

ARCHITECTURAL REVIEW BOARD AGENDA

April 2, 2008 – 3:00 P.M.

Pre-Council Chambers

Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER – Chair

1. Roll Call
2. Approval of Minutes
3. Approval of Mid-Month Requests Approved by Staff

B. MID-MONTH APPROVALS

1. **Applicant's Name:** Ashley Sharer
Property Address: 1721 Dauphin Street
Date of Approval: March 10, 2008
Repair/replace as needed the existing 6'-0" privacy fence with 2'-0" lattice with materials to match existing in material, profile and dimension.
2. **Applicant's Name:** Construction Affiliates
Property Address: 501 Church Street
Date of Approval: March 10, 2008
Replace rotten wood as necessary to include columns with materials to match existing in profile, dimension and materials. Paint new materials to match existing color scheme.
3. **Applicant's Name:** Anne Patton
Property Address: 1053 Dauphin Street
Date of Approval: March 17, 2008
Install new architectural shingles, black in color.
4. **Applicant's Name:** William Graham
Property Address: 1760 Dauphin Street
Date of Approval: March 17, 2008
Prime and paint building in the following BLP color scheme:
 - Body – Old Dauphin Way Gold
 - Trim – Super White
 - Window Accent – Claiborne Street Red
 - Front Porch Deck and Ceiling – Dunster House Grey, RC6
5. **Applicant's Name:** Solid Rock Foundation Company
Property Address: 103 South Ann Street
Date of Approval: March 18, 2008
Relevel the foundation and rebuild some piers. The piers need to have a brick face.
6. **Applicant's Name:** Thomas Roofing
Property Address: 1450 Dauphin Street
Date of Approval: March 18, 2008
Reroof with black modified bitumen. It will not be visible from the street.
7. **Applicant's Name:** William McGough
Property Address: 1751 Dauphin Street
Date of Approval: March 19, 2008
Install a 27" by 18" sign at the location of the previous sign. It will hang from the existing iron pole.
8. **Applicant's Name:** John T. Lutz
Property Address: 308 West Street
Date of Approval: March 20, 2008
Install a 56'-0" wood ADA ramp along the south. It will tie with the sidewalk with 10'-0" of poured concrete.

9. **Applicant's Name:** Emmett Farnell
Property Address: 204 Rapier Avenue
Date of Approval: March 20, 2008
Replace rotten wood as necessary with materials to match existing in profile, dimension and material. Paint new materials to match existing color scheme.
10. **Applicant's Name:** Michael Williams
Property Address: 1009 Texas Street
Date of Approval: March 20, 2008
Reroof with brown 3-tab shingles. Repair/replace wood elements throughout the exterior, including the windows, porch decking, handrail, columns, doors and trim, with materials to match existing in material, profile and dimension. Repair masonry foundation and walkway as needed with materials to match existing.
11. **Applicant's Name:** Ruby Pettway
Property Address: 303 Marine Street
Date of Approval: March 20, 2008
Prep and paint the residence in the following Behr color scheme:
- Body – Belgian Sweet, 700D6
 - Trim – Brown Teepee, 700D4
 - Accents – Oyster, WB720 or Gobi Desert, 710C3
12. **Applicant's Name:** Noland Construction
Property Address: 300 Dauphin Street
Date of Approval: March 21, 2008
Paint the residence in the following Devoe color scheme:
- Body – Alameda Stone, 4W202
 - Trim – Crockery White (shade lighter), 1W191
 - Accents – Pale Green
13. **Applicant's Name:** Wayne Askew Contracting
Property Address: 51 South Catherine Street
Date of Approval: March 24, 2008
Reroof with black 25-year 3-tab shingles. Repair rotten cornice, soffit and fascia with new wood to match existing in material, profile and dimension. Paint new elements to match existing.
14. **Applicant's Name:** Eugene Caldwell
Property Address: 454 Marine Street
Date of Approval: March 25, 2008
Reroof using Charcoal 3-tab shingles.
15. **Applicant's Name:** Advanced Construction
Property Address: 954 Charleston Street
Date of Approval: March 25, 2008
Reroof using Estate Grey architectural shingles.
16. **Applicant's Name:** Dorothy Taldon
Property Address: 1252 Old Shell Road
Date of Approval: March 25, 2008
This is a renewal of the COA dated 02/02/06. Reroof using gray 3-tab shingles. Repair/replace rotten wood as needed with new wood to match existing in profile, dimension and material. Repaint (Ms. Taldon will call with colors).
17. **Applicant's Name:** Big Zion AME Zion Church/Joe Pomeroy
Property Address: 112 South Bayou Street
Date of Approval: March 26, 2008
This is a renewal of the COA dated 03/12/07. Replace the current 3-tab shingle roof system with a new 3-tab shingle roof system in the same color as existing. Re-caulk the building walls where necessary.

