

AGENDA
ARCHITECTURAL REVIEW BOARD
December 17, 2007 – 3:00 P.M.
Pre-Council Chambers – 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:** Greg Rawls
Property Address: 1412 Eslava Street
Date of Approval: December 4, 2007
Foundation repairs to visible brick to match existing in profile, dimension and material.
2. **Applicant's Name:** Greg Rawls
Property Address: 1410 Eslava Street
Date of Approval: December 4, 2007
Repair/replace wooden windows and siding with materials to match existing in profile, dimension and material. Foundation repairs to visible brick to match existing in profile, dimension and material.
3. **Applicant's Name:** Tuan Titlestad
Property Address: 301 Marine Street
Date of Approval: December 5, 2007
Paint exterior in the following Sherwin-Williams colors:
 - Body – Studio Taupe, SW 2071
 - Trim – Roycroft Vellum
 - Porch Deck and Lattice – Black
4. **Applicant's Name:** Stauter Construction/R Robertson
Property Address: 171 South Georgia Avenue
Date of Approval: December 6, 2007
Undertake repair work to include: foundation repair to porch sill and foundation piers. Repair/replace as needed rotten wood with new wood to match existing. Repair cheek walls, stairs and flower boxes as necessary.
5. **Applicant's Name:** DoRight Construction/Katie Jernigan
Property Address: 27 Hannon Avenue
Date of Approval: December 6, 2007
Replace rotten wood as necessary to match existing in profile, dimension and material.
6. **Applicant's Name:** Big Bear Construction
Property Address: 309 West Street
Date of Approval: December 7, 2007
Install new roof, removing existing tile portions. Install new architectural shingles color to match tile sections. Install tiles to match existing portions. Remove canvas awnings. Replace rotten wood with new material to match existing. Replace rear wood steps and rotten wood to match existing.
7. **Applicant's Name:** Mr. & Mrs. William E. Jones
Property Address: 1122 Montauk Avenue
Date of Approval: December 7, 2007
Replace rotten wood on porch, column bases to match existing in profile, dimension and material. Repaint building to match existing color scheme.

8. **Applicant's Name:** Jeff Mizell Contracting
Property Address: 1721 Laurel Street
Date of Approval: December 10, 2007
Reroof residence with 25-year 3tab shingles in Grey.

C. OLD BUSINESS

1. **153-07-CA:** 153 Government Street
Applicant: Mobile County/Goodwin, Mills and Cawood
Request: Construct a new courthouse annex building.
2. **205-07-CA:** 202 Government Street
Applicant: Zito Russell Architects
Request: Install a coiling metal garage door as opposed to the proposed aluminum one.
3. **222-07-CA:** 9 North Cedar Street
Applicant: Casey Ginn
Request: Rebuild the removed addition.

D. NEW BUSINESS

1. **223-07-CA:** 1105 Selma Street
Applicant: Chris Bowen
Request: Allow chain link fence to remain.
2. **224-07-CA:** 958 Augusta Street
Applicant: Forrest McCaughn
Request: Extend existing fence.
3. **225-07-CA:** 167 State Street
Applicant: Devereaux Bemis
Request: Perform general repairs.
4. **226-07-CA:** 167 South Georgia Avenue
Applicant: Hali Whetstone
Request: Add pergola to cover back patio.
5. **227-07-CA:** 1721 Laurel Street
Applicant: Jeff Mizell
Request: Reroof with galvanized 5V crimp metal panels.

E. OTHER BUSINESS and ANNOUNCEMENTS

1. Discussion.

F. ADJOURNMENT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

153-07-CA: 153 Government Street (alternately 109 Government and 151 Government)
Applicant: Mobile County/Goodwin, Mills and Cawood
Received: 08/27/07 **Resubmitted:** 12/07/07
Meeting: 09/10/07 **Meeting:** 12/17/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing (Levert House), Non-Contributing (Court Annex Building)
Zoning: B-4
Project: Build a new courthouse annex using the existing building shell.

BUILDING HISTORY

The courthouse annex was a part of the larger courthouse complex, which was demolished last year. The building was constructed around the 1856 Levert House, an important historical landmark of the city. The Levert House is currently the home of the Mobile Bar Association.

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 courthouse is currently being expanded for offices and county court archives. A Design Review Subcommittee met on 03/28/07 in order to address concerns regarding new construction for this property. A new plan was submitted and denied. Another Design Review Subcommittee met on 08/22/07 in order to address the new concerns, but again the application was denied. A subsequent meeting with the County, the Mayor, members of the Review Board and the Architects on 11/30/07 resulted in more changes to the original design. A copy of the email with the points of the meeting is included in the supplemental materials.
- B. The Guidelines for New Residential and Commercial Construction state “the goal of new construction should be to blend into the historic district but to avoid creating a false sense of history.”
- C. The proposed work will add three stories to the existing building shell at 153 Government per the submitted plans, which includes the following:
 - 1. A CMU and steel structure with an exterior finish of brick with pre-cast concrete ornamentation.
 - 2. A metal standing seam pitched roof and membrane covered flat roof.
 - 3. Aluminum windows with pre-cast concrete sills and headers with a monumental entry facing Government.

