

AGENDA
ARCHITECTURAL REVIEW BOARD
October 20, 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: Mr. Jim’s Cannon Brewery
Property Address: 225 Dauphin Street
Date of Approval: 8/21/03 weh
Work Approved: Install 4’x31/2’ resin sign to appear like wood; sign to be double faced and non-illuminated.
2. Applicant's Name: Charles Perrotta
Property Address: 302 Congress Street
Date of Approval: 8/21/03 weh
Work Approved: Repair damaged wood on main building and garage apartment to match existing wood in profile and dimension. Paint to match existing color scheme. Re-roof with charcoal gray architectural shingles.
3. Applicant's Name: Bernhardt Roofing Company
Property Address: 908 Augusta Street
Date of Approval: 8/22/03 weh
Work Approved: Re-roof house with black Timberline shingles.
4. Applicant's Name: Jeremy Dorris
Property Address: 70 Bradford Avenue
Date of Approval: 8/22/03 weh
Work Approved: Replace existing deteriorated 3’ wood picket fence and continue wood picket fence around remainder of yard as per submitted site plan.
5. Applicant's Name: Bernard Roofing
Property Address: 59 LeMoyne
Date of Approval: 8/25/03 weh
Work Approved: Re-roof house in the following 3-tab shingles, Desert Tan in color to match existing.

6. Applicant's Name: Constance Giles
Property Address: 158 South Dearborn Street
Date of Approval: 8/25/03 weh
Work Approved: Re-roof using Timberline roofing material, Charcoal in color.
7. Applicant's Name: William J. Hyde
Property Address: 153 Macy Place
Date of Approval: 8/26/03 weh
Work Approved: Re-roof with 3-tab fiberglass shingles, weathered wood in color.
8. Applicant's Name: Scott Gonzalez
Property Address: 4-8 St. Emanuel
Date of Approval: 8/26/03 jdb
Work Approved: Repair stucco. Cover openings with plywood to fit the openings and screw to the building. Paint plywood Rookwood Shutter Green. Paint the building in one of the following colors: Renwick Beige, Rookwood Jade, Downing Straw, Downing Stone, Downing Earth, Downing Sand, or Downing Slate.
9. Applicant's Name: Salvation Army
Property Address: 1009 Dauphin Street
Date of Approval: 8/26/03 jdb
Work Approved: Install at grade handicap sidewalk cut. No rails to be installed. To be located on east side of building.
10. Applicant's Name: David Buchanan
Property Address: 201 Church Street
Date of Approval: 8/27/03 asc
Work Approved: Touch up paint on fence, white in color.
11. Applicant's Name: Downtown Parking Diplomats
Property Address: 300 Dauphin Street
Date of Approval: 9/2/03 asc
Work Approved: Install 12 square foot projecting sign under balcony, sign to be painted metal, either black background with white lettering or white background with black lettering. Sign to have painted border.
12. Applicant's Name: Salvation Army
Property Address: 1009 Dauphin Street
Date of Approval: 9/3/03 asc
Work Approved: Repair 3 ft. high picket fence; length of fence to be repaired is 17 running feet.
13. Applicant's Name: Laurie and Baron Benjamin
Property Address: 118 Providence Street
Date of Approval: 9/3/03 asc

- Work Approved: Repair rotten wood to match existing in dimension and profile. Paint the exterior using the following Benjamin Moore colors: body-Woodlawn Colonial Gray; trim-Montpellier Madison White; porch deck-gray.
14. Applicant's Name: Virginia Andreades
Property Address: 506 Monroe Street
Date of Approval: 9/3/03 asc
Work Approved: Repair to rotten wood as necessary with new wood to match existing in profile and dimension; replace rear French doors to match existing; paint new materials in the existing color scheme.
15. Applicant's Name: Matt McDonald
Property Address: 1260 Selma Street
Date of Approval: 9/2/03 weh
Work Approved: Remove existing exterior staircase. Repair existing siding with materials matching existing in profile and dimension. Repair existing windows or replace with new windows matching existing in profile and dimension. Remove existing infill on first floor porch to restore porch to its original use. Remove existing exterior cast iron pipes.
16. Applicant's Name: Katherine Morrissette or Dennis Overton
Property Address: 12 Common Street
Date of Approval: 9/08/03 weh
Work Approved: Repair existing eaves, soffit and fascia with materials matching existing in profile and dimension. Reside house using lap siding. Repaint in existing color scheme.
17. Applicant's Name: John Broadus
Property Address: 960 Augusta Street
Date of Approval: 9/08/03 asc
Work Approved: Repaint house in the following Benjamin Moore color scheme:
Body: Great Barrington Green HC-122
Trim: Lancaster Whitewash HC-174
Porch floor: Battleship Grey
18. Applicant's Name: Sam David Knight/Dennis Langan Construction
Property Address: 101 Ryan Avenue
Date of Approval: 9/09/03 asc
Work Approved: Emergency repairs to residence. Repair all wood features to match existing to include porch decking, porch ceiling, front entrance door and windows. House to be repainted in existing color scheme.
19. Applicant's Name: M & A Stamp & Sign
Property Address: 169 Dauphin Street
Date of Approval: 9/10/03 weh
Work Approved: Install 10" x 18" cast bronze sign on face of building as per

submitted plans.

