new addition is in keeping with the design and scale of the proposed changes to the adjacent historic building.

Staff suggests that the Review Board approve the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

018-02/03 – CA 1738 Hunter Avenue

Applicant: Arthur and Karen Green

Received: 12/16/02

Submission Date + 45 Days: 1/30/03

Meeting Date (s):

1) 1/13/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District

Classification: Contributing

Zoning: R-1, Residential

Additional Permits Required: (2) Building, Fence

Nature of Project: Construct raised treated wood deck, measuring 12' x 26', complete with handrail (design provided by MHDC), and lattice wood skirting.
Install 4' high wood picket fence, constructed of 1/2" x 4" cypress pickets spaced 1 1/2" apart, with Gothic top, in rear yard as per site plan.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Site Considerations	Construct 12' x 26' deck
3	Fences Walls and Gates	Install 4' high wood picket fence

STAFF COMMENTS

Based on information contained in the Application, in Staff's judgement:

1. The proposed deck design is compatible with the Design Review Guidelines.
 - a. the deck will not be visible from the street
2. The proposed wood picket fencing is compatible with the Design Review Guidelines
 - a. Gothic wood picket is an approved fencing design and material as stated in the Guidelines

Staff suggests that the Review Board approve the application as submitted.

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APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

019-02/03 – CA 261 Rapier Avenue

Applicant: Jeffrey Cosgrove

Received: 12/02/02

Meeting Date (s):

Submission Date + 45 Days: 1/16/03

1) 1/13/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District

Classification: Contributing

Zoning: R-1, Residential

Additional Permits Required: (1) Fence

Variance Required: Side yard setback variance required. On the BoA Agenda for Jan. 6, 2003. Staff comments are for approval of the variance.

Nature of Project: Install 7’ high wood privacy fence, constructed of ½” x 6” cedar slats, with chamfered cap, in rear yard and side yard as per site plan.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Fences Walls and Gates	Install 7’ high wood privacy fence

STAFF COMMENTS

Based on information contained in the Application, in Staff’s judgement:

1. The Design Review Guidelines limit fence height to 6’ in residential neighborhoods. However, the applicant has cited two 7’ high fences and three 8’ high fences on surrounding corners
 - a. the proposed fence design is an approved fencing material as stated in the Guidelines;
 - b. the Review Board has historically made exceptions to this rule in cases where a compelling argument has been presented;
 - c. this property is a corner lot and a 7’ fence could be justified.

Staff suggests that the Review Board approve the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

020-02/03 – CA 950 Palmetto Street

Applicant: Jimmy Novak

Received: 11/22/02

Meeting Date (s):

Submission Date + 45 Days: 1/05/03

1) 1/13/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District

Classification: Contributing

Zoning: R-1, Residential

Additional Permits Required: (1) Fence

Nature of Project: Install 4’ and 6’ high metal fence, constructed of 5/8” square pickets with 1” square rails, spaced 3 13/16” between pickets; panel width 72 3/4”. 4’ to be located in front yard, facing Palmetto Street; 6’ high to be located along Marine Street. Matching gates to be placed at the sidewalk and the driveway.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Fences Walls and Gates	Install 4’ and 6’ high metal fence

STAFF COMMENTS

Based on information contained in the Application, in Staff’s judgement:

1. The Design Review Guidelines allow fencing that is aluminum and appears to be iron.
 - a. the proposed fence design is an approved fencing material as stated in the Guidelines

Staff suggests that the Review Board approve the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

021-02/03 – CA 1554 Monterey Place

Applicant: Ray and Laura Palmer

Received: 12/20/02

Submission Date + 45 Days: 2/04/03

Meeting Date (s):

1) 1/13/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District

Classification: Contributing

Zoning: R-1, Residential

Additional Permits Required: (4) Building, plumbing, electrical, hvac

Nature of Project: Construct one story rear addition, measuring 24’-6” x 34’-2 1/2”.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Design Review Guidelines</i>		
Sections	Topic	Description of Work
3	Piers, Foundation and Foundation Infill	Construct rear addition
3	Exterior Materials and Finishes	Construct rear addition
3	Doors and Doorways	Construct rear addition
3	Windows	Construct rear addition
3	Blinds, Shutters and Awnings	Construct rear addition
3	Roofs	Construct rear addition

STAFF COMMENTS

Based on information contained in the Application, in Staff’s judgement:

1. The continuous brick foundation with water table will match that of the main residence
2. The exterior wood siding will match that of the main residence, and will be painted to match the existing color scheme.
3. The new wood double patio doors with single panes are compatible with glazing massing of the two-over-two wood windows.
4. Existing two-over-two wood windows will be removed and reused in the addition. An existing Queen Anne double square window will be reused in a new location. An existing, non-historic aluminum window will be removed and replaced with a new wood two-over-two window.
5. Existing wood louvered blinds will be removed from the rear elevation and reused on the side elevation.
6. The pitch of the gable roof is compatible with the existing roof of the main house. The fiberglass asphalt shingles are appropriate according to the guidelines.