18. **Applicant's Name:** Chris King
Property Address: 208 South Georgia Avenue
Date of Approval: March 26, 2008
Paint building to match existing color scheme.

C. OLD BUSINESS

1. **025-08-CA:** 62 North Reed Street
Applicant: Tom Radcliff
Request: Replace the front porch columns and front doors.

D. NEW BUSINESS

1. **026-08-CA:** 944 Conti Street
Applicant: Chilton's Fine Art & Framing
Request: Install a privacy fence.
2. **027-08-CA:** 1401 Blacklawn (**APPLICATION WITHDRAWN**)
Applicant: Hunter Smith
Request: Replace the terra cotta roof tiles with architectural shingles.
3. **028-08-CA:** 310 South Monterey Street
Applicant: John Edward Walters
Request: Pave the driveway.
4. **029-08-CA:** 209 South Georgia Avenue
Applicant: Steve and Melissa Miller
Request: Add a pergola to cover the back patio.
5. **030-08-CA:** 211 Lanier Avenue
Applicant: Lucy Barr Designs/Mr. and Mrs. Sumner Adams
Request: Construct two additions.
6. **031-08-CA:** 1113 Palmetto Street
Applicant: Cristina Rodgers
Request: Construct an addition.
7. **032-08-CA:** 50 South Ann Street
Applicant: Zito Russell Architects/Annunciation Greek Orthodox Church
Request: Construct an open-air pavilion.
8. **033-08-CA:** 309 West Street
Applicant: Tim Gibson
Request: Replace rear windows with French doors and new windows.

E. OTHER BUSINESS and ANNOUNCEMENTS

1. Discussion – 701 Dauphin Street wire glass windows

F. ADJOURNMENT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

025-08-CA: 62 North Reed Avenue
Applicant: Tom Radcliff
Received: 03/10/08 (+45 Days: 04/24/08)
Meeting: 10/15/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Replace the front porch columns and front doors.

BUILDING HISTORY

According to previous records, this one-story frame Bungalow residence was constructed circa 1915. However, the front porch columns appear too small compared to the scale of the residence and older Sanborn maps show a different porch configuration, which suggests that the porch and/or posts are not original. The second front door was likely added to the residence during WWII when many single-family homes were split into multiple dwellings due to the housing shortage.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district...”

STAFF REPORT

- A. The porch and front façade appear to have been altered at some point.
- B. The Design Review Guidelines state that renovations and new additions should respect the age and style of the building.
- C. The proposed work includes the following:
 - 1. Replace the paired 4x4 posts at the front porch with paired 8x8 square posts per the submitted plans.
 - 2. Replace the door on the right side of the façade with a window per the submitted plans.
 - 3. Replace the door on the right side of the façade with a new door.

RECOMMENDATION

Staff feels the proposed posts will not impair the historic integrity of the building or the district. Mr. Radcliff has expressed a desire to remove the brick plinths. However, although the porch and front façade appear to have been altered at some point, staff has recommended against it.

The Board has generally ruled against enclosing secondary doors when it is a defining feature of the style, such as Creole Cottages, but they have allowed later doors to be removed as long as the solid to void ratio is maintained. Although the second door has likely also reached historic status, the door opening will only be partially enclosed, therefore maintaining the solid to void proportion of the front façade. The solid 6-panel main door, which is not typical of the era, is recent. Staff feels a more appropriate door is acceptable; however, final approval should be contingent upon staff seeing a photo or specifications of the proposed door before installation.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

026-08-CA: 944 Conti Street
Applicant: Chilton's Fine Art & Framing
Received: 03/12/08 (+45 Days: 04/26/08)
Meeting: 04/02/08

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Install a privacy fence.

BUILDING HISTORY

According to previous records, this one-story masonry commercial building was built circa 1945.

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 is a parking area on the north side of the building.
- B. The Guidelines state that fences "should complement the building and not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District."
- C. The proposed work includes the following:
 - 1. Install a 6'-0" dog-eared wood privacy fence along the north boundary from the northeast corner of the property to the 25'-0" setback from the street.
 - 2. Install a 3'-0" dog-eared wood privacy fence along the north boundary from the 25'-0" setback from the street to the northwest corner of the property.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the work will not impair the historic integrity of the district. The proposed fence falls within the standards of the Guidelines and Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

027-08-CA: 1401 Blacklawn
Applicant: Hunter Smith
Received: 03/12/08 (+45 Days: 04/26/08)
Meeting: 04/02/08

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Replace the terra cotta roof tiles with architectural shingles.