20. Applicant's Name: Lipford Construction Company
Property Address: 203 S. Warren
Date of Approval: 9/11/03 weh
Work Approved: Replace rotten wood with new matching existing in profile and dimension as necessary on house and carport. Remove front gable vent, feather wood to match existing. Paint to match existing color scheme. Re-roof house with dimensional shingles, Charcoal in color, install ridge vent along main ridge of roof.
21. Applicant's Name: Dobson Sheet Metal Roofing
Property Address: 200 S. Broad Street
Date of Approval: 9/11/03 asc
Work Approved: Replace rotten wood as necessary on fascia with new wood matching existing in profile and dimension. Patch roof as necessary using matching shingles. Paint house in existing color scheme.
22. Applicant's Name: Dobson Sheet Metal Roofing
Property Address: 252 S. Georgia Street
Date of Approval: 9/11/03 asc
Work Approved: Replace rotten wood as necessary on fascia with new wood matching existing in profile and dimension. Patch roof as necessary using matching shingles. Paint house in existing color scheme.
23. Applicant's Name: Lee Ross, Inc.
Property Address: 1110 Selma Street
Date of Approval: 9/11/03 asc
Work Approved: Repaint house in the following BLP color scheme:
Body: Chinchilla Fur 2948P
Trim: Off White RC8
Porch Ceiling: Light Blue 2408P
Porch Deck: Dark Gray RC6
24. Applicant's Name: Vernon Moore
Property Address: 210 Dexter Avenue
Date of Approval: 9/11/03 asc
Work Approved: Repaint house in the existing color Sherwin Williams color scheme:
Body: Heritage Renwick Rose Beige
Porch, steps, trim and latticework: Roycroft Copper Red
Porch columns, balustrades and step facing boards: white
Repair rotten wood as necessary with matching existing in profile and dimension. Install 4 (4'x24") soffit vents, painted white.
25. Applicant's Name: Jim Hood
Property Address: 1206 Selma Street

- Date of Approval: 9/11/03 asc
 Work Approved: Replace rotten wood as necessary on front porch to match existing in profile and dimension.
- 26 Applicant's Name: Chris Conlon/Guido's in Oakleigh
 Property Address: 351 George Street
 Date of Approval: 9/11/03 weh
 Work Approved: Paint restaurant the following colors:
 Body: Precious Jasper, 10GY 40/296
 Trim: Behr Navajo White, 1822u
 Replace existing awnings with new awnings matching original in profile and dimension, color Artcraft Burgundy.
- Install wall signage, as per submitted design. Two wall signs, one on either side of plate glass windows. Signage not to exceed 20 sf.
27. Applicant's Name: Mike and Roxanne Windom
 Property Address: 208 LeVert Avenue
 Date of Approval: 9/12/03 jss
 Work Approved: (THIS COA REPLACES COA DATED APRIL 2, 2002)
- Construct an addition measuring 18' -6"x13'-6" as per the submitted Scheme B. The plan uses a shed roof with a parapet wall on the front, and retains the existing gate as a design element, which is incorporated into the new bathroom. A fixed wood French door with opaque glazing is to be placed behind the existing gate. The Board noted that there may have to be a guttering system on the side to retain the water from the neighbor.
28. Applicant's Name: Bernhardt Roofing
 Property Address: 111 S. Catherine St.
 Date of Approval: 9/16/03 asc
 Work Approved: Re-roof using 3 tab shingles, Weathered Gray in color; re-roof flat portion of roof using hot tar to match existing.
29. Applicant's Name: Presley Roofing Co.
 Property Address: 18 N. Ann Street
 Date of Approval: 9/17/03 jdb
 Work Approved: Re-roof with architectural Timberline shingles, dark grey in color.
30. Applicant's Name: Presley Roofing Company
 Property Address: 256 State Street
 Date of Approval: 9/17/03 weh
 Work Approved: Resurface built up flat roof to match existing in profile and dimension.
31. Applicant's Name: Dorothy Rose
 Property Address: 16 Lemoyne
 Date of Approval: 9/17/03 asc

- Work Approved: Repair to rotten wood as necessary to match existing in profile and dimension. Paint white with white trim.
32. Applicant's Name: Mark Burks
Property Address: 1559 Dauphin Street
Date of Approval: 9/18/03 jdb
Work Approved: Repaint house in the following Behr paint scheme:
Body: Cedar Grove ECC-26-1
Trim: Nature Trail ECC-26-2
Porch Floor: Cactus Hill ECC-26-3
Replace wood on porch floor using 5/4" tongue and groove.
33. Applicant's Name: Jarrod White
Property Address: 1200 Dauphin Street
Date of Approval: 9/19/03 jss
Work Approved: Replace rotten wood as necessary to match existing in profile and dimension.
Repaint house in the following Behr paint scheme:
Body: Scenic Path, ECC-14-1
Trim: Great Frontier, ECC-14-2
Accents: Red Pines ECC-27-1 and Laurel Oak ECC-41-3
34. Applicant's Name: Llana Kershner
Property Address: 264 Roper Street
Date of Approval: 9/19/03 km per weh
Work Approved: Demolish deteriorated lean-to carport w/utility. Replace rotten wood as necessary to match existing in profile and dimension and paint white.
35. Applicant's Name: Tom Townsend
Property Address: 459 Dauphin Street
Date of Approval: 9/22/03 weh
Work Approved: Emergency repairs to existing masonry historic structure.
Reconstruct masonry walls at rear of property. Reconstruct roof structure on rear of property.
36. Applicant's Name: Helen Savage/Savage-Olsen Design Engineering/Centre for the Living Arts, Carlos Parkman.
Property Address: 250 Conti/304 Government Street
Date of Approval: 9/23/03 weh
Work Approved: Install Signage, measuring 66" x 33" as per submitted design.
37. Applicant's Name: Dick and Johnna Rogers
Property Address: 250 St. Anthony Street
Date of Approval: 9/23/03 weh