RECOMMENDATION

The courthouse annex is exempt from city jurisdiction save for the MHDC, which has authority based on State enabling legislation. Therefore, all proposed improvements for this address must come through the ARB. As mentioned above, there have been several meetings held in order to address concerns regarding the construction of such a large and prominent building. A final meeting with the County, the Mayor, members of the Review Board and the Architects on 11/30/07 has resulted in what staff feels is an acceptable compromise for the design of this building. Due to the difficulty of understanding how the courthouse will fit within the context of the area using only two-dimensional plans, three-dimensional renderings are being used for the new application.

Staff feels that the applicants have addressed the primary issues about which the Board had concerns. The extreme regularity and proportions of the elements on the façade have been softened by the smaller fourth floor windows, which have also been lowered so that they do not abut the cornice. The south (rear) elevation is better detailed and will mimic the front through its features. Staff believes that the rear bay should not be fully stuccoed (option 1), but rather bricked with pilasters (option 2). A more pedestrian scale will be emphasized through the removal of parking spaces and additional lighting. The east, west and south elevations will have three story windows to break up the expanses of the space. Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

205-07-CA: 202 Government Street
Applicant: Zito Russell Architects
Received: 10/30/07 **Resubmitted:** 11/19/07 **Resubmitted:** 12/05/07
Meeting: 11/19/07 **Meeting:** 12/03/07 **Meeting:** 12/17/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: B-4
Project: Change the garage door.

BUILDING HISTORY

According to previous records, this mid-twentieth century building was originally the Southern Bell Telephone and Telegraph Building. It has undergone a number of alterations throughout the years.

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 building will be the office of Sullivan-St. Clair. An application was approved on 12/03/07 for an aluminum garage door on Conception. However, for a number of reasons, they will not be able to install it. All other work, including the approved iron gates on Government and the iron vents, will remain the same.
- B. The Guidelines state, “garage doors should be simple in design and compatible with the main building.”
- C. The applicant is proposing to install a coiling metal door on Conception. The color will match the brick.

RECOMMENDATION

The Board has generally denied coiling garage doors.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

222-07-CA: 9 North Cedar Street
Applicant: Casey Ginn
Received: 11/19/07 **Resubmitted:** 12/04/07
Meeting: 12/03/07 **Meeting:** 12/17/07

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin
Classification: Contributing
Zoning: B-4
Project: Rebuild the removed addition.

BUILDING HISTORY

According to previous records, this one-story frame Creole Cottage was constructed circa 1834.

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. Mr. Ginn received a COA to repair damaged wood; however, the damage proved to be extensive and the addition was removed. He also received an emergency roof repair COA on 12/04/07.
- B. The Guidelines call for rehabilitations and new additions to respect the age and style of the building.
- C. Mr. Ginn is proposing to rebuild the cabinet-style rear addition to match the removed addition.
 - 1. The new addition will be one foot shorter than the original one.
 - 2. Design and materials will match what was removed in material and profile to include the wood sash windows, four-panel door, roofline, roofing, foundation and other decorative features, but with the exception of the siding.
 - 3. The proposed siding will be board and batten.

RECOMMENDATION

Staff feels that the proposed new addition will not impair the historic integrity of the building or the district and recommends approving the application. It will be a reconstruction of the removed addition.

Mr. Ginn is proposing complementary rather than matching siding to differentiate the new addition from the original residence. While board and batten is a historic type of exterior cladding and staff does not object to using it, the Board has generally voted to have siding in new additions match the original siding.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

223-07-CA: 1105 Selma Street
Applicant: Chris Bowen
Received: 11/26/07 (+45 Days: 01/10/08)
Meeting: 12/17/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Non-Contributing
Zoning: R-1
Project: Repair/replace existing chain link fence.

BUILDING HISTORY

This apartment complex was constructed in the latter half of the twentieth century.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing 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 district..."

STAFF REPORT

- A. After complaints from several neighborhood residents, Urban Development issued a Notice of Violation to Chris Bowen, the owner. The chain link already existed, albeit at a more typical 5'-0" height. The new fence, however, is 8'-0" tall.
- B. The Design Review Guidelines state, "[fences] should complement the building and not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District. The height of solid fences in historic districts is generally restricted to six feet...the finished side of the fence should face toward public view."
- C. Mr. Bowen is requesting the Board allow the 8'-0" chain link fence to remain.