BUILDING HISTORY

This one-and-a-half-story frame and stucco Spanish Colonial style residence was constructed circa 1928.

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. According to Mr. Smith, the roof is leaking.
- 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 includes the following:
 - 1. Remove the existing roof system, including the terra cotta tiles and any leak barriers.
 - 2. Install a new architectural shingle roof system in a dark blend.

RECOMMENDATION

Rooflines and roof styles are a very distinctive feature of many buildings, particularly those with a defined style, such as Mediterranean Revival (this includes Italian, Spanish and some Exotic Revival varieties). Buildings such as this one with Mediterranean elements typically had terra cotta tile roofs, which were usually red, but also painted colors other than red on rare occasions.

Staff recommends denying the application. While some tiles are damaged, most are sound. In the case of tile roofs, faulty or worn barriers typically cause leaks. It is possible, and often more feasible, to replace worn barriers and damaged tiles with materials to match the existing in profile, color and dimension.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

028-08-CA: 310 South Monterey Street
Applicant: John Edward Walters
Received: 03/12/08 (+45 Days: 04/26/08)
Meeting: 04/02/08

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Contributing
Zoning: R-1
Project: Pave the driveway.

BUILDING HISTORY

According to previous records, this two-story frame residence with Classical elements was built circa 1912.

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 currently has an unpaved ribbon driveway.
- B. The Design Review Guidelines state, “[m]odern paving materials are acceptable in the historic districts. However, it is important that the design, location and materials be compatible with the property...[g]ravel and shell are preferred paving material, however...hard surface materials may also be acceptable.”
- C. Mr. Edwards is proposing to pave over the existing unpaved ribbon drive with a light-colored concrete.
 - 1. The width will not exceed the existing curb cut.
 - 2. The drive will end at the existing picket fence.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the changes will not impair the historic integrity of the building or the district. The proposed work falls within the standards of the Design Review Guidelines and staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

029-08-CA: 209 South Georgia Avenue
Applicant: Steve and Melissa Miller
Received: 03/17/08 (+45 Days: 05/01/08)
Meeting: 04/02/08

INTRODUCTION TO THE APPLICATION

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

BUILDING HISTORY

According to previous records, this two-story frame residence with Classical elements was built circa 1912.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the district..."

STAFF REPORT

- A. The Millers recently began the construction of a pergola in the back yard. After being notified of the correct procedure, they stopped construction and applied with the ARB.
- B. The Guidelines state, "accessory structures should complement the design and scale of the main building."
- C. The Millers are proposing to add a one-story full-width pergola over a portion of the back patio:
 - 1. It will extend 10'-0" from the house and be 30'-0" wide.
 - 2. It will have a standing seam metal panel roof and be attached to the residence with copper flashing.
 - 3. It will have 6x6 columns on brick piers.
 - 4. The entire structure will be painted white.

RECOMMENDATION

Based on the submitted plans, staff feels the proposed work does not impair the historic integrity of the building or district. The pergola is part of a landscape plan for the rear yard and it will only be minimally attached to the residence. Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

030-08-CA: 211 Lanier Avenue
Applicant: Lucy Barr Designs/Mr. and Mrs. Sumner Adams
Received: 03/17/08 (+45 Days: 05/01/08)
Meeting: 04/02/08

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place
Classification: Contributing
Zoning: R-1
Project: Construct two additions.

BUILDING HISTORY

According to previous records, this two-story Mediterranean influenced residence with was built circa 1908.

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. An application for a two new additions was made and approved in March 2006, but the plan was never completed. A new application was made and approved in August 2007, but again the plan was never completed. The work is slated to begin again. This application is sufficiently changed from the original design to merit a new review.
- B. The Design Review Guidelines state that new additions should respect the age and style of the building.
- C. The proposed work includes the following:
 - 1. Attach a 36'-0" x 11'-0" one-story wing to the north side of the residence per the submitted plans.
 - a. The wing will be similar to the wing on the south side.
 - b. It will feature a pair of 2'-6" wide French doors with 12 lights each and a new stoop with steps on the front elevation.
 - c. There will be two new casement windows to match the existing second floor casement window and recessed niches at the north and west sides.
 - d. The design and materials will match existing, including the stucco, roof pitch, barrel roof tiles, eaves, gutters, steps and risers.
 - 2. Attach a 23'-2" x 26'-8" two-story wing with a one-story attachment to the west side of the residence per the submitted plans.
 - a. The wing will feature a covered porch with three arches that will mimic the front elevation.
 - b. Existing windows will be relocated to the new attachment.
 - c. The design and materials will match existing, including the stucco, roof pitch, barrel roof tiles, eaves, gutters, steps and risers.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the work will not impair the historic integrity of the building or the district. This is very similar to the plan approved by the Board last year and falls within the standards of the Design Review Guidelines. Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