- Work Approved: Repoint existing concrete block structure. Apply stucco finish, leave gray to weather. Install fixed wood blinds over existing window openings.
38. Applicant's Name: Shirley Orr
Property Address: 1163 Elmira Street
Date of Approval: 9/24/03 asc
Work Approved: Replace rotten wood as necessary to match existing in profile and dimension – window casings; 1x4 tongue & groove porch decking and other rotten wood as necessary. Paint to match existing color scheme. Repair roof at the rear to match existing shingles in profile, dimension and color.
39. Applicant's Name: Contractors of Today
Property Address: 253 Charles Street
Date of Approval: 9/25/03 weh
Work Approved: Repaint residence to match existing color scheme.
40. Applicant's Name: Dorinda E. Franklin
Property Address: 1701 Dauphin Street
Date of Approval: 9/25/03 weh
Work Approved: Replace deteriorated wood with new brick-solid recessed brick.
41. Applicant's Name: William J. Meyer
Property Address: 301 South Ann Street
Date of Approval: 9/29/03 jdb
Work Approved: Replace rotten wood as necessary to match existing in profile and dimension. Repaint house in the following BLP color scheme:
Body: St. Anthony Street Gray
Trim: DeTonti Square Off -White
Porch Floor: Colonial Red
Porch Ceiling: Robin's Egg Blue
Doors: Colonial Red
42. Applicant's Name: Oakleigh Venture Revolving Fund
Property Address: 303 Rapier Street
Date of Approval: 9/29/03 weh
Work Approved: Remove deteriorated inappropriate rear porch infill.
43. Applicant's Name: Centre for the Living Arts
Property Address: 304 Government Street
Date of Approval: 9/29/03 weh

- Work Approved: Install awning over rear entrance as per submitted design. Replace rear door with new solid glass door with stainless steel kick plate and stainless steel band at top.
44. Applicant's Name: Sin Au
Property Address: 1702 Government Street
Date of Approval: 9/29/03 weh
Work Approved: Repaint sides and rear of building with SW 2822, Downing Sand. Also paint sign band above glass storefronts to match.
45. Applicant's Name: Ron Ross & Paul Nix
Property Address: 919 Church Street
Date of Approval: 10/01/03 weh
Work Approved: Prep, prime and repaint wood window sash, white in color. Power wash exterior aluminum siding and repaint white to match existing color scheme. Repaint porch in existing color scheme. Install new garage door in existing opening, as per submitted brochure.
46. Applicant's Name: Dennis Langan Construction Co.
Property Address: 1254 Selma Street
Date of Approval: 10/02/03 jdb
Work Approved: Repair flat built up roof to match existing materials in profile and dimension.
47. Applicant's Name: Eddie McZeek
Property Address: 908 Texas Street
Date of Approval: 10/02/03 weh
Work Approved: Emergency demolition of unsafe and heavily deteriorated structure.
48. Applicant's Name: Melissa Nissen & Leon Van Dyke
Property Address: 63 North Monterey Street
Date of Approval: 10/03/03 weh
Work Approved: Remove deteriorated concrete driveway strips and install new concrete driveway as per submitted site plan.
49. Applicant's Name: Oakleigh Venture Revolving Fund
Property Address: 303 Rapier Street
Date of Approval: 10/03/03 asc
Work Approved: Repair roof as necessary to match existing shingles in profile, dimension and color.
Repaint house in the existing color scheme. Remove concrete slab under demolished rear porch (COA dated 9-29-03).
50. Applicant's Name: Hunter and Lisa Compton
Property Address: 21 South Lafayette Street
Date of Approval: 10/03/03 weh
Work Approved: Paint house in the following colors:
Body – Coastal Plain SW 6192

Trim – Shoji White SW6194
Door – Burgundy SW7042
Shutters – Andiron SW6174
Porch Ceiling – Opaline SW6189

51. Applicant's Name: J.M. Clark
Property Address: 114 North Lafayette Street
Date of Approval: 10/03/03 weh
Work Approved: Reroof residence with new metal roof as per submitted material information.
52. Applicant's Name: Anne Patton
Property Address: 1053 Dauphin Street
Date of Approval: 10/06/03 weh
Work Approved: Repaint in the existing color scheme. (Light grey, white and brick red.)

OLD BUSINESS:

1. **091-02/03-CA** 8 St. Joseph Street
Applicant: Mobile Revolving Fund
Nature of Request: Install 6' steel fence across front of lot at sidewalk.
Landscape interior of lot as per submitted landscape plan. Install 8' wood privacy fence at rear of lot as per submitted site plan.
2. **064-02/03 – CA** 651 Dauphin Street
Applicant: Tony Cooper/Nu Wave Studios
Nature of Request: Paint exterior of brick veneer building as per submitted rendering; install new wood windows with glass block transoms on front elevation (in original window openings); remodel storefront/entrance; install new metal canopy with decorative brackets; install two rear single entry doors on rear elevation; install mesh on east elevation with lights behind; also to cover up utility service entrances, all as per submitted plans.
3. **006-02/03 – CA** Northeast corner of Kenneth and Dauphin Streets
Applicant: Infirmary Health Systems
Nature of Project: Request to alter previously-approved design to construct masonry monument sign, measuring 5' 2 1/2" by 9'-6", installed on a 1' berm, as per submitted plans.

NEW BUSINESS:

1. **001-03/04-CA** 264 Roper Street
Applicant: Lana Kershner
Nature of Request: Alter roof line and facades of existing one story brick residence as per submitted plans.

2. **002-03/04-CA** 303 Rapier Street
Applicant: Oakleigh Venture Revolving Fund
Nature of Request:

3. **003-03/04-CA** Lot 8, DeTonti Square Historic District
Applicant: Susan Milling
Nature of Request: Construct new 1 ½ story residence as per submitted plans.

4. **004-03/04-CA** 126 Houston Street
Applicant: Mary Gayle Connor
Nature of Request: Repair fire damage to structure as per submitted plans.

5. **005-03/04-CA** 451 Dauphin Street
Applicant: Paul Christopher
Nature of Request: Remove existing deteriorated awning from front of building as per submitted plans.

