

AGENDA
ARCHITECTURAL REVIEW BOARD
December 22, 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: Dobson Sheet Metal and Roofing Company
Property Address: 907 Elmira
Date of Approval: November 26, 2003 asc
Work Approved: Repair house with materials matching existing in color, profile and dimension. Replace rotten wood as necessary matching existing in profile and dimension.
2. Applicant's Name: Fresche
Property Address: 1714 Dauphin Street
Date of Approval: December 1, 2003 asc
Work Approved: Install temporary banner under front awning above front doors. 33' high x 9' long. To be hung no more than 30 days.
3. Applicant's Name: Linda Overton / Brooks Roofing Company
Property Address: 254 South Ann Street
Date of Approval: December 1, 2003 asc
Work Approved: Re-roof house with 3 tab shingles, black in color. Repair rotten wood as necessary with new matching existing in profile and dimension.
4. Applicant's Name: Christ and Melissa Coumanis
Property Address: 9 N. Monterey Street
Date of Approval: December 1, 2003 asc
Work Approved: Construct 25' x 12' wooden deck to rear of house using MHDC Balustrade Design #2 or #3.
Any variation in railing design to be submitted to MHDC for review.
5. Applicant's Name: Ron Neese
Property Address: 50 Hannon Street
Date of Approval: December 2, 2003 weh
Work Approved: Install porch balustrade using MHDC stock plans as submitted.

6. Applicant's Name: Andrea McClellan
Property Address: 60 LeMoyne
Date of Approval: December 3, 2003 asc
Work Approved: Re-roof with 3 tab shingles, charcoal black in color.
Repaint in the following Sherwin Williams color scheme:
Body: Hammered Silver, SW 2840
Trim: White
Door: Roycroft Copper Red, SW 2839

7. Applicant's Name: Linda & Lucy Kahalley
Property Address: 66 Fearnway
Date of Approval: December 5, 2003 weh
Work Approved: Replace rotten wood as necessary to match existing in profile and dimension. Repaint house in white.

8. Applicant's Name: Claude Petrich
Property Address: 261 Dexter Avenue
Date of Approval: December 5, 2003 weh
Work Approved: Re-roof house with GAF 3 tab shingles, Charcoal in color.

C. NEW BUSINESS:

1. 030-03/04-CA 308 South Georgia Avenue
Applicant: Jon & Nichole Moss
Nature of Request: Install 2 fixed single light window sashes in previously-
Enclosed rear porch as per submitted drawings.

2. 031-03/04-CA 2254 Ashland Place Avenue
Applicant: Mr. Pat Sigler/Lucy Barr Designs
Nature of Request: Construct one story rear addition as per submitted plans.
Construct garage structure as per submitted plans.

3. 032-03/04-CA 459 Dauphin Street
Applicant: Tom Townsend
Nature of Request: Restore 3 story storefront of commercial building as per
submitted plans.

D. OTHER BUSINESS AND ANNOUNCEMENTS:

1. Discussion of Rules & Regulations
2. Election of ARB Chair and Vice Chair
3. New Distribution of Board Correspondence

E. ADJOURNMENT

F. 1500 Government Street – Meeting of Design Review Committee

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

030-03/04 – CA 308 South Georgia Avenue
Applicant: Jon and Nichole Moss
Received: 12/5/03 **Meeting Date (s):**
Submission Date + 45 Days: 1/19/04 1) 12/22/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Building
Nature of Project: Install two double hung wood windows in previously-enclosed porch as per submitted drawing.

In 1998 the applicants enclosed a rear first story porch and installed French doors on the rear elevation. The south elevation was sheathed in lap siding to match the existing residence. The applicants are requesting to install windows in this section of the addition to increase the level of natural light into the interior. Proposed double-hung wood windows will match those existing in profile and materials, but at a smaller scale. Head height will begin below the flush board and drip cap and line up with the sills of the existing windows.

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	General	
3	Windows	Install windows in enclosed porch

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

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 a two-story wood frame residence with vernacular bungalow detailing.
 2. The proposed windows will match the existing in profile and materials, but at a smaller scale in keeping with the proportions of the enclosed rear porch.

Windows

- A. 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 single, paired and triple wood 9-over-1 double hung.
 - 2. Proposed new windows are wood nine-over-one double hung.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

031-03/04 – CA 2254 Ashland Place Avenue
Applicant: Pat Sigler/Lucy Barr Designs
Received: 12/5/03 Meeting Date (s):
Submission Date + 45 Days: 1/19/04 1) 12/22/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (4) Building, Mechanical, Electrical, Plumbing
Nature of Project: Construct one story rear addition, measuring 52’-1” x 22’-4” as per submitted plans. Also construct a separate garage/carport/game room, measuring 28’x 54’ – 10” at rear of lot along alley and connected to the rear porch with a covered walkway as per submitted plans.

Addition to be constructed at the rear/north of the existing structure, out a distance of 22’-4” and encompassing an existing rear porch with service stair. Addition to extend 12’ past the existing west line of the residence; new porch to extend 4’ past the addition. Addition to be flush with the existing east line of the residence. Rectangular bay window at kitchen sink in west elevation to be supported by brackets matching those supporting the existing cantilevered gables on the main roof. The north/rear elevation is divided into two areas. To the right is a covered porch with hipped roof supported by round columns and balustrade matching the front porch balustrade. An open fireplace is located at the west end, with chimney matching the profile & dimension of an existing chimney. On the left side is a stone patio. All wood siding, one-over-one double hung wood windows, soffit, eave, fascia, corner boards etc. to match those on the existing residence. The hipped roof of the addition will intersect the house at a point that will require the removal of 1 window from the first floor elevation and 2 windows from the second floor rear elevation. One of these windows will become access to the attic above the addition.

A free-standing garage/carport/game room is proposed for the rear of the yard. This structure will be connected to the main residence via a pergola-type covered walkway supported by columns matching those proposed for the rear covered porch. Vehicular access to this structure will be from the alley. The footprint of the structure is rectangular in design, measuring 28’ x 54’-10”. Proposed foundation is slab on grade. Siding, corner boards, window & door trim, soffit, eave and fascia all to match that on the main residence. Proposed roof is hipped with a cross gable occurring at the game room. Gable and overhang to match the details of the main house gables, cantilevered past the building wall and supported by decorative brackets. Central game room is flanked by a two car carport on the left and a one car garage on the right.

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	General	
3	Piers, Foundations and Foundation Infill	Construct addition
3	Exterior Materials and Finishes	
3	Doors and Doorways	

3	Windows
3	Porches and Canopies
3	Roof

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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 a two-story wood frame residence with Classical Revival detailing.
 2. The form of the proposed addition continues the massing and detail of the original residence.

Work Item 1 –Rear Addition

- B. 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 continuous brick with ventilation created by voids in the brick.
 2. The proposed addition foundation matches the existing.
- C. 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.
- D. 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 installation of 4 sets of new wood French doors.
- E. 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 wood 1-over-1 double hung.
 2. Windows in the addition are wood 1-over-1 double hung.
- F. 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 hipped.
 2. The roof for the proposed addition is hipped matching the pitch and materials of the existing.
- G. The addition will be located at the rear of the existing residence.
1. Houses on each side and privacy fencing will obscure the addition from public view.

Work Item 2 – Garage/Carport/Game Room Addition

- A. 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 existing structure is two-story wood frame residence with Classical Revival detailing.
 2. The proposed garage is to be constructed of wood lap siding to match that of the main residence.
 3. Wood columns supporting the carport to match those existing on the main house and proposed for the rear porch addition.
 4. All corner board, soffit, eave and fascia to match that of the main house.
 5. The garage roof is to be hipped, with a front-facing gable.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

032-03/04 – CA 459 Dauphin Street
Applicant: Tom Townsend/Solomon Anson LLC
Received: 12/5/03 **Meeting Date (s):**
Submission Date + 45 Days: 1/19/03 1) 12/22/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Contributing
Zoning: B-4, General Business
Additional Permits Required: (4) Building, Mechanical, Electrical, Plumbing
Nature of Project: Restore storefront to pre-1940 appearance as per submitted drawings.

Install wood storefront system between existing cast iron columns. Storefront to consist of traditional paneled bulkhead, display window, and divided light transom. Install antique Eastlake wood entry door in center of storefront. Install antique four panel wood door with double arched panes at entry to apartment stairs. Repair stucco and brick above the storefront. Install salvaged two-over-two wood double hung windows to replicate the original window sashes.

Additional Information:

This building was severely damaged by a tropical storm in September 2002. The rear portion collapsed, blowing out the modern glass storefront. Urban Development issued Hazard Warnings requesting the owners repair the storm damage. The property changed hands, and is currently being adaptively reused as office space on the ground floor with living quarters on the second and third floors. MHDC staff is assisting the owner with Preservation Tax Incentives.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Lower Dauphin Street Commercial Historic District Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
Building Condition 2	Original Design Slightly Altered	Rehabilitate existing exterior
2, a	Maintaining Basic Material Characteristics	Repair scored stucco
3	Upper Stories Above the Storefront	Install salvaged windows in existing masonry openings

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STAFF REPORT

A. The *Lower Dauphin Street Commercial District Guidelines, Building Condition 3 – Original Design Slightly Altered* states that the rehabilitation of the facade, using historic photographic documentation as a source for information is appropriate.

1. The existing storefront system is not original to the structure, nor is it historic.
2. Originally there was a wood and glass storefront system constructed behind existing cast iron columns.
3. The proposed design would replicate the storefront design depicted in the historic file photograph.

Repairing/Replacing Scored Stucco:

1. The original exterior scored stucco finish of the building had a significant design aspect in terms of different texture.

B. The *Lower Dauphin Street Commercial District Guidelines, Section 3 – Upper Levels Above the Storefront* states “Preserve the size and shape of upper story windows.”

1. Currently there is no sash work in the upper floors.
2. The original double hung wood windows were two-over-two.
3. Salvaged two-over-two windows will be installed in the masonry openings.

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