

AGENDA

ARCHITECTURAL REVIEW BOARD

December 8, 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: Virginia Turner Miller/G. C. Kraft Construction
Property Address: 1012 Dauphin Street
Date of Approval: November 17, 2003 weh
Work Approved: Replace rotten wood as necessary with new matching existing in profile and dimension. Repaint porch in existing color scheme; repaint house to match existing color scheme.
2. Applicant's Name: Franklin Austin
Property Address: 1111 Oak Street
Date of Approval: November 17, 2003 weh
Work Approved: Replace rotten wood as necessary with new matching existing in profile and dimension. Paint to match existing color scheme.
3. Applicant's Name: Charles Weems General Contractor
Property Address: 254 N. Jackson St.
Date of Approval: November 17, 2003 weh
Work Approved: Replace rotten wood as necessary with new matching existing in profile and dimension. Paint to match existing color scheme.
4. Applicant's Name: Rayce Construction Company
Property Address: 1717 Dauphin Street
Date of Approval: November 18, 2003 asc
Work Approved: Replace termite damaged rotten wood on window sills with new to match existing in profile and dimension. Paint to match existing color on windows.
5. Applicant's Name: Coulson Roofing and Sheet Metal
Property Address: 58 Semmes Avenue
Date of Approval: November 19, 2003 weh
Work Approved: Reroof house with walnut brown shingles.
6. Applicant's Name: Most Reverend Oscar H. Lipscomb
Property Address: 406 Government Street
Date of Approval: November 19, 2003 asc

- Work Approved: Repair to stucco as necessary; paint exterior in the following Sherwin-Williams color-Peace Yellow SW 2857; relocate door on west side approximately 5 ft. from existing location
7. Applicant's Name: Helen W. Wood/ Norman E. Wood
Property Address: 110 Ryan Avenue
Date of Approval: December 8, 2003 weh
Work Approved: Repaint house in the existing color scheme. Replace rotten wood as necessary with new matching existing in profile and dimension.
 8. Applicant's Name: Diversified Roofing/ Julie Beem
Property Address: 359 Church Street
Date of Approval: November 20, 2003 weh
Work Approved: Repair leaks on roof. Replace broken tiles with tiles matching existing in profile, dimension and color.
 9. Applicant's Name: David Naman
Property Address: 216 Dauphin Street
Date of Approval: November 21, 2003 asc
Work Approved: Repair to building cornice to match original in profile and dimension.
 10. Applicant's Name: Enoch Aguilera
Property Address: 1118 Government Street
Date of Approval: November 24, 2003 asc
Work Approved: Repaint house in the following Behr color scheme:
Body: Joyous 1CC-50 (yellow)
Trim: White 1852 and Cashmere Sweater 1CC-30 (pale yellow)
Foundation and trim accents: New Hunter Green 1CC-86
 11. Applicant's Name: Melissa Bowden
Property Address: 9 Common Street
Date of Approval: November 25, 2003 asc
Work Approved: Minor rotten wood replacement with new matching existing in profile and dimension. Repaint house in the following color scheme:
Body: Renwick Olive SW 2815
Trim: White
Shutters and porch deck: Shutter Green SW 2809
Door: Merlot
 12. Applicant's Name: Affordable Roofing Company
Property Address: 66 Fearnway
Date of Approval: November 25, 2003 jdb
Work Approved: Re-roof house in architectural dimensional shingles, charcoal in color.
 13. Applicant's Name: Leila Maherg, Norbey LLC
Property Address: 1101 Dauphin Street

Date of Approval: November 25, 2003 asc
Work Approved: Replace rotten wood on eaves as necessary with new matching existing in profile and dimension. Paint to match existing color scheme.

C. NEW BUSINESS:

1. 023-03/04-CA 960 Dauphin Street
Applicant: Bob and Buffy Donlon, Douglas Kearley, Architect
Nature of Request: Add screened porch; enclose existing porch with wood and glass storefront-type system. Pave courtyard with stamped concrete.
Construct porte-cochere, all as per submitted plans.
2. 024-03/04-CA 1417 Brown Street
Applicant: Larry McKinstry
Nature of Request: Construct 2 car garage with rooftop deck as per submitted plans.
3. 025-03/04-CA 965 Savannah Street
Applicant: Elisha Griffin
Nature of Request: Demolish burned structure as per submitted application.
4. 026-03/04-CA 108 Lanier Avenue
Applicant: Pete Vallas
Nature of Request: Construct rear addition and modify exterior elevations as per submitted plans.
5. 027-03/04-CA 9 North Monterey Street
Applicant: Chirst Coumanis
Nature of Request: Construct 6' and 4' wood privacy fences as per submitted site plan.
Construct 4' wood picket fence around basketball court as per submitted site plan.
6. 028-03/04-CA 605 Dauphin Street
Applicant: Wintzels Restaurant/Douglas Kearley, Architect
Nature of Request: Construct wood deck at front of building as per submitted plans.
7. 029-03/04-CA 34 Houston Street
Applicant: Darwin Singleton
Nature of Request: Construct rear addition as per submitted plans.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