6. **006-03/04-CA** 118 Macy Place
Applicant: Issam El – Farkh
Nature of Request: Construct rear addition as per submitted plans.

7. **007-03/04-CA** 201 Tuttle Avenue
Applicant: George Phillips
Nature of Request: Construct wood picket fence as per submitted design and site plan.

8. **008-03/04-CA** 302 Congress Street
Applicant: Decora Smith
Nature of Request: Continue construction of 2 story accessory structure, first floor garage with apartment above.

9. **009-03/04-CA** 116 Government Street
Applicant: Steve Olen
Nature of Request: Paint west elevation of building to match painted brick front.

10. **010-03/04-CA** 1458 Church Street
Applicant: Lloyd A. Marston
Nature of Request: Demolish deteriorated outbuilding.

11. **011-03/04-CA** 60 Bradford
Applicant: Andrea Gherzi
Nature of Request: Construct 6’ and 3’ wood picket fence as per submitted plans.

12. **012-03/04-CA** 1358 Dauphin Street

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| | Applicant: | Wrico Signs |
| | Nature of Request: | Install signage as per submitted plans. |
| 13. | 013-03/04-CA | 114 North Lafayette Street |
| | Applicant: | J.M. Clark |
| | Nature of Request: | Install vinyl fencing around two lots of record as per submitted plans. |
| 14. | 014-03/04-CA | 258 Marine Street |
| | Applicant: | Oakleigh Venture Revolving Fund/Douglas Kearley Architect |
| | Nature of Request: | Construct new residence as per submitted plans. |
| 15. | 015-03/04-CA | 259 Marine Street |
| | Applicant: | Oakleigh Venture Revolving Fund/Douglas Kearley Architect |
| | Nature of Request: | Construct new residence as per submitted plans. |

Other Business and Announcements

Adjournment

- 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 vacant lot is adjacent to a concrete masonry parking garage on the north property line and a two story brick commercial structure on the south property line.
 - 2. The proposed front property line fence is 6' steel.
 - 3. The proposed rear property line fence is 8' solid wood privacy fencing.

- B. The Guidelines state that "The height of solid fences in historic districts is generally restricted to six feet, however, if a commercial property or multi-family housing adjoins the subject property, an eight foot fence may be considered."
 - 1. The height of the proposed fence is 6' at the sidewalk and 8' at the rear of the lot.
 - 2. All adjacent property is zoned B-4, General Business.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

064-02/03 – CA 651 Dauphin Street
Applicant: Tony Cooper
Received: 10/6/03 **Meeting Date (s):**
Submission Date + 45 Days: 11/20/03 1) 7/14/03 2) 10/20/03 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Non-Contributing, New Construction
Zoning: B-4, General Business
Additional Permits Required: (1) Building
Nature of Project: Rehabilitate the exterior of the existing building. Paint building dark sage green as per submitted rendering. Install new wood windows with glass block transoms on front elevation (in original window openings); remodel storefront/entrance; install new metal canopy with decorative metal brackets; install two rear single entry doors on rear elevation; install mesh on east elevation with security lights behind; all as per submitted plans.

History of the Project:
The ARB approved plans in July 2003 to rehabilitate the existing structure. A copy of the Certified Record is attached for your review. This application is a continuation of the work.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Lower Dauphin Street Commercial District Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
Building Condition 1	Original Design Intact	Rehabilitate existing exterior

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

- A. The *Lower Dauphin Street Commercial District Guidelines, Building Condition 1* states that “Some portion of the façade may require maintenance and repair...”
 - 1. The proposed changes are to allow the building to be adaptively reused.
 - 2. Proposed new single entry and exit doors at the rear will improve ingress and egress to the facility.
 - 3. Painting of the non-descript brown brick is a reversible treatment.

- B. The *Lower Dauphin Street Commercial District Guidelines, Section C-1, Overall Character*, states that “the appearance of the building should reflect its period of significance.”
 - 1. The subject building is a non-contributing modern structure.
 - 2. The proposed changes will not give the building a false sense of history.
 - 3. The installation of the mesh screens will break up the massing of the monolithic brick walls.

- C. The *Lower Dauphin Street Commercial District Guidelines, Section C-1, Overall Character*, states that changes should “Reflect the character established within the block.”
1. Café 615 directly across the street is constructed of stucco-covered masonry with similar entry doors and geometric elements similar to the proposed glass block.
 2. Adjacent historic and non-historic buildings have canopies cantilevered over the sidewalk.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

006-02/03 – CA Northeast corner of Kenneth and Dauphin Streets
Applicant: Infirmiry Health Systems
Received: 10/06/03 **Meeting Date (s):**
Submission Date + 45 Days: 11/20/03 1) 11/13/02 2) 10/20/03 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Zoning: R-1, with variance
Additional Permits Required: (2) Building, Electrical
Nature of Project: Construct masonry monument sign, measuring 5’ 2 ½” by 9’-6”, installed on a 1’ berm, as per submitted plans
Variances and Previous Approvals: Variance granted by Board of Zoning Adjustment 10/10/2001
Certificate of Appropriateness issued by Old Dauphin Way Review Board November, 2002
Additional Information: The Mobile Infirmiry is re-submitting plans for the design of the sign with minor alterations. The applicant is requesting to substitute brick caps for the approved pre-cast concrete caps as shown in the elevations. All other aspects of the project remain unchanged.