031-08-CA: 1113 Palmetto Street
Applicant: Cristina Rodgers
Received: 03/17/08 (+45 Days: 05/01/08)
Meeting: 04/02/08

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Construct an addition.

BUILDING HISTORY

According to previous records, this one-story frame residence was a Chickasaw house built circa 1918 and moved to this lot in 1929. It had a later rear addition that was removed in 1995. The Historic Mobile Preservation Society owned it previously.

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, a small previous addition was removed in 1995 during the residence’s incarnation as an interpretive space for the Historic Mobile Preservation Society.
- B. The Design Review Guidelines state that new additions should respect the age and style of the building.
- C. The proposed work will add a 36’-6” by 24’-0” addition to the rear of the residence per the submitted plans.
 - 1. It will feature a one-car garage on the west side.
 - 2. All new materials will match existing materials to include the wood lap siding, trim and corner boards, overhanging eaves with rafter tails, architectural shingle roof, wood sash windows, paint color scheme and brick piers (east side only).

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that there are some parts to the work that will impair the historic integrity of the building or the district. While the detailing and materials are acceptable, the size of the proposed addition – in particular the higher roofline – overwhelms the existing residence. Also, the rear elevation has no windows, which creates a blank expanse that is inappropriate in historic residences.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

032-07-CA: 50 South Ann Street
Applicant: Zito Russell Architects/Annunciation Greek Orthodox Church
Received: 03/17/08 (+45 Days: 05/01/08)
Meeting: 04/02/08

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Construct an open-air pavilion.

BUILDING HISTORY

According to previous records, the church was built in 1961 and the Hellenic Center was built in 1970.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district...”

STAFF REPORT

- A. The Annunciation Greek Orthodox Church complex takes up the majority of the block of South Ann bounded by Brown and Azalea Streets. There is a large parking area tucked in between the buildings and some greenspace. The pavilion is intended to give church members an outdoor meeting and recreational space.
- B. The Design Review Guidelines state, “[a]n accessory structure...includes, but is not limited to garages, carports, pergolas, decks, pool covers, sheds and the like...[t]he structure should complement the design and scale of the main building.”
- C. The applicant is proposing to construct a 70’-0” by 145’-0” masonry open-air pavilion on the south side of the property next to the Hellenic Center.
 - 1. It will sit on a concrete slab foundation.
 - 2. It will stand 26’-0” to the top of the entablature and 34’-11” to the top of the pediments.
 - 3. There will be a pediment with a recessed niche to mimic the existing windows on the church and Hellenic center at the east and west elevations.
 - 4. The overall look will be similar to a Greek temple with an EIFS entablature supported by stucco pilasters in between 18’-0” by 24’-0” open spaces.

RECOMMENDATION

Based on the submitted information, staff feels that the pergola will not impair the historic integrity of the district. The pavilion, though large, will be an open-air structure that complements the design and scale of the rest of the buildings in the complex per the standards of the Guidelines. It will be setback from the street surrounded by landscaping and there will be no additional parking. Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

033-08-CA: 309 West Street
Applicant: Tim Gibson
Received: 03/19/08 (+45 Days: 05/03/08)
Meeting: 04/02/08

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Contributing
Zoning: R-1
Project: Replace rear windows with French doors and new windows.

BUILDING HISTORY

According to previous records, this two-story Mediterranean-style residence was built circa 1917. The rear elevation has been altered a number of times.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district...”

STAFF REPORT

- A. The Board recently approved work on the rear elevation and front porch of this residence.
- B. The Design Review Guidelines call for renovations to be sympathetic to the age and style of buildings.
- C. The proposed work includes the following:
 - 1. Replace the sash windows on the south side of the rear elevation with wood, 10-lite, double French doors with a transom to match those approved on the north side.
 - 2. Replace the casement window adjacent to the existing rear door with the removed sash windows instead of lowering it and adding a transom as previously approved.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the changes will not impair the historic integrity of the building or the district. The work on the rear elevation, which had been previously altered, is sympathetic to the age and style of the building. Staff recommends approving the application.