Staff suggests that the Review Board approve the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

022-02/03 – CA 1054 Selma Street

Applicant: Leonard Washington

Received: 12/20/02

Submission Date + 45 Days: 2/04/03

Meeting Date (s):

1) 1/13/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District

Classification: Non-Contributing

Zoning: R-1, Residential

Additional Permits Required: (5) Demolition, building, plumbing, electrical, hvac

Nature of Project: Remove existing rear shed porch. Construct one story rear addition, measuring 16' x 20'.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines

Sections	Topic	Description of Work
	Demolition	Remove existing shed porch
3	Piers, Foundation and Foundation Infill	Construct rear addition
3	Exterior Materials and Finishes	Construct rear addition
3	Doors and Doorways	Construct rear addition
3	Windows	Construct rear addition
3	Roofs	Construct rear addition

STAFF COMMENTS

Based on information contained in the Application, in Staff's judgement:

1. The existing shed porch with concrete block and concrete floor are not historic and detract from the character of the structure and the district.
2. The continuous brick foundation will match that of the main residence
3. The exterior wood siding will match that of the main residence, and will be painted to match the existing color scheme.
4. The new wood six-panel door is compatible with the residence.
5. Existing wood windows will be removed and reused in the addition.
6. The pitch of the shed roof is compatible with the existing roof of the main house. The fiberglass asphalt shingles are appropriate according to the guidelines.

Staff suggests that the Review Board approve the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

023-02/03 – CA 1 Houston Street

Applicant: York & Legg

Received: 12/27/02

Submission Date + 45 Days: 2/11/03

Meeting Date (s):

1) 1/13/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District

Classification: Non-Contributing (New Construction)

Zoning: B-1, Buffer Business

Additional Permits Required: (1) Sign

Nature of Project: Install medium density foam painted navy with cream lettering. Double sided oval sign to measure 33.6 sf.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sign Design Guidelines

Sections	Topic	Description of Work
A	Mounting and Placement	Install new sign
B	Design	Install new sign
C	Size	Install new sign
D	Materials	Install new sign
E	Lighting	Install new sign

STAFF COMMENTS

Based on information contained in the Application, in Staff’s judgement:

1. The proposed new sign will be mounted between two existing brick pillars.
2. The oval design of the sign is not in keeping with the rectilinear profile of the building.
 - a. the current sign has an arched top and a straight bottom, elevated from the brick about 6”
 - b. a rectangular sign, resting on the brick sill, would be a more compatible design.
3. The size of the sign is within the maximum allowed by the Guidelines.
 - a. the maximum allowable is 64 sf.; the request is for 33.6 sf.
4. The medium density foam is not directly addressed by the Guidelines, but has been approved by the Review Board for other locations.
5. Existing ground-mounted flood lights will be reused.

Staff suggests that the Review Board approve the application as amended, changing the shape of the sign from oval to rectangular.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

024-02/03 – CA

206 State Street

Applicant: Waterfront Rescue Mission, Applicant/Don Williams, Owner Representative

Received: 12/27/02

Meeting Date (s):

Submission Date + 45 Days: 2/11/03

1) 1/13/03

2)

3)

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District

Classification: Non-Contributing (vacant lot)

Zoning: R-B, Residential Business

Additional Permits Required:

Variances: The applicants have applied for planning approval to allow the construction of this parking lot.

Nature of Project: Construct 8 car asphalt-paved parking lot with 3' setback from sidewalk along State Street, screened with a 3' wood picket fence.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Drives, Walks and Parking	Construct asphalt parking lot

STAFF COMMENTS

Based on information contained in the Application, in Staff's judgement:

1. Parking lots are allowed in historic districts if sited and designed appropriately.
2. Asphalt paving is not allowed in historic districts.
 - a. alternative materials such as grass pavers or pea gravel are recommended
 - b. concrete may be used if adequate drainage is provided
3. A 3' high buffer is required by both the Design Review Guidelines and by Urban Development
 - a. the proposed 3' high buffer is wood fencing
 - b. a low masonry wall or landscaped hedge would be more appropriate, and less of a maintenance issue
4. Landscaping for the parking lot should meet the standards imposed by Urban Development

Staff suggests that the Review Board approve the application as amended, noting the paving material and the buffer material.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

025-02/03 – CA

1058 Church Street

Applicant: John Luce

Received: 12/27/02

Submission Date + 45 Days: 2/11/03

Meeting Date (s):

1) 1/13/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing (one of the Springhill Avenue houses)
Zoning: R-1, Residential
Additional Permits Required:
Nature of Project: Construct 6’ high wood privacy fence with snake board and chamfered cap as per submitted plans.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Fences, Walls and Gates	Construct 6’ privacy fence

STAFF COMMENTS

Based on information contained in the Application, in Staff’s judgement:

- 1. 6’ wood privacy fences are allowed in rear yards according to the Guidelines.
 - a. the fence will have a chamfered cap to conceal the top edge of the fence boards
 - b. the fence will have a 6” snake board, a historical treatment of the bottom of the fence.

Staff suggests that the Review Board approve the application as submitted.