RECOMMENDATION

Although the Board typically does not approve chain link in the districts, this fence already existed. Therefore, Staff recommends approving the chain link at its original height. However, this is a multi-family property and as such the Guidelines allow an 8'-0" fence. If Mr. Bowen would like to maintain the current height, Staff recommends an alternate type, such as iron, wood or perhaps an ornamental wire fence like the one proposed for 805 Church Street. Another option Staff would recommend is painting the fence Bellingrath Green or a similar dark color (though not black).

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

224-07-CA: 958 Augusta Street
Applicant: Forrest McCaughn
Received: 12/06/07 (+45 Days: 01/20/07)
Meeting: 12/17/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Extend fence.

BUILDING HISTORY

According to previous records, this one-story frame Shotgun was built circa 1906.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing 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 district..."

STAFF REPORT

- A. There is currently a fence in the back.
- B. The Guidelines state, "[fences] should complement the building and not detract from it. Design, scale, placement and materials should be considered along with their relationship to the District. The height of solid fences in historic districts is generally restricted to six feet...the finished side should face toward public view."
- C. The owner is proposing to fill in the gaps of the current fence to enclose the back yard with fencing to match existing in material, profile, dimension and color.

RECOMMENDATION

The proposed work does not impair the historic integrity of the building or district. Staff recommends approval.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

225-07-CA: 167 State Street
Applicant: Devereaux Bemis
Received: 12/06/07 (+45 Days: 01/20/07)
Meeting: 12/17/07

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square
Classification: Contributing
Zoning: R-B
Project: Perform general repairs.

BUILDING HISTORY

Constructed in 1839, this Federal-style building is one of three two-story row houses built as rental units, two of which remain. It was used as a grocery store for a number of years.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing 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 district..."

STAFF REPORT

- A. Mr. Bemis is in the process of restoring his home.
- B. The Guidelines call for rehabilitations and new additions to respect the age and style of the building.
- C. The proposed work includes general repairs to the residence:
 - 1. Repair fence, installing a gate to match existing.
 - 2. Repair doors and windows, replacing sash as needed with materials to match existing.
 - 3. Repair gutters with materials to match existing.
 - 4. Stain rear steps with Behr Moon Tan.
 - 5. Paint doors, door and window frames and sashes in green to match existing.

RECOMMENDATION

The proposed work does not impair the historic integrity of the building or district. Staff recommends approval.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

226-07-CA: 167 South Georgia Avenue
Applicant: Hali Whetstone
Received: 12/07/07 (+45 Days: 01/21/07)
Meeting: 12/17/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Add a pergola to cover the back patio.

BUILDING HISTORY

According to previous records, this two-story frame residence was built circa 1914.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing 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 district..."

STAFF REPORT

- A. The Whetstones recently removed a non-historic rear deck to create a rear courtyard with pool.
- B. The Guidelines state, "accessory structures should complement the design and scale of the main building."
- C. Mrs. Whetstone is proposing to add a one-story pergola over the back patio per the submitted information:
 - 1. It will extend 8'-0" from the house on the south side, 12'-0" on the north and 16'-0" at the center.
 - 2. It will have a wood deck.
 - 3. It will be attached to the residence with copper flashing.
 - 4. It will be partially covered by standing seam metal panels.
 - 5. There will be 12'-0" tall columns (12" in diameter) that match those at the front.
 - 6. The columns will match the trim color and the rafters will be black to match the color of the shutters.

RECOMMENDATION

Based on the submitted plans, staff feels the proposed work does not impair the historic integrity of the building or district. The pergola is part of a landscape plan for the rear yard and it will only be minimally attached to the residence. The design of the structure (columns etc) will match existing and it will not be seen from the street. Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

227-07-CA: 1721 Laurel Street
Applicant: Jeff Mizell
Received: 12/07/07 (+45 Days: 01/21/07)
Meeting: 12/17/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Reroof with galvanized 5V crimp metal panels.

BUILDING HISTORY

According to previous records, this one-story frame residence was constructed circa 1919. It has been significantly altered throughout the years.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing 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 district..."

STAFF REPORT

- A. The roof is currently clad in asbestos shingles, which are not original to the house.
- 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 applicant is proposing to replace the current shingles with 5V crimp galvanized metal vertical panels.

RECOMMENDATION

It is common for roofs of historic homes to be re clad in the styles and materials popular at each time. Wood shingles, for example, gave way to asbestos shingles and so forth. The current trend in Mobile is to clad roofs with metal in an assortment of colors. While some architectural styles lend themselves to variety, others do not. This residence is a one-story cottage that has been significantly altered throughout the years and is considered non-contributing to the district.

According to the Design Review Guidelines, metal is an appropriate roof material in historic districts and Staff recommends approving the application.