A copy of the Certified Record from the November 2002 meeting is attached for your review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Sign Design Guidelines for Mobile’s Historic Districts
Design Review Guidelines for Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
D	Materials	Construct masonry monument sign
3	Fences, Walls and Gates	Construct boundary wall

STAFF COMMENTS

- A. The proposed sign materials are brick and cast concrete.
 - 1. Applicant believes the Old Mobile brick relates to the brick pier foundations of the adjacent wood frame structures.
- B. The proposed boundary fence materials are brick and iron pipe.
 - 1. The average height of the wall is 1’-10 ½” high.
 - 2. The column height is 3’ 1 ½” high.
 - 3. The wall is set back from the sidewalk 2’ to allow for a low landscaped planting area.
 - 4. The materials include brick veneer with a brick cap, and a 4” diameter pipe rail, painted black.

Windows

- A. The Guidelines state that “The type, size and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building.”
 - 1. The existing aluminum windows have no historic or architectural significance.
 - 2. The proposed new wood windows with true divided lights are more compatible with adjacent historic structures.

Roofs

- A. The Guidelines state that “A roof is one of the most dominant features of a building.”
 - 1. The current low-pitched, front-gabled roof has no architectural or character-defining significance.
 - 2. The proposed new end-gabled roof will be a strong character-defining feature.

Fences, Walls and Gates

- A. The Guidelines state that fences “...should compliment the building and not detract from it.”
 - 1. The proposed fence is a 4’ wood gothic picket.
 - 2. The fence is to begin at the front line of the residence and run south to tie into an existing wood privacy fence.

Staff recommends approval as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

002-03/04 – CA 303 Rapier Street
Applicant: Oakleigh Venture Revolving Fund/Douglas Kearley Architect
Received: 10/06/03 **Meeting Date (s):**
Submission Date + 45 Days: 11/20/03 1) 10/20/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Non-Contributing (modern residence)
Zoning: R1-Single Family Residential
Additional Permits Required: (1) Building

Nature of Project: Alter enclosed rear porch as per submitted plans. Construct new wood deck as per submitted plans. Install new gravel drive contained between landscape timbers, as per submitted plan. Remove existing clapboard and screen enclosure at rear porch and install new wall with lattice facing at exterior. Built 14' x 18' wood deck.

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	Exterior Materials and Finishes	Construct new porch wall
3	Accessory Structures and Site Considerations	Construct Deck

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...”

- A. The Guidelines state that “ The exterior material of a building helps define its style, quality and historic period...”
1. The subject residence is a historic wood frame bungalow with classical revival detailing.
 2. The proposed rear porch enclosure maintains the character of a porch while creating interior space.
- B. The Guidelines state that “ The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building.”
1. The main residence is a one story wood frame structure, with classical revival detailing.
 2. The proposed deck is located at the rear of the residence and will not be visible from the street.

Staff recommends approval as submitted.

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ In the case of a proposed new building, that such building will not, in itself, or by reason of its location on the site, materially impair the architectural or historical value of the buildings on adjacent sites or in the immediate vicinity and that such building will not be injurious to the general visual character of the Historic District in which it is to be located.”

STAFF REPORT

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- I. **Placement and Orientation:** The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.
- A. Setbacks in DeTonti Square range from buildings constructed at the sidewalk to buildings with a 5’-15’ setback.
 - B. This is a lot in the middle of the block in the heart of the neighborhood.
 - C. The proposed front setback for this building is 10’ from the sidewalk/property line.

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II. **Massing and Scale:**

- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 1. 3 bay facades are common in the DeTonti Square Historic District.
 2. 1, 1 ½ and 2 story wood frame structures and masonry structures with stucco exteriors are common in the DeTonti Square Historic District.
 3. The proposed building is a 1 ½ wood frame structure with a true stucco exterior.
- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 1. Historic buildings in DeTonti Square are constructed on piers, or are elevated above grade by a continuous foundation wall at a height of 2’-3’, and some even taller given the topography of the lot.
 2. Property covenants require new construction to be 2’-6” above grade.
 3. The proposed foundation is designed using solid brick veneer over concrete block, at a height 3’ above grade.
- C. The guidelines state that new construction should consider roof shapes, pitches and complexity
similar to or compatible with those of adjacent historic buildings.
 1. A variety of roof shapes exist in the DeTonti Square Historic District, but the most common are simple end gables and hips.
 2. Side gabled roofs are common in the DeTonti Square Historic District.
 3. The proposed roof is an end gable.

3, III

III. **Façade Elements:**

The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.

- A. The use of casement windows is a design element found in the Historic Districts.
- B. The use of double French doors with $\frac{3}{4}$ glass and recessed panels below is a design element found throughout the Historic Districts.
- C. The use of wood chamfered columns is found throughout the districts.

3, IV

IV. **Materials and Ornamentation:**

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are number of wood frame structures remaining in the DeTonti Square Historic District.
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found upon nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 - 1. Examples of historic ornamentation include wood chamfered posts, batten-type shutters, and casement windows.
 - 2. The use of casement windows and stucco exterior is reminiscent of early French Creole residences once found in Mobile.
 - 3. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.

2. The replacement material will match the original in profile, dimension and material.

Windows

- C. The Guidelines state that “The type, size and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building.
 1. The existing wood windows are multi-pane casement and multi-pane top over single pane bottom double sash.
 2. The existing windows will be repaired as necessary.
 3. The new windows will match the existing in profile, materials and dimension.

Roofs

- D. The Guidelines state that “A roof is one of the most dominant features of a building.”
 1. The existing end gable roof with deep overhang supported by decorative outriggers is an important and character-defining feature of the subject structure.
 2. The new roof will match the original in pitch, dimension and materials..

Staff recommends approval as submitted.

STAFF REPORT

- 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 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 pair of new wood 15 light French doors, on the west elevation.

- 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 predominantly wood 9 -over-1 double hung.
 - 2. Windows in the addition are proposed to match the existing in profile, light configuration, and dimension.
 - 3. Triangular-shaped fixed wood windows are proposed as clerstory-type windows in the new cross gable.