023-03/04 – CA 960 Dauphin Street
Applicant: Bob & Buffy Donlon/Douglas Kearley, Architect
Received: 10/20/03 **Meeting Date (s):**
Submission Date + 45 Days: 12/04/03 1) 11/10/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: B-1, Business
Additional Permits Required: (1) Building
Nature of Project: Add screened porch; enclose existing porch with wood and glass storefront-type system.
Pave courtyard with stamped concrete. Construct wood deck off screened porch.
Construct porte-cochere, all as per submitted plans.

Three bay screened porch to measure 10’ x 23’ and to be located at the northeast corner of the rear wing. Porch to be constructed of 8” square columns, infilled with screen panels. Hipped roof to be finished with asphalt fiberglass shingles. A fourth bay at the north end of the porch to have a pergola-type roof and infilled with wood lattice panels.

Existing inset porch on servant’s wing to be infilled with wood and glass storefront-type system.

Construct porte-cochere, measuring 15’ x 20’ in driveway. Three bay structure to be supported with 10” square wood box columns with paneled lattice infill. South/Dauphin Street elevation to have electric framed lattice gates.

Install 6’ wood privacy fence along east property line.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

| <u>Sections</u> | <u>Topic</u> | <u>Description of Work</u> |
|------------------------|---------------------------|---|
| 3 | Porches & Canopies | Add screened porch Enclose existing porch Construct porte cochere |
| 3 | Fences, Walls and Gates | Construct 6’ wood privacy fence |
| 3 | Drives, Walks and Parking | Pave courtyard with stamped concrete |

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.

Porches and Canopies – Add Screened Porch

- 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 main house is a two story wood frame structure with lap siding and hipped roof.
 2. The proposed screened porch is constructed of painted wood and metal screening.
 3. The pitch of the roof and roofing materials match that of the main residence.

Porches and Canopies – Enclose Existing Recessed Porch

- A. The Guidelines State that “Where rear or side porches are to be enclosed, one recommended method is to preserve the original configuration of columns, handrails, and other important architectural features.”
1. The existing three bay inset two story porch is supported by square wood box columns. The simple wood balustrade matches that on the front of the residence.
 2. The proposed porch infill occurs behind the existing porch railing between the existing columns, thereby retaining all elements of the original porch.
 3. The proposed porch infill is constructed of wood framing with glass panels.
 4. This type of porch infill is similar to previously-approved porch infills in Fort Conde Village, the Guesnard House, and the Christ Church double house.

Porches & Canopies – Construct Porte-Cochere

- A. The Guidelines state that “The form and shape of the porch and its roof should maintain their historic appearance. The materials should blend with the style of the building.
1. The existing front and rear porches are three bays in design, supported by square wood box columns.
 2. The proposed porte-cochere is 3 bays supported by square wood box columns with framed lattice infill.
 3. The proposed hipped roof matches the existing roof in materials and profile.

Fences, Walls and Gates – Install 6’ Wood Privacy Fence

- A. The Guidelines state that “These 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 limited to six feet...”
1. The main residence is a two story wood frame structure.
 2. The proposed fence is 6’ wood privacy fence.

Drives, Walks and Parking – Pave Courtyard with Stamped Concrete

- A. 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 current parking is grass and dirt.
 - 2. The proposed parking of stamped concrete in a brick pattern will provide a finished look replicating the feel of a brick courtyard.
 - 3. The courtyard will not be visible from public view.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

024-03/04 – CA 1417 Brown Street
Applicant: Larry McKinstry
Received: 10/20/03 **Meeting Date (s):**
Submission Date + 45 Days: 12/04/03 1) 11/10/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Building
Nature of Project: Construct 2 car garage, measuring 24’ x 24’ with rooftop deck as per submitted plans.

Enclosed garage to be frame with wood lap siding matching that of the main residence. A double garage door, measuring 18’ x 7’ and painted to match the doors of the main structure, to be located facing west. A staircase leading to a rooftop deck to be located on the east side of the garage, constructed of wood with hand rail matching the front porch railing. The walls of the garage extend 3’ past the floor level of the roof deck and are incorporated into 2’ wide planters.

Additional Information: The applicant has obtained a variance from the Board of Zoning Adjustment to allow construction within 8’ of the property line.

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 | Accessory Structures | Construct 2 Car Garage |

STANDARD OF REVIEW

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STAFF REPORT

General

- B. 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.

Accessory Structures – New 2 Car Garage with Rooftop Garden

- 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 a one story frame bungalow with a pyramidal hipped roof.
 2. The proposed garage is to be constructed of wood lap siding to match that of the main residence.
 3. All corner board, soffit, eave and fascia to match that of the main house.
 4. The garage roof is to be flat, creating a deck area.
 5. The walls of the roof deck are a continuation of the walls of the garage.

Staff recommends approval as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

025-03/04 – CA 965 Savannah Street
Applicant: Elisha Griffin
Received: 10/20/03 **Meeting Date (s):**
Submission Date + 45 Days: 12/04/03 1) 11/10/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Demolition
Nature of Project: Demolish 3 room shotgun structure damaged by fire.

Additional Information:

The house was damaged by an electrical fire in late summer. The owner approached the ARB about demolishing the structure and constructing a new rental property on the site. Staff inspected the property, along with a building inspector from Urban Development. A determination was made that the house was structurally sound and could be restored. The owner submitted a Demolition Application requesting to raze the property. Since this submission, the owner has placed a “For Sale” sign on the structure. The Oakleigh Venture Revolving Fund is considering purchase and restoration.

Urban Development has cited this structure under the Unsafe Buildings Act.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

*Chapter 44, Article IV, Mobile City Code
Section 10, Demolition, Relocation*

| | | |
|------------------------|---------------------|-----------------------------------|
| <u>Sections</u> | <u>Topic</u> | <u>Description of Work</u> |
|------------------------|---------------------|-----------------------------------|

STANDARD OF REVIEW

Section 10, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ The Board shall not grant Certificates of Appropriateness for the demolition or relocation of any property within a Historic District unless the Board finds that the removal or relocation of such building will not be detrimental to the historical or architectural character of the district.”

Post Demolition or Relocation Plans Required. In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site.

STAFF REPORT

- C. The historic or architectural significance of the structure:
 - 1. The subject property is a one story wood frame shotgun with a hipped roof.
 - 2. The subject property is one bay wide and three bays deep.
 - 3. The subject property is a contributing structure within the Oakleigh Garden Historic District.

- B. The importance of the structure to the integrity of the Historic District, the immediate vicinity, an area, or relationship to other structures:
 - 1. The subject property is the last of a series of shotguns that creates a streetscape on the south side of Savannah Street.
 - 2. The subject property is located on a corner lot and its presence serves as an anchor for the corner.

- C. The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location:
 - 1. Reproducing such a structure using similar old-growth materials would be cost-prohibitive.
 - 2. Reproducing a similar structure following the massing, scale, and proportions would be cost-prohibitive.

- D. Whether the structure is one of the last remaining examples of its kind in the neighborhood, the country or the region, or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood:
 - 1. The subject property is one of a series of shotgun structures that create an unaltered streetscape along Savannah Street.
 - 2. The subject property is typical of shotguns found throughout the Historic District.
 - 3. The subject property has remained unaltered over time and retains its original exterior form.

- E. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding areas.
 - 1. No plans have been submitted for reuse of the property.
 - 2. The demolition of the subject structure would create a void in the streetscape.
 - 3. The demolition of the subject structure would create a void on a corner at an intersection where every corner currently has a structure.

Staff recommends denial of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

026-03/04 – CA 108 Lanier Avenue
Applicant: Pete Vallas and Mark Davis
Received: 11/8/03 **Meeting Date (s):**
Submission Date + 45 Days: 12/23/03 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, Electrical, Mechanical, Plumbing
Nature of Project: Rehabilitate existing residential structure. Construct rear addition. Add half story to existing one story garage.

Renovations & additions include 14’-6” x 15’-6” addition to northeast (painted brick to match existing), 10’ x 24’ open porch addition to the east (rear), 4’ x 8’ bay window addition to south (painted cedar shingles), removal of later glass at brick arched porch and replace with screen, addition of painted cedar shingles to existing gables to north & south side; reconfiguration of windows to north (kitchen); new roofing to match existing.

Renovation of existing single car garage (lap siding) to include raising eave and ridge 6’ to create a story and a half in keeping with other garage apartments in the neighborhood; first floor of garage to be painted brick to match house – second floor gables and dormers to be painted cedar shingles.

Additional Information:

The ARB reviewed and approved work for this property at the July 28, 2003 meeting. The previous owners did not carry through with the approved plans, and sold the property.

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...”

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 | Design Review Standards | |
| 3 | Piers, Foundations and Foundation Infill | Construct rear addition; |
| 3 | Exterior Materials and Finishes | Alterations to residence |
| 3 | Doors and Doorways | |
| 3 | Windows | |
| 3 | Porches and Canopies | |
| 3 | Roof | |

STAFF REPORT

Work Item 1 – Rear Addition

- A. Piers, Foundations and Foundation Infill: The Guidelines state that “A building’s base, or foundation, gives the building a sense of strength and solidity, and serves to “tie” the structure to the ground.”
 - 1. The existing foundation is solid masonry veneer.
 - 2. The proposed addition and porch foundation is solid masonry veneer, matching existing.
- B. Exterior Materials: The Guidelines state that “ Replacement...must match the original in profile and dimension and material.”
 - 1. The existing exterior sheathing is painted brick veneer.
 - 2. The proposed exterior sheathing for the addition is painted brick veneer.
 - 3. The new brick will match the original in texture and pattern.
- C. 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 removed from the existing rear wing to be reused in the new den addition.
- D. The Guidelines state that porch materials for additions should “blend with the style of the building.”
 - 1. Proposed covered porch to match façade proportions, openings and details.
 - 2. Proposed porch columns to be heavy timber posts.
- E. The Guidelines state that “...historic roof forms, as well as the original pitch of the roof, should be maintained.”
 - 1. Proposed roof shape for the den addition matches the pitch of the existing gable.
 - 2. Proposed roof pitch for the rear porch extension matches the pitch of the existing gable.

Work Item 2 – Changes to Existing Structure

- A. Exterior Materials: The Guidelines state that “ Replacement...must match the original in profile in profile and dimension and material.”
 - 1. An extension of the south elevation is the mirror image of an infilled recessed porch, to increase the size of the master bathroom.
 - 2. To differentiate the original from the new, building materials change from painted brick to painted wood shingle.
 - 3. Proposed plans call for the installation of wood shingles in all existing gables with the exception of the front gables.
- B. The Guidelines state that “ Original doors and door openings should be retained along with any mouldings, sidelights and transoms.”
 - 1. In the kitchen/service area on the north elevation, proposed plans call for relocation and reuse of the existing rear door.

- C. The Guidelines state that “Original window openings should be retained as well as original window sashes and glazing.”
 - 1. Proposed changes to the north elevation include the addition of 2 kitchen windows adjacent to the existing double windows.
 - 2. Proposed windows to be reused from another location where the addition requires their removal.
- D. 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. Original windows are to be reused in the addition.

Work Item 3 – Garage Alteration

- 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 & scale of the main building.”
 - 1. The existing one car garage is wood frame with lap siding and end gable roof
 - 2. Detached garaged are noted as a contributing structures in the Ashland Place Historic District narrative.
 - 3. The main residence is painted brick veneer.
 - 4. Plans call for increasing the eave height 6’ and adding a half story above with shed dormers and windows in the gable end.
 - 5. A staircase accessing the second floor would be located on the south side of the garage.

Staff recommends approval as submitted.

Fences, Walls and Gates – Install Privacy and Picket Fencing

- A. The Guidelines state that fences “...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 residence is a contributing, two story frame structure.
 - 2. The proposed fencing types are solid wood privacy and wood picket.

- B. The Guidelines state that “ The height of solid fences in historic districts is generally restricted to 6’. However, if a commercial property or multi-family housing adjoins the subject property, an 8’ high fence may be considered.”
 - 1. The subject property is adjoined on the north and south sides by R-1, Single family residential, and a common alley at the rear.
 - 2. The proposed fence heights are 4’ and 6’.

- C. The Guidelines provide a list of appropriate and inappropriate materials for fencing.
 - 1. Wood is an appropriate material for fencing in historic districts.

Staff recommends approval as submitted.

STAFF REPORT

General

- E. 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 proposed deck railing coordinates with the Victorian details existing on the structure.
 2. The proposed brackets supporting the extended overhang are replicated from existing elements.
 3. The building materials are compatible and appropriate for use in the district.
 4. The proposed deck should be viewed as a non-permanent structure that can be easily removed.
- B. The Board approved a similar project for Hero’s Sports Bar, Application 019-03/04-CA at the November Board meeting.

Staff recommends approval of the application as submitted.

STAFF REPORT

General

- F. 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.
 - 5. The existing structure is a one-story wood frame residence with vernacular bungalow detailing.
 - 6. The form of the proposed addition continues the massing of the original residence but windows and structural elements differentiate the addition from the main residence.

Work Item 1 –Rear Addition

- A. 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 brick pier with lattice infill.
 - 2. The proposed addition is solid masonry with brick veneer brick pier with framed lattice infill, matching existing.
- B. 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.
- C. 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 a new wood French entry door and a new wood glass sliding door.
- D. 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 wood 3-over-1 and 4-over-1 double hung.
 - 2. Windows in the addition are large sheets of glazing in wood frames, a differentiation from the windows in the existing residence.
- E. 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 follows the pitch of the main roof but has an end gable with glazing.
- F. The addition will be located at the rear of the sub-standard lot.
Houses on each side and privacy fencing will obscure the addition from public view.

Staff recommends approval of the application as submitted.