

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD**  
December 19, 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.
25. Applicant's Name: Tom Karwinski  
Property Address: 17 South Lafayette Street  
Date of Approval: 11/14/05 asc  
Work Approved: Repair leak on front porch roof, replace/repair rotten rafter ends, rake rafters and tongue & groove sheathing. Flash roof and add 1x4 fascia board. Replace damaged wood siding as necessary with new wood to match existing in profile and dimension. Prime and paint new materials to match existing color scheme.
26. Applicant's Name: Lucky Roofing Company  
Property Address: 304 Marine Street  
Date of Approval: 11/15/05 asc  
Work Approved: Re-roof building with 3 tab fiberglass shingles, black in color.
27. Applicant's Name: Clay Abney  
Property Address: 18 North Reed Street  
Date of Approval: 11/16/05 weh  
Work Approved: Construct 12 x 24 wood frame outbuilding as per submitted MHDC stock plans. Materials to match the main house in materials, profile and dimension. NOTE: Historic District Overlay Ordinance will allow setbacks close to property line.

28. Applicant's Name: Scott Philips  
Property Address: 261 South Ann Street  
Date of Approval: 11/16/05 jdb  
Work Approved: Replace rotten wood as necessary with new materials to match existing in profile, materials and dimension. Paint the house and garage as follows:  
Body - SW Colonial Revival Gray  
Trim – Roycroft Vellum  
Re-roof with Timberline shingles, charcoal gray in color.
29. Applicant's Name: Candice Baldwin  
Property Address: 11 South Reed Street  
Date of Approval: 11/16/05 jdb  
Work Approved: Repaint house in the following color scheme:  
Body – light green  
Trim – off white  
Porch and lattice work at foundation –  
Bellingrath Green  
Front door to remain natural stained wood
30. Applicant's Name: Presley Roofing Company  
Property Address: 112 South Bayou Street  
Date of Approval: 11/16/05 asc  
Work Approved: Repair steeple roof with materials to match existing in profile, dimension and color.
31. Applicant's Name: Cooper Roofing Company  
Property Address: 218 South Dearborn Street  
Date of Approval: 11/17/05 asc  
Work Approved: Re-roof building with 30 year 3 tab fiberglass shingles, charcoal in color.
32. Applicant's Name: Montiel Custom Homes  
Property Address: 1351 Springhill Avenue  
Date of Approval: 11/17/05 asc  
Work Approved: Re-roof to match existing with 3 tab shingles, charcoal in color.
33. Applicant's Name: Thomas Roofing Co./Richard Watters/Kroutter and Watters  
Property Address: 158 South Jackson Street  
Date of Approval: 11/17/05 jdb  
Work Approved: Re-roof building to match existing with 3 tab shingles, charcoal in color.
34. Applicant's Name: Shelter Roofing Company  
Property Address: 1352 Old Shell Road  
Date of Approval: 11/17/05 weh  
Work Approved: Replace storm-damaged roof with 3 tab shingles to match existing in profile, dimension and color.

35. Applicant's Name: Sons Real Estate Investments  
Property Address: 1419 Brown Street  
Date of Approval: 11/18/05 asc  
Work Approved: Re-roof porch roof with materials to match existing in material, profile, dimension and color.
36. Applicant's Name: Dan Wilson Construction  
Property Address: 126 Government Street  
Date of Approval: 11/21/05 weh  
Work Approved: Replace rotten wood on window sills with new materials matching existing in profile, dimension and material.  
Paint new materials to match existing color scheme.
37. Applicant's Name: John Kern, Jr.  
Property Address: 906 Augusta Street  
Date of Approval: 11/21/05 weh  
Work Approved: Remove existing non-historic deteriorated lean-to rear porch.
38. Applicant's Name: Detailed Roofing Company  
Property Address: 1221 Selma Street  
Date of Approval: 11/21/05 weh  
Work Approved: Re-roof building with 3 tab fiberglass shingles, black in color.
39. Applicant's Name: Hugh McCain, Jr.  
Property Address: 67 North Reed Street  
Date of Approval: 11/22/05 jss  
Work Approved: Re-roof with charcoal gray shingles.
40. Applicant's Name: Wachovia Bank as Trustee for NJ Stallworth Trust  
Property Address: 1604 Springhill Avenue  
Date of Approval: 11/23/05 weh  
Work Approved: Re-roof building with 3 tab fiberglass shingles, dark gray in color.
41. Applicant's Name: Lucky Roofing Company  
Property Address: 1054 Dauphin Street  
Date of Approval: 11/28/05 asc  
Work Approved: Re-roof flat roof with materials to match existing in profile and dimension.
42. Applicant's Name: Janet Bolton  
Property Address: 32 South Reed Street  
Date of Approval: 11/28/05 weh  
Work Approved: Paint house in the following colors:  
Body – medium gray  
Trim – light gray  
Porch floor, door and foundation piers – dark green  
Install metal roof as per submitted design

43. Applicant's Name: George and Bunky Ralph  
 Property Address: 258 Stocking Street  
 Date of Approval: 11/29/05 asc  
 Work Approved: Re-roof house with 3 tab fiberglass shingles, rustic hickory in color.
44. Applicant's Name: Greg Reese  
 Property Address: 155 South Warren  
 Date of Approval: 11/30/05 weh  
 Work Approved: Re-roof building with 3 tab fiberglass shingles, charcoal gray in color.
45. Applicant's Name: Margaret Rushing  
 Property Address: 1106 Selma Street  
 Date of Approval: 11/30/05 weh  
 Work Approved: Re-roof with dimensional shingles, Estate Gray in color.
46. Applicant's Name: Alice Holifield  
 Property Address: 14 North Ann Street - A  
 Date of Approval: 12/2/05 jss  
 Work Approved: Repair storm damaged siding, roofing and windows on south side of building with materials to match existing in profile, dimension and color. Paint new materials to match existing color scheme.
47. Applicant's Name: Jay Maintenance  
 Property Address: 165 South Monterey Street  
 Date of Approval: 12/2/05 asc  
 Work Approved: Re-roof building with 3 tab shingles to match existing in profile, dimension and color.

**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.
2. **016-05/06-CA** 18 North Monterey Street  
 Applicant: Owen Drey  
 Nature of Request: Construct cooking shed and gazebo in rear yard as per submitted plans.
3. **017-05/06-CA** 1010 Selma Street  
 Applicant: Mr. and Mrs. Marvin Fairley  
 Nature of Request: Remove deteriorated non-historic rear addition and construct new rear addition as per submitted plans.
4. **018-05/06-CA** 6-8 North Joachim Street  
 Applicant: Center for the Living Arts/Saenger Theater  
 Nature of Request: Install signage as per submitted design.

5. **019-05/06-CA** 315 South Monterey Street  
Applicant: Helen Buttram  
Nature of Request: Install metal roof as per submitted sample.
6. **020-05/06-CA** 1611 Government Street  
Applicant: K.V. Fordaham  
Nature of Request: Remove aluminum siding from rear porch. Install glass storefront behind existing porch columns and railing as per submitted plans.
7. **021-05/06-CA** 57 South Catherine Street  
Applicant: Ken Heyl  
Nature of Request: Install parking on residential lot to accommodate Bed & Breakfast traffic as per submitted site plan.

**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) 12/19/05    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*

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
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. The porches are shown on the 1925 Sanborn Fire Insurance Map.
  4. Demolition of three quarters of the porches has already occurred .
  5. The property is under a stop work order.
  6. Mortise pockets in the brick and old growth lumber further confirm the porches were original to the structure.

Staff recommends denial of the application as submitted. Staff further recommends that the rear porches be reconstructed following approval of the plans by the ARB.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**016-05/06-CA**            18 North Monterey Street  
**Applicant:**            Owen Drey  
**Received:**            11/08/05                    **Meeting Date (s):**  
Submission Date + 45 Days: 12/23/05            1) 12/19/05    2)                    3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**    Old Dauphin Way Historic District  
**Classification:**    Contributing  
**Zoning:**            R-1, Single Family Residential  
**Nature of Project:**   Construct cooking shed, gazebo and stucco-covered wall as per submitted plans.

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

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
3	Accessory Structures	Construct cooking shed and gazebo
3	Fences, Walls and Gates	Construct 6' stucco covered wall

**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 complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

- A. COOKING SHED - The Guidelines state that “The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building.”
1. The main residence is a one and ½ story frame late Victorian with Colonial Revival details, constructed in 1914.
  2. The topography of the site is such that the rear is significantly lower than the front.
  3. The cooking shed measures 17' x 13' and is located on the north property line.
  4. 8' load bearing fiberglass columns and a brick veneer rear wall support a hipped roof, constructed at a pitch of 5 to 12.
  5. Roofing material is 16 oz. copper.
  6. Flooring material is flagstone over concrete slab.
  7. The east and west elevations have pressure treated lattice panels between the fiberglass columns.

- B. GAZEBO - The Guidelines state that “The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building.”
1. The main residence is a one and ½ story frame late Victorian with Colonial Revival details, constructed in 1914.
  2. The topography of the site is such that the rear is significantly lower than the front.
  3. The gazebo measures 17’ x 13’ and is located on the south property line.
  4. 8’ load bearing brick veneer columns support a hipped roof, constructed at a pitch of 5 to 12.
  5. Roofing material is 16 oz. copper.
  6. Flooring is to be flagstone over concrete slab.
  7. The east and west elevations have pressure treated lattice panels between the brick columns.
- C. STUCCO COVERED WALL – 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.”
1. The main residence is a one and ½ story frame late Victorian with Colonial Revival details, constructed in 1914.
  2. The main house is constructed on brick piers.
  3. The proposed 6’ high wall is to be located along the north property line at the sidewalk.
  4. Two iron gates, one pedestrian gate and one vehicular gate, are to be constructed in the wall.
  5. There is another fence constructed at the sidewalk directly across the street from 18 North Monterey, between North Monterey and North Reed Street.
  6. The location of this fence along with the Historic District Overlay Ordinance will allow the construction of the proposed wall at the sidewalk.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**017-05/06-CA**            1010 Selma Street  
**Applicant:**            Mr. & Mrs. Marvin Fairley  
**Received:**            12/02/05                            **Meeting Date (s):**  
 Submission Date + 45 Days: 1/19/06                            1) 12/19/05    2)                            3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Oakleigh Garden Historic District  
**Classification:**        Contributing  
**Zoning:**                    R-1, Single Family Residential  
**Nature of Project:**      Remove existing deteriorated rear addition & construct new rear addition as per submitted plans.

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

<u><b>Sections</b></u>	<u><b>Topic</b></u>	<u><b>Description of Work</b></u>
3	Accessory Structures	Construct cooking shed and gazebo
3	Fences, Walls and Gates	Construct 6' stucco covered wall

**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 complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

1. The existing rear shed addition is not in character with the original historic structure
2. The existing rear shed addition has no architectural or historic significance.
3. The existing rear shed addition is in deteriorated condition.
4. The proposed new rear addition follows the massing and scale established by the original historic structure.
5. Brick piers under the addition will match existing historic piers.
6. Wood siding on the addition will match existing historic wood siding.
7. Windows in the addition will match existing historic windows, wood true divided light.
8. Roof materials, gables and pitch will match existing.

Staff recommends approval of the addition as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**018-05/06-CA**            6-8 North Joachim Street  
**Applicant:**            Center for the Living Arts  
**Received:**            12/02/05                            **Meeting Date (s):**  
Submission Date + 45 Days: 1/16/06                            1) 12/19/05    2)                            3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Lower Dauphin Street Commercial Historic District  
**Classification:**        Contributing  
**Zoning:**                    B-4  
**Nature of Project:**      Install signage as per submitted design.

**APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT**  
*Sign Design Guidelines for Mobile's Historic Districts*

**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 complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

1. The Saenger Theater, constructed ca. 1927, is a major downtown landmark.
2. The Review Board previously approved a marquis sign for placement vertically in the alcove over the main entrance.
3. A variance was granted by the Board of Zoning Adjustment to allow the proposed vertical marquis sign to exceed the maximum 64 square feet.
4. The revised sign design is proposing a horizontal sign located above the entrance canopy.
5. This design will not impair the visual character of the alcove.
6. The proposed sign measures 10’ long by 5’ high with 2’ high illuminated letters.
7. The proposed sign is designed to have chasing lights on the border and on the letters
8. Chasing lights are common for Saenger signs, being found on both the Hattiesburg, MS and New Orleans, LA. Saenger Theater signs.
9. The proposed sign colors are gold letters and border on a burgundy background.
10. The proposed sign will measure 100 square feet in size, which exceeds the maximum allowable 64 square feet of signage allowed by the Sign Ordinance.
11. A variance has been requested to allow the horizontal sign to exceed the allowable 64 square feet.
12. This application will be considered by the Board of Zoning Adjustment at the January meeting.
13. Based on the fact that the Saenger Theater occupies one half of a city block, and has no other signage on the exterior, the amount of signage requested is not excessive.

Staff recommends approval of the design as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**019-05/06-CA**            315 South Monterey Street  
**Applicant:**            Helen Buttram  
**Received:**            12/02/05                            **Meeting Date (s):**  
**Submission Date + 45 Days:** 1/16/05                            1) 12/19/05    2)                            3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Old Dauphin Way Historic District  
**Classification:**        Contributing  
**Zoning:**                    R-1, Single Family Residential  
**Nature of Project:**      Install metal shingle roof on residence as per submitted sample.

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

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
3	Roofs	Re-roof with 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**

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 “A roof is one of the most dominant features of a building. Original or historic roof forms, as well as the original pitch, should be maintained. Materials should be appropriate to the form and pitch and color.”
1. The subject structure is a ca. 1925 Craftsman Bungalow with a complex roof consisting of an end gable over the porte cochere, hipped over the main residence, and a prominent dormer with a hipped roof.
  2. The existing roof is a 3 tab asphalt shingle.
  3. The proposed roof is a steel panel emulating architectural grade shingles, gray in color.
  4. Historically, Bungalows in Mobile were constructed with either wood shakes or asbestos tile roofs.
  5. Historically, Bungalows in Mobile were not constructed with metal roofs.
  6. Due to the configuration of the roof, the roofing material will be highly visible from public view.
  7. The use of metal panels would greatly change the architectural character of the residence.

Staff recommends denial of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**020-05/06-CA**            1611 Government Street  
**Applicant:**            K.V. Fordham  
**Received:**            12/05/05                            **Meeting Date (s):**  
Submission Date + 45 Days: 1/22/06                            1) 12/19/05    2)                            3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Leinkauf Historic District  
**Classification:**        Contributing  
**Zoning:**                    R-1, Single Family Residential  
**Nature of Project:**     Remove aluminum siding from rear porch. Install glass storefront behind existing porch columns and railing as per submitted plans.

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

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
3	Porches	Reconfigure rear porch

**STANDARD OF REVIEW**

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**STAFF REPORT**

Based on the information contained in the application, and in Staff's judgment, the proposed work complies with the Design Review Guidelines and will not 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 two story stucco-covered residence.
  2. The existing rear porch was closed in and sheathed in aluminum siding.
  3. The proposed porch alteration includes the removal of the aluminum siding, and installation of plate glass in a wooden frame behind the existing columns.
  4. This is the preferred method for closing in rear porches.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**021-05/06-CA**            57 South Catherine Street

**Applicant:**            Ken Hyel

**Received:**            12/05/05

**Meeting Date (s):**

Submission Date + 45 Days: 1/22/06            1) 12/19/05    2)            3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**    Old Dauphin Way Historic District

**Classification:**    Contributing

**Zoning:**            R-1, Single Family Residential

**Nature of Project:**    Install parking and second curb cut and drive as per submitted plans. Construct two sections of stucco-covered masonry wall to screen cars as per submitted plan.

**APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT**

*Design Review Guidelines for Mobile's Historic Districts*

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
3	Drives, Walks and Parking	Install parking & drives
3	Fences, Walls and Gates	Install wall for screening parking

**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 complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

- A. **DRIVE and PARKING** - The Guidelines state that “ Modern paving materials are acceptable in the historic districts. However, it is important that the design, location and materials be compatible with the property.”
1. The subject structure is a ca. 1893 two story wood frame residence.
  2. The subject structure is being rehabilitated for use as a bed & breakfast.
  3. Currently there is one curb cut on the south side of the property.
  4. A second curb cut is proposed to be located at the north side of the property.
  5. Stamped concrete is proposed for the areas at the curb cut, beginning at the sidewalk and extending east onto the property.
  6. Pea gravel is the proposed material for the parking areas and the remainder of the driveway.
  7. At the December 5, 2005 meeting the Board of Zoning Adjustment granted a variance to allow for alternative paving materials.



- B. STUCCO-COVERED WALL – The Guidelines state that “Parking areas should be screened from view by the use of low masonry walls, wood or iron fences, or landscaping.”
1. The applicants are proposing to erect a 5’ high stucco-covered masonry wall with brick columns.
  2. This wall will screen the parked cars from public view.

Staff recommends approval of the application as submitted.