- 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 end gable.
 - 2. The roof for the proposed addition is a cross gable connecting to the main gable.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

007-03/04 – CA 201 Tuttle Avenue
Applicant: George Phillips
Received: 10/06/03 **Meeting Date (s):**
Submission Date + 45 Days: 11/20/03 1) 10/20/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf Historic District
Classification: Contributing
Zoning: R-1, Single Family
Additional Permits Required: (1) Fence
Nature of Project: Construct wood picket fence along north and east property line, and at end of driveway as per submitted site plan.

The applicant submitted two alternate heights for the Board to consider. Alternate 1 requests a 4’ high picket fence. Alternate 2 requests a 3’ high picket fence. Fence is to be constructed using 3 ¼” pickets spaced 2” apart. Picket design to be cut at a 45 degree angle at the top.

The proposed fence starts at the northeast corner of the property and runs the width of the east property line a distance of 51’. Also at the northeast corner the fence runs west along the sidewalk a distance of 32’, and turns south to run a distance of 30’ along a 10’ green space adjacent to a 10’ driveway. The fence turns after the 30’ run and dies into an existing deck.

Additional Information:

This fence was begun without a Certificate of Appropriateness or a Fence Permit. A Stop Work Order was issued September 25, 2003. Currently the center 4”x4” posts are set.

The applicant has claimed that a representative from UDD has stated that the construction of a 4’ high picket fence at this location would be acceptable. However, this should be confirmed prior to the issuance of a building permit.

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	Fences, Walls and Gates	Construct Picket Fence

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

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 one story wood frame residence with a 3 bay front porch and hipped roof.
4. The proposed fence is wood picket designed to compliment the residence.

Staff recommends approval with conditions:

That the fence be constructed at 3' in height to comply with the Zoning Ordinance.

Due to the size and use of this structure, this application is being reviewed under the Design Review Guidelines for New Residential and Commercial Construction.

The following are proposed building materials:

- a. foundation – slab on grade
- b. façade – true stucco over concrete block on first floor
true stucco over frame on second floor
- c. doors – garage doors – metal raised panel
entry doors – wood six panel
- d. windows – wood casement,
- e. roof – fiberglass to match existing on residence

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Guidelines for New Commercial and Residential Construction in Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>	
3	Design Standards for New Construction Placement and Orientation	Construct new garage apartment	3,I
3,II	Massing and Scale		
3,III	Façade Elements		
3,IV	Materials and Ornamentation		
3, IV, A	Appropriate Materials for New Residential Construction		

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ In the case of a proposed new building, that such building will not, in itself, or by reason of its location on the site, materially impair the architectural or historical value of the buildings on adjacent sites or in the immediate vicinity and that such building will not be injurious to the general visual character of the Historic District in which it is to be located.”

STAFF REPORT

3,I

- I. Placement and Orientation:** The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.
- A. Setbacks in DeTonti Square range from buildings constructed at the sidewalk to buildings with a 5’-15’ setback.
 - B. This is a lot in the middle of the block in the heart of the neighborhood.
 - C. The proposed setbacks for this building are as follows:
 - Rear lot line – 5’
 - East lot line – 5’.
 - West lot line – 5’
 - Distance from main residence to garage – 15’

3,II

- I. Massing and Scale:**
- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.

1. 3 bay facades are common in the DeTonti Square Historic District.
2. 1, 1 ½ and 2 story wood frame structures and masonry structures with stucco exteriors are common in the DeTonti Square Historic District.
3. The proposed building is a 2 story structure constructed with a combination of concrete block with true stucco veneer on the first floor and wood frame with true stucco veneer on the second floor.

B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.

1. The proposed foundation is slab on grade to accommodate its use as a garage on the first floor.

C. The guidelines state that new construction should consider roof shapes, pitches and complexity

similar to or compatible with those of adjacent historic buildings.

1. A variety of roof shapes exist in the DeTonti Square Historic District, but the most common are simple end gables and hips.
2. Side gabled roofs are common in the DeTonti Square Historic District.
3. The proposed roof is an end gable.

3, III

III. Façade Elements:

The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.

- A. The use casement windows is a design element found in the Historic Districts.
- B. The use of arched wood doors is not uncommon in the districts.
- C. The use of paneled metal doors on garages is allowable.

3, IV

IV. Materials and Ornamentation:

A. The guidelines provide a list of appropriate materials for compatible new construction.

1. There are number of wood frame structures remaining in the DeTonti Square Historic District.

B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found upon nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.

1. Examples of historic ornamentation include arched garage bays and casement windows..
2. The use of casement windows and stucco exterior is reminiscent of early French Creole residences once found in Mobile.
3. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

009-03/04 – CA 116 Government Street
Applicant: Steve Olen
Received: 10/06/03 **Meeting Date (s):**
Submission Date + 45 Days: 11/20/03 1) 10/20/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: B-4, General Business
Additional Permits Required: (1) Building
Nature of Project: Paint west side of historic brick structure to match painted brick front.

Current Conditions: Historically, the west wall of this structure has been concealed from public view by the YMCA building. Since this building was demolished, the entire west elevation is now visible. Sections of the brick wall have been patched over time with different types and colors of bricks.

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	Exterior Materials and Finishes	Paint unpainted brick

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

- F. Exterior Materials: The Guidelines state that “ Painting of unpainted brick is inappropriate in most cases.”
1. The elevation in question has been obscured from public view for over 100 years.
 2. Due to the demolition of the historic YMCA building, the elevation in question is highly visible.
 3. Painting the brick wall to match the front would conceal the areas of patching and repair to the elevation.
 4. Due to the unusual circumstances and the unexpected exposure of this elevation, painting of unpainted brick could be considered appropriate.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

012-03/04 – CA 1358 Dauphin Street
Applicant: Wrico Signs, contractor/James E. Loris, Jr., owner
Received: 10/06/03 **Meeting Date (s):**
Submission Date + 45 Days: 11/20/03 1) 10/20/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing
Zoning: R-1, Single Family Residential but grandfathered in as a commercial parcel
Additional Permits Required: (1) Sign
Nature of Project: Install double-sided pole sign, measuring 5’ wide by 3’-4” tall, mounted between 4”x4” posts, at a point a 2’ above the ground, as per submitted design. Sign to be double faces, 2” thick redwood, sandblasted and painted to match green and white colors on building.

