

AGENDA
ARCHITECTURAL REVIEW BOARD

February 26, 2007 – 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:** Contractors of Today
Property Address: 13 Common Street
Date of Approval: January 23, 2007
Replace rotten wood as necessary with materials to match existing in profile and dimension. Paint house in the existing color scheme
2. **Applicant's Name:** American Roofing Company
Property Address: 1160 Elmira Street
Date of Approval: January 23, 2007
Re-roof building with 30-year charcoal Timberline shingles.
3. **Applicant's Name:** Taco Bell
Property Address: 1115 Government Street
Date of Approval: January 23, 2007
Replace rotten wood on fascia with materials to match existing in profile and dimension. Paint new materials to match existing color scheme.
4. **Applicant's Name:** Ralph Reynolds
Property Address: 16 South Reed Street
Date of Approval: January 24, 2007
Re-roof building with Patriot (architectural) shingles in Weathered Wood.
5. **Applicant's Name:** Ralph Reynolds
Property Address: 800 Monroe Street
Date of Approval: January 24, 2007
Re-roof building with materials to match existing in material, profile and dimension.
6. **Applicant's Name:** Earl Harris Construction
Property Address: 1005 Savannah Street
Date of Approval: January 24, 2007
Foundation repair as necessary to match existing in profile and dimension. Misc rotten wood repair with materials to match existing in profile and dimension. Repair windows to match existing in profile and dimension. Paint exterior with colors to be submitted prior to work. Replace doors with doors to match existing in profile and dimension.
7. **Applicant's Name:** Ralph Reynolds
Property Address: 518 Dauphin Street
Date of Approval: January 25, 2007
Re-roof building with materials to match existing in material, profile and dimension.
8. **Applicant's Name:** Al Pennington
Property Address: 25 South Julia Street
Date of Approval: January 25, 2007
Replace rotten wood with materials to match existing in profile and dimension. Paint materials to match existing color scheme.

9. **Applicant's Name:** Earl Ponquinette
Property Address: 963 Selma Street
Date of Approval: January 25, 2007
Replace rotten wood with materials to match existing in profile and dimension. Paint materials to match existing color scheme.
10. **Applicant's Name:** Tom Neese
Property Address: 1324 Chamberlain Avenue
Date of Approval: January 26, 2007
Re-roof building with black 3-tab fiberglass shingles.
11. **Applicant's Name:** Arlo Investments
Property Address: 906 Palmetto Street
Date of Approval: January 30, 2007
Paint house in the following Sherwin-Williams color scheme:
- Body – Silver Strand, SW7057
 - Trim – White
 - Porch Deck and Door – Black
12. **Applicant's Name:** Tuan Titlestad
Property Address: 109 Bradford Avenue
Date of Approval: January 30, 2007
Replace rear porch using MHDC stock rail design 1. Wrap existing supports in 1x10 boards. Paint to match. Replace missing siding on rear using lap siding.
13. **Applicant's Name:** Felix Vereen
Property Address: 1750 Dauphin Street
Date of Approval: January 31, 2007
Replace rotten wood with materials to match existing in profile and dimension. Paint materials to match existing color scheme.
14. **Applicant's Name:** Jennifer Blankenship
Property Address: 206 George Street
Date of Approval: February 1, 2007
Replace rotten wood with materials to match existing in profile and dimension. Paint house in the following color scheme:
- Body – Fort Morgan Sand
 - Trim – White
 - Shutters and Porch Deck – Bellingrath Green
15. **Applicant's Name:** Ann Cottrell
Property Address: 203 South Georgia Avenue
Date of Approval: February 1, 2007
Paint house in the existing color scheme.
16. **Applicant's Name:** Floyd C. Hendricks Jnr.
Property Address: 1118 Palmetto Street
Date of Approval: February 2, 2007
Replace rotten wood with materials to match existing in profile and dimension. Paint materials to match existing color scheme. Install masonry piers underneath the kitchen of the residence in order to add extra support.
17. **Applicant's Name:** Alicia Baria
Property Address: 63 South Hallett Street
Date of Approval: February 6, 2007
Replace rotten wood with materials to match existing in profile and dimension. Paint house in the following color scheme:
- Body – White
 - Shutters – Bellingrath Green

18. **Applicant's Name:** Joseph Stewart
Property Address: 358 South Broad Street
Date of Approval: February 6, 2007
Replace decking on front and back porches with painted 1x4 tongue and groove boards. Replace damaged siding with materials to match existing in material, profile and dimension. Reconstruct a roof beam and decking damaged by Katrina to recreate a hipped corner and valley. Reclad roof with architectural shingles to match existing in color, profile and dimension. Repair/replace as necessary the rotted wood on the existing privacy fence with materials to match existing in profile and dimension. Construct a 6x6 utility shed per MHDC stock plans. Rebuild two 6 over 3 windows to make them 6 over 6.
19. **Applicant's Name:** Mobile Revolving Fund
Property Address: 1108 Old shell Road
Date of Approval: February 8, 2007
Install handrail per MHDC stock plans.
20. **Applicant's Name:** The Galvez Company
Property Address: 216 Dauphin Street
Date of Approval: February 9, 2007
Paint house in the existing color scheme.
21. **Applicant's Name:** Dobson Roofing Inc.
Property Address: 201 Rapier Avenue
Date of Approval: February 12, 2007
Re-roof building with black shingles to match existing.
22. **Applicant's Name:** Keith Fordham
Property Address: 601 Church Street
Date of Approval: February 12, 2007
Paint house in the following color scheme:
 - Body – Beige
 - Trim – White
 - Shutters and Porch Deck – Dark Green
23. **Applicant's Name:** Ron Smith/CSA Services
Property Address: 1564 Old Shell Road
Date of Approval: February 12, 2007
Prep to paint. Repair brick under kitchen drainpipe materials to match existing in color, profile and dimension. Paint house in the existing color scheme. Unpainted brick to remain unpainted.
24. **Applicant's Name:** Ken Baggett
Property Address: 1354 Dauphin Street
Date of Approval: February 13, 2007
Replace rotten wood with materials to match existing in profile and dimension. Paint materials to match existing color scheme.
25. **Applicant's Name:** Cathy Barfield
Property Address: 1216 Government Street
Date of Approval: February 15, 2007
Replace dormer with materials to match existing in profile and dimension. Paint materials to match existing color scheme. Repair copper flashing around dormer.

C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS

1. No NoVs or MoTs were written during this time period.

D. OLD BUSINESS

1. **003-07-CA:** 109 Chatham Street
Applicant: Mr. and Mrs. Kevin Egan
Request: Replace Ludowici tiles with Decra stone-coated metal tiles.

E. NEW BUSINESS

1. **016-07-CA:** 256 Roper Street
Applicant: John Baumhauer/Baytown Construction
Request: Add second story.
2. **017-07-CA:** 63 North Monterey Street
Applicant: Melissa Nissen
Request: Install two doors and a hood over rear deck.
3. **018-07-CA:** 251 Government Street
Applicant: Nextel Inc
Request: Install cell tower antennas.
4. **019-07-CA:** 805 Church Street
Applicant: City Management LLC
Request: Alter original porch and windows. Resurface parking area.
5. **020-07-CA:** 1402 Government Street
Applicant: RBC Centura Bank/Florida Certified Sign Erectors
Request: Install new signage
6. **021-07-CA:** 1015 Savannah Street
Applicant: DeAngelo and Carolyn Parker
Request: Do multiple renovations.
7. **022-07-CA:** 1009 Savannah Street
Applicant: Alan Ivy
Request: Build new rear addition.
8. **023-07-CA:** 304 State Street
Applicant: Mr. and Mrs. Bridler
Request: Build new residence.
9. **024-07-CA:** 550 Church Street
Applicant: National Signs
Request: Install new signage.
10. **025-07-CA:** 1411 Brown Street
Applicant: Sarah and Len Stewart
Request: Install new rear fence.
11. **026-07-CA:** 1108 Old Shell Road
Applicant: MHDC Revolving Fund
Request: Add new decorative elements.

F. OTHER BUSINESS and ANNOUNCEMENTS

1. No other business.

G. ADJOURNMENT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

003-07-CA: 109 Chatham Street
Applicant: Mr. and Mrs. Kevin Egan
Received: 01/06/07 (+45 Days: 02/20/07)
Meeting: 01/22/07
Resubmitted: **01/22/07 (+45 days: 03/08/07)**
Meeting: **02/05/07**
Resubmitted: **02/05/07 (+45 days: 03/22/07)**
Meeting: **02/26/07**

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Replace Ludowici clay tiles on roof with Decra stone-coated metal tiles.

BUILDING HISTORY

This two-story masonry Craftsman/Mediterranean Revival was built circa 1908 by architect George Rogers.

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. Currently, many of the Ludowici roof tiles on 109 Chatham are worn, chipped, broken or generally damaged. Also, the applicants have stated that the roof is leaking. There is a one-story extension at the rear (east) elevation with a dark-colored standing seam metal roof.
- 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 proposed plan for the roof includes the following:
 - 1. Remove the existing roof system, including the Ludowici tiles and any leak barriers;
 - 2. Install a Decra stone-coated metal tile roof system with a color and profile similar to existing.

RECOMMENDATION

Staff and the applicant are currently trying to find alternatives to the Decra stone-coated metal tiles.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

016-07-CA: 256 Roper Street
Applicant: John D. Baumhauer/Baytown Construction
Received: 02/01/07 (+45 Days: 03/18/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Non-Contributing
Zoning: R-1
Project: Add a second story to the residence per the submitted plans.

BUILDING HISTORY

According to previous records, this one-story brick duplex was built circa 1960.

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 residence appears vacant. It sits on a 50' x 174' lot across the street from Oakleigh.
- B. The Design Review Guidelines state that additions “shall be...compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.”
- C. The proposed second story addition to the front third of the residence includes the following:
 - 1. Alter the residence from a vernacular building with few defining features to a Classical-style building with a two-story pedimented porch.
 - 2. Leave the existing brick on the first floor; all the brick will be painted.
 - 3. Leave the existing sash windows on the left, right and rear façades.
 - 4. Install Hardiplank siding on the second story.
 - 5. Clad the roof in neutral-colored architectural shingles (new and existing).
 - 6. Install 6/6 wood sash windows with true divided lights on the front façade and second story; one window on the left (south) elevation will be wood sash with an arch.
 - 7. Install three new wood French double doors with 4 lights and panels on the front façade; the door on the second story will have a transom.
 - 8. Feature a two-story porch with stucco masonry piers on the first floor and wood columns with capitals on the second floor on the front façade.
 - 9. Install a wood rail per MHDC stock plans on the second floor of the porch.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the new addition will not impair the historic integrity the district. The current residence is a non-historic masonry duplex that would likely be non-contributing to the district even if it were more than 50 years old. The scale and detail of the proposed improvements will allow this residence to better fit within the context of the Oakleigh neighborhood.

Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

017-07-CA: 63 North Monterey Street
Applicant: Melissa Nissen
Received: 02/12/07 (+45 Days: 03/30/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Replace the existing door at the rear elevation with two French double doors. Install a wood hood.

BUILDING HISTORY

According to previous records, Joseph H. Patterson built this two-story American Foursquare with Classical Revival detailing circa 1913. The back of the residence was extended circa 1970 and a rear deck was added in 2003.

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. As mentioned above, this residence has non-historic addition and deck. As it is currently, the rear façade appears imbalanced.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building.
- C. The proposed plan includes the following:
 - 1. Replace the existing single rear door with French double doors.
 - a. The opening will be moved from the center to the left side of the rear elevation.
 - b. The doors will be wood single-light with transoms.
 - c. All siding will be replaced with materials to match existing.
 - 2. Install a wood canopy with brackets; it will be clad in asphalt shingles to match the main roof.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the new door and hood will not impair the historic integrity of the building or the district.

Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

018-07-CA: 251 Government Street

Applicant: Chris Reynolds of Nextel Partners Inc

Received: 02/01/07 (+45 Days: 03/18/07)

Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East

Classification: Contributing

Zoning: B-4

Project: Install a stealth antenna on the building side and an antenna and repeater on the roof.

BUILDING HISTORY

This twelve-story masonry building opened in 1940 as the Admiral Semmes Manor hotel. It is currently part of the Radisson chain of mid to high range business and leisure hotels.

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. There are currently a number of antennas on the roof of the building, which can only be seen from high elevations. A Radisson sign was formerly located at the area of the proposed stealth antenna. The wiring from the sign is still there. The MHDC maintains an easement on the façade.
- B. There are no specific guidelines regarding cell towers and antennas, so the Architectural Review Board examines each application on a case-by-case basis.
- C. The proposed plans include the following:
 1. Flush mount an 8'-0" x 2'-0" x 1'-0" dipole antenna on the side of the building per submitted plans.
 - a. It will be located on the northeast side.
 - b. It will be encased in a 7' tall box painted to match the bricks.
 - c. A coaxial cable will run down to the antenna; it will be painted to match the bricks and band.
 2. Place a 2'-6" x 7'-3" Yagi antenna and 6'-0" x 3'-0" repeater on the roof per submitted plans.
 - a. The antenna will be placed 1'-0" inside the parapet wall on the existing equipment platform.
 - b. The repeater will be placed 8'-0" inside the parapet wall on the existing equipment platform.
 - c. The antenna and repeater will be placed on the west side by the parking garage and should be minimally visible from the street

RECOMMENDATION

Based on the information contained in the application, the proposed work impairs the historic integrity of the building or the district.

The rooftop antenna and repeater will not be seen from the street. In addition, they are much smaller in comparison to the antennas currently on the roof. However, although the antenna along the side will be stealth, staff remains guarded about allowing it in such a prominent spot on the building.

Staff recommends approving Item C2. Staff recommends finding an alternative solution to Item C1. Due to the easement on the property, ARB approval must be conditioned by the approval of the Properties Committee of the MHDC.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

019-07-CA: 805 Church Street
Applicant: City Management Company LLC
Received: 02/02/07 (+45 Days: 03/19/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: R-1
Project: Construct a two-story wood balcony. Install sash windows. Pave the parking lot.

BUILDING HISTORY

According to previous records, this two-story warehouse/office complex was the Appliance Parts and Supply Company. The building was constructed in the latter half of the twentieth century. It sits next to the Church Street Graveyard and across the street from Big Zion AME Church.

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 received Board approval on 11/14/05 to renovate the existing warehouse. The plan that was approved, however, called for a two-story metal balcony and casement windows. Additionally, the COA required submittal of a landscape plan and appropriate fencing solution to the Board before installation.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building.
- C. The proposed plan includes the following:
 1. Construct a two-story wood balcony.
 - a. The balcony will have square wood posts.
 - b. The second floor will have a wood rail with vertical balusters.
 - c. The balcony has already been built.
 - d. Staff has received many complaints from neighborhood residents and a letter from the Church Street East Neighborhood Association concerned about the balcony material/design as built.
 - e. The Board approved balcony had cast iron posts and a horizontal metal rail.
 2. Install sash windows.
 - a. The windows will be wood.
 - b. They have already been installed.
 - c. The Board-approved windows were casement.
 3. Pave the parking lot.
 - a. The lot will be asphalt.
 - b. The fence will be chain link.
 - c. The asphalt has already been poured and the fence installed.
 - d. Staff has received many complaints from neighborhood residents and a letter from the Church Street East Neighborhood Association concerned about the lack of permitting and consultation with the Board regarding a landscape plan.
 - e. As mentioned, the Certificate of Appropriateness issued on 11/14/05 required that a landscape plan and appropriate fencing solution be submitted to the Board before installation.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that there are parts of the application that will impair the historic integrity of the district.

Although wood porches/balconies are typical of residential buildings in the Church Street East neighborhood, a wood porch/balcony is not appropriate for an industrial building. The original plan called for a more suitable balcony that reflected the style and use of the building through its design and material. Staff feels, however, that sash windows are an acceptable substitution to the casement windows originally planned for the building.

The Design Review Guidelines require that the impact of parking areas be minimized through appropriate materials and site and landscape design. The black asphalt, lack of landscaping and chain link fence does not satisfy this requirement. In addition, the work was completed without Board consultation and approval, which does not meet the terms of the Certificate of Appropriateness.

Staff recommends allowing the new sash windows to remain. Staff recommends reconstructing the balcony to the original specifications that were approved by the Board in November 2005. Staff also recommends reconfiguring the parking area to minimize its impact through the use of acceptable paving material, landscape design and appropriate fencing. A new landscape plan taking these items into thought should be submitted for Board consideration.

The applicant was allowed to return to the Board to request a change in plans because a Notice of Violation had not been issued. Therefore, this is being treated as an alteration to a previously approved request. Since the work was done without a Certificate of Appropriateness, a denial of all or part of this application will result in a Notice of Violation being immediately issued. If necessary, a substitute Certificate of Appropriateness will be issued for any approved work.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

020-07-CA: 1402 Government Street
Applicant: RBC Centura Bank/Florida Certified Sign Erectors
Received: 02/12/07 (+45 Days: 03/29/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: B-2
Project: Replace the AmSouth monument sign with a new RBC Centura monument sign. Place a temporary banner sign over the current monument sign.

BUILDING HISTORY

This masonry commercial building was built in the latter half of the twentieth century. A drive-thru canopy was added in 2000.

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 is currently an AmSouth, which was recently acquired by RBC Centura. The applicants went before the Board on February 5, 2007 for a complete sign package. At the time, the Board approved all but the monument sign.
- B. The Sign Design Guidelines for Mobile state that signs shall “not obscure the architectural features or openings of a building...shall relate to the design of the principal building on the property...shall be in proportion to the building and the neighboring structures and signs...should match the historic materials of the building...[and] shall use focused, low intensity illumination.”
- C. The proposed sign package includes the following:
 1. Install a 50 SF (25 SF per face) double-faced wood sign with sandblasted faces that would have the RBC logo and letters to read “RBC Centura Bank/ 24 Hour Banking” at the location of the current AmSouth monument sign; it will not exceed the 5ft height limitation.
 2. Install a temporary banner sign over the current AmSouth monument sign until the new RBC Centura monument sign is delivered.
 3. All signs will be unlit.
 4. The total sign package – which includes the previously approved signs, but does not include the temporary banner sign – is approximately 94 SF; the Board cannot approve more than 64 SF.
 5. The building sits on a large 232’ x 251’ lot.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the signs will not negatively affect the historic integrity of the building or the district.

The size and materials of the proposed monument sign fall within the standards of the Sign Design Guidelines. The banner sign will be removed as soon as the monument sign is complete.

Staff recommends that the Board approve the sign materials and design, and support the total square footage. The applicant will need to receive a variance from the Board of Zoning Adjustment. The applicant will also need to receive a variance if the temporary banner sign is up for more than 30 days.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

021-07-CA: 1015 Savannah Street
Applicant: DeAngelo and Carolyn Parker
Received: 02/05/07 (+45 Days: 03/22/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Replace the small closet extension on the back with an 831 SF addition and deck.

BUILDING HISTORY

According to previous records, this one-story frame Bungalow was built circa 1915. The closet on the southwest was originally a porch. A new porch was later cut out of the existing residence on the southeast. As a result of alterations throughout the years, this building has no fewer than four different kinds of siding.

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 residence is currently vacant. It sits on a 50' x 120' lot at the corner of Chatham and Savannah. The owners have wanted to renovate it for a number of years, and have previously been before the Board.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building. The Guidelines also state that additions “shall be...compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.”
- C. The proposed plan includes the following:
 1. Remove the rear section of the residence.
 - a. The closet extension on the southwest side will be demolished.
 - b. The wall of the rear elevation will be removed.
 - c. The wood sash windows will be reused on the new addition.
 2. Construct an 831 SF addition to match existing in profile, material and detail per submitted plans.
 - a. The addition will rest on brick piers with wood lattice between all piers (new and existing).
 - b. All siding will be 4” lap on the top with a board and batten wainscot for uniformity.
 - c. The roof will be clad in asphalt shingles (new and existing).
 - d. Windows salvaged from the removed wall will be reused; new windows will be vinyl-clad wood sash that match existing in profile and dimension.
 - e. Detailing will match existing to include ornamental wood brackets and a louver in the gable, wood trim and corner boards and fascia.
 3. Construct a rear deck.
 - a. The deck will be wood on wood piers.
 - b. The roof and an 8” square wood column will partially enclose the deck on the southeast.
 - c. The rail will conform to MHDC stock plans.
 4. Replace the enclosed front porch sides with new open railing that conforms to MHDC stock plans.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the new addition will not impair the historic integrity of the building or the district with the exception of the stock railing design, which is not appropriate for a Craftsman house. The owners can work with staff to develop an appropriate design.

Staff recommends approving the application with the condition that the rail design be altered to better fit the style of the house.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

022-07-CA: 1009 Savannah Street
Applicant: Alan Ivy
Received: 02/09/07 (+45 Days: 03/26/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Construct a 23' x 36' new addition on the rear of the residence.

BUILDING HISTORY

According to previous records, the Wulff (alternately spelled Wolf and Wolff) family built this one-story frame Victorian Sidehall circa 1911. The residence suffered a fire on July 25, 1999 in which 85% of the building was lost. Reconstruction was completed in December 1999.

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 residence sits on a 30' x 120' lot on Savannah. As previously noted, much of the building is a 1999 reconstruction.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building. The Guidelines also state that additions "shall be...compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."
- C. The proposed plan includes the following:
 1. Construct a 23' x 36' addition to match existing in profile, material and detail per submitted plans.
 - a. The addition will rest on brick piers.
 - b. All siding will be wood lap to match existing.
 - c. The roof will be clad in asphalt shingles to match existing.
 - d. Windows will be 6/6 wood sash with true divided lights.
 - e. There will be a wood single-light door on the west elevation with a small wood landing with steps; any railing will conform to MHDC stock plans
 - f. Exterior detailing will match existing to include a louver in the gable, wood trim and fascia.
 2. Add a covered porch.
 - a. The new roof will extend over the rear porch.
 - b. The porch will have wood steps and square wood columns with wood capitals and wood bases; any railing will conform to MHDC stock plans.
 - c. Two French single-light double doors will lead onto the porch.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the new addition will not impair the historic integrity of the building or the district.

Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

023-07-CA: 304 State Street
Applicant: John and Mary Bridler
Received: 02/12/07 (+45 Days: 03/29/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square
Classification: Non-Contributing
Zoning: R-B
Project: New construction.

BUILDING HISTORY

This is currently an empty lot that once held residential buildings.

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 empty lot at the corner of State and North Claiborne is 56' x 120'.
- 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 plan includes the following:
 - 1. Construct a contemporary two-story single-family residence on an empty lot per the submitted plans.
 - a. The house will have a 5' setback and face State Street.
 - b. The house will rest on a 3' split-faced concrete block foundation.
 - c. The siding will be a combination of brick on the front facade, Thoroseal on the left, right and rear facades and Hardiplank boards on the garage and dormers.
 - d. The roof will be fiberglass shingles and have three dormers.
 - e. The windows will be a combination of 1/1 and small diamond-shaped vinyl clad openings on the first floor and 1/1 vinyl-clad arched openings in the dormers; the first floor 1/1 windows will have lintels.
 - f. The front door will be wood with six-lights and a transom.
 - g. There will be two one-light double doors with iron balconets on the second story of the left elevation.
 - h. There will be a masonry chimney on the right elevation.
 - i. There will be a front porch with four 12" wood columns with simple capitals and masonry steps.
 - 2. Install a concrete driveway.
 - a. It will be located at the rear of the residence.
 - b. The curb cut will be located on North Claiborne.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the new construction will not impair the historic integrity of the district.

The proposed construction follows the setback and orientation pattern of residences in the vicinity. Its massing and scale, including the raised foundation and simple L-shaped footprint, are proportional to buildings typical of the district. It has a front porch, an “important regional characteristic of Mobile architecture.” Ornamentation such as the window lintels, iron balconets and porch columns is inspired by nearby residences, yet has a contemporary look and feel. As such, it succeeds in the ultimate goal of guidelines for new construction, which state, “new designs should relate to the historic context yet read as contemporary” as well as “avoid creating a false sense of history.”

Staff recommends approving the application. The applicant will need to contact Urban Forestry regarding the removal of the Water Oak and Traffic Engineering and Right-of-Way regarding the curb cut of North Claiborne.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

024-07-CA: 550 Church Street
Applicant: Kurt Nerlinger for National Signs
Received: 02/12/07 (+45 Days: 03/29/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: B-4
Project: New signage.

BUILDING HISTORY

This masonry commercial building was built in the latter half of the twentieth century.

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 sits on a 105x111 lot at the corner of Church and South Cedar Streets. It is currently in the process of being renovated into the Talecris Plasma Center.
- B. The Sign Design Guidelines for Mobile state that signs shall “not obscure the architectural features or openings of a building...shall relate to the design of the principal building on the property...shall be in proportion to the building and the neighboring structures and signs...should match the historic materials of the building...[and] shall use focused, low intensity illumination.”
- C. The proposed sign package includes the following:
 1. Install two 25 SF single hinged face illuminated cabinet signs with acrylic faces and vinyl graphics that will have the Talecris Plasma Resources logo.
 2. Install two sets of 1 SF sticky vinyl door signs that will have the Talecris Plasma Resources logo on the glass door surfaces.
 3. The total sign package is approximately 52 SF.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the cabinet signs will negatively impact the historic integrity of the district.

The material of the proposed cabinet signs, and the fact that they are internally lit, is inappropriate to the district. Staff feels, however, that the vinyl door signs are not an issue.

Staff recommends approving Item C2 – the vinyl door signs. Staff recommends denying Item C1.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

025-07-CA: 1411 Brown Street
Applicant: Sarah and Len Stewart
Received: 02/12/07 (+45 Days: 03/29/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Install a 5' picket fence along the rear of the property with two gates.

BUILDING HISTORY

According to previous records, this residence was built circa 1930.

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 residence sits on a 40' x 122' lot at the corner of Brown and Parker. The backyard is currently open to the street.
- B. The Design Review Guidelines say fences should "complement the building and not detract from it." Furthermore, the Guidelines state that a wood picket fence is an appropriate option.
- C. The proposed plan includes the following:
 1. Install a 5' tall wood picket fence.
 - a. The fence will run along the back of the property beginning at the southeast corner of the residence per the submitted plan.
 - b. The heads of the fence boards will be pointed.
 - c. The fence will be painted white.
 2. Add two gates.
 - a. The first gate will be a pedestrian entry on the north side facing Brown Street.
 - b. The second gate will be a vehicular entry on the east side facing Parker Street.
 - c. The gates will match the fence in style, color and dimension.
 3. The set backs are not delineated for Parker Street
 - a. Front setbacks are set at 25' for a closed type of fence over 3' tall.
 - b. Side setbacks are set at 20' for the same.
 - c. The applicant needs to determine the appropriate setback for a rear property line on a street.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the fence will not impair the historic integrity of the building or the district. The proposed fence falls within the standards of the Design Review Guidelines. However, the applicant needs to meet the setback requirements of the City.

Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

026-07-CA: 1108 Old Shell Road
Applicant: Mobile Revolving Fund
Received: 02/12/07 (+45 Days: 03/29/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Add a scalloped fascia to the porch on the left wing of the residence to match the scalloped fascia on the right wing.

BUILDING HISTORY

This residence is actually two different buildings – 1108 and 1110 Old Shell Road – that were recently combined into one. According to previous records, these residences were built circa 1900. However, during the renovation it was discovered that parts of both buildings are peg construction. This indicates a much earlier construction date for at least one of the buildings.

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 residence, which sits on a 65' x 141' lot near the corner of Old Shell Road and Hallett, is currently vacant. As mentioned above, it is two buildings that were combined into one. As a result, there may be some architectural details on one side of the building that are not on the other side. The two porches have very different detailing. It is currently being renovated by the Mobile Revolving Fund.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building.
- C. The proposed plan will add a scalloped fascia to the porch on the left side of the residence to match the one on the right.
 - 1. The right side porch has wide overhanging eaves and rafter tails.
 - 2. The left side porch has gable returns.

RECOMMENDATION

This is a project of the Mobile Revolving Fund for Historic Properties, a committee of the Mobile Historic Development Commission. Two staff members of the ARB sit on this Board. Therefore in the interest of full disclosure and fairness, the staff will defer this opinion to the members of the ARB.