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

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
A	Mounting & Placement	Install Pole Sign
B	Design	
C	Size	
D	Materials	

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 COMMENTS

- A. The Guidelines state that “the height of freestanding signs generally shall not be higher than 8 feet.”
 - 1. The proposed sign is 5’-4” in height
- B. The Guidelines state that “For buildings without a recognizable style, the sign shall adopt the decorative features of the building, utilizing the same materials and colors.”
 - 1. The subject building is a non-descript modern red brick structure.
 - 2. The sign colors are taken from the trim and accent colors of the building.
- C. The Guidelines state that “The total allowable square footage for the display area of…pole signs is 40 square feet.”
 - 1. The proposed signage measures 40 square feet.
- D. The Guidelines state that “The structural materials of the sign should match the historic materials of the building. Wood, metal , stucco, stone or brick is allowed.”
 - 1. The proposed sign material is painted redwood.

Staff Recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

013-03/04 – CA 114 North Lafayette Street
Applicant: J.M. Clark
Received: 10/06/03 **Meeting Date (s):**
Submission Date + 45 Days: 11/20/03 1) 10/20/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing (modern construction)
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Fence

Nature of Project: Install cedar fencing and vinyl fencing as per submitted site plan.

This project is divided into six phases addressing specific fencing materials and heights at each phase. Please refer to illustrations for clarification of location and direction.

Phase I – Construct 8’ high solid cedar privacy fence along north property line. At a point 40’ from the northwest corner of the lot construct an 8’ high cedar fence. – beginning at the north wall of the residence, running north to the property line, then turning east and running a distance of 92 feet, to a point where the lot takes a 90 degree turn north.

Phase II – Along the west property line, at a point approximately 132’ from North Lafayette Street, construct an 8’ high solid cedar privacy fence running a distance of approximately 72’, behind two pieces of commercial property facing North Lafayette Street.

Phase III – Along north property line, construct an 8’ high solid cedar privacy fence running approximately 60’.

Phase IV – At a point approximately 191’ from the northeast corner of North Lafayette and Campbell Streets, install a 6’ high solid vinyl fence beginning at a point 25’ from the sidewalk and running approximately 154’ to intersect with the 8’ high solid cedar privacy fence, there the 8’ high solid cedar privacy fence takes a 90 degree turn.

Phase V – At a point 45’ from the northeast corner of North Lafayette and Campbell Streets, install a 4’ high reverse arch vinyl picket fence. Fence to begin at a corner of the house, run approximately 14.7’ south to the sidewalk, then turn east and run approximately 146’ to the southeast property line, then turn north and run 25’ and tie into 6’ high solid vinyl privacy fence.

Phase IV – Install 3’ high vinyl picket fence around perimeter of front yard. Beginning at a point on the north property line 40’ from the sidewalk, then running west to the sidewalk, along North Lafayette Street, then turn south and run approximately 75’ to the northeast corner of North Lafayette and Campbell Streets, then turn east and run 45’ to tie into 4’ high reverse arch vinyl fencing.

The applicant has stated his desire to used vinyl/pvc fencing is due to the water ponding at the location on the lot where the fencing is to be placed. The applicant is concerned about maintenance and upkeep of a wood fence in standing water. In addition, the applicant has provided examples of locations within the Old Dauphin Way Historic District where vinyl/pvc materials have been used for porch details and fencing. It should be noted that in no case was the material or design approved by the Review Board.

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	Fences, Walls and Gates	Construct 3' and 6' wooden fencing

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

- 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 non-contributing, one story brick veneer ranch-style house.
 2. The proposed fencing types are:
 - a. 8' high cedar solid privacy fence
 - b. 6' high solid vinyl privacy fence
 - c. 4' high reverse arch vinyl picket fence
 - d. 3' high straight top vinyl picket fence.
- 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 by properties with commercial uses/zoning on the north and northwest property lines, where 8' high fencing is requested.
 2. 3' high picket fencing is allowed by zoning code for placement along the sidewalk. 4' high picket fencing is approved at the discretion of the Urban Development staff.
- C. The Guidelines provide a list of appropriate and inappropriate materials for fencing.
1. Wood is an appropriate material for fencing in historic districts
 2. Vinyl, or pvc, is an inappropriate material for fencing in historic districts.

Staff recommends approval of the application with the following conditions:

Should the applicant wish to install a 6' fence to separate the lot, but is concerned with water ponding and rotting of the fence bottom, then a snake board or some other sacrificial design element on a wooden fence should be considered.

A wood picket fence would be an appropriate material according to the guidelines.

Fencing around the property should be consistent. 3' high picket fences are most appropriate in terms of height and scale for sidewalk/perimeter fencing.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

014-03/04 – CA 258 Marine Street (Gothic House Number 1)
Applicant: Oakleigh Venture Revolving Fund/Douglas Kearley, Architect
Received: 7/30/03 **Meeting Date (s):**
Submission Date + 45 Days: 9/14/03 1) 10/20/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Non-Contributing (vacant lot/new construction)
Additional Permits Required: (5) Building, Mechanical, Electrical, Plumbing, HVAC

Nature of Project: Construct a 1300 square foot, wood frame, single story residence on raised concrete slab. Site variance will be required.

The building site is located on the west side of the 250 block of Marine Street between Charleston and Augusta Streets. The lot measures 49.43’ at the front and 52.22’ at the rear; lot depth is 102.88’. The building measures approximately 30’ wide by 48’ long, with a 6’ deep by 14’ wide front porch. The front porch is located at a distance of 9’ from the sidewalk. The front wall of the main house is located at a distance of 15’ from the sidewalk. The main façade faces Marine Street. The proposed construction is of a 1 story wood frame, vertical board & batten, Gothic-Revival style residence. The ground plan is rectangular in design with a small rear ell. Porches include a projecting front porch and a shed-roofed rear porch. The proposed building has a 4’ finished floor height above grade, and a first floor finished floor height of 9’ – 4 ½”. Overall ground to ridge height is 32’. The proposed roof is an end gable with a steeply-pitched cross gable on center of the front porch, a shed roof over the front porch, a cross gable at the rear ell and a shed roof over the rear porch. The proposed pitch of the main roof is 10/12. The proposed pitch of the gable over the front porch is 24/12. The proposed pitch of the shed roofs at the front and rear is 4/12. Proposed roofing material is GAF “Slateline” asphalt/fiberglass shingles, color Slate Gray.

Additional Information: The new construction proposed for 258 Marine Street is a modern interpretation of the Gothic Revival style promoted by mid-19th century architect A. J. Downing. There are several examples of this style of architecture remaining in Mobile’s Historic Districts, including the Macy House (1867-68) located at 1569 Dauphin Street, and the Kimball House (ca. 1869-70) located at 1161 Old Shell Road.

In order to proceed with construction scheduling, after consultation with Board Attorney Wanda Cochran and Review Board Chair Cindy Klotz, staff issued a Certificate of Appropriateness to allow construction of the foundation and footings. The applicants submitted signed affidavits to both the Board of Zoning Adjustment and the Architectural Review Board agreeing to comply with the Boards’ findings even if altering the previously-constructed foundations and footings was required.

Typically the Board requires new construction to be in line with adjacent historic structures in order to maintain the existing streetscape. Due to Urban Development setback regulations, the required front setback for new construction is mandatory 25'. The applicants' request for a variance from this requirement will be heard at the November 4, 2003 meeting. UDD staff has recommended approval of the request.

Additional Approvals: The Board of Zoning Adjustment will consider the request of the owners to construct the new residence in line with existing historic structures on the street at the November 4, 2004 meeting.

The following are proposed building materials:

- a. foundation –
 - front porch - brick pier with framed cutwork infill
 - main residence – scored stucco-covered concrete block
- b. façade –hardiplank board & batten vertical siding
- c. doors – wood & glass
- d. windows – wood casement, wood fixed
- e. porch details –
 - front porch: Built-up wood columns with diamond-shaped decorative elements, traditional handrail with ½ wood square pickets
 - rear porch: Chamfered wood columns, horizontal wood railing
- f. roof – architectural grade shingles

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Guidelines for New Commercial and Residential Construction in Mobile's Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Design Standards for New Construction	Construct new residence
3,I	Placement and Orientation	
3,II	Massing and Scale	
3,III	Façade Elements	
3,IV	Materials and Ornamentation	
3, IV, A	Appropriate Materials for New Residential Construction	

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ In the case of a proposed new building, that such building will not, in itself, or by reason of its location on the site, materially impair the architectural or historical value of the buildings on adjacent sites or in the immediate vicinity and that such building will not be injurious to the general visual character of the Historic District in which it is to be located.”

STAFF REPORT

3,I

- I Placement and Orientation:** The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.

- A. Setbacks in the Oakleigh Garden District range from buildings constructed at the sidewalk to buildings with a 5'-15' setback.
- B. The proposed building site is located in the middle of the block, one block west of the eastern boundary of the neighborhood.
- C. The proposed front setback for this building is 9' from the sidewalk/property line; the proposed side setback for this building is 10' on the south, and 9.43' on the north.

3,II

II. Massing and Scale:

- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. 3 bay facades are common in the Oakleigh Garden Historic District.
 - 2. 1, 1 ½ and 2 story wood frame structures are common in the Oakleigh Garden Historic District.
 - 3. The proposed building is a 1 story wood frame structure.
- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. Historic buildings in the Oakleigh Garden Historic District are constructed on piers, or are elevated above grade by a continuous foundation wall at a height of 2'-5'.
 - 2. The proposed foundation is designed using brick piers with framed wood lattice infill for the front porch, and scored stucco-covered concrete block for the main residence, at a height 4' above grade.
- C. The guidelines state that new construction should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
 - 1. A variety of roof shapes exist in the Oakleigh Garden Historic District, but the most common are simple end gables and hips.
 - 2. Side gabled roofs are common in the Oakleigh Garden Historic District.

3, III

III. Façade Elements:

- A. The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 - 1. The use of wood casement windows is a common design element found throughout the Historic Districts.
 - 2. The use of a single wood four-panel door with solid wood bottom panels and glass top panels, and triple light transom above, is a common design element found throughout the Historic Districts.
 - 3. The use of a steeply-pitched front gable, decorative wood drip moulds above the windows, built-up decorative columns, and casement windows defines a Gothic-Revival style structure.

3, IV

IV. Materials and Ornamentation:

- A. The guidelines provide a list of appropriate materials for compatible new construction.

1. There are number of wood frame structures remaining in the Oakleigh Garden Historic District.
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found upon nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 1. Examples of historic ornamentation include use of a steeply-pitched front gable, decorative wood drip moulds above the windows, built-up decorative columns, and casement windows.
 2. The proposed design utilizes a simple transom over the single entry door and triple-hung windows. The classically-detailed dormers on the roof break up the massing of the end gabled roof.
 3. The use of vertical board & batten hardiplank siding is a modern interpretation of a traditional building material.
 4. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

015-03/04 – CA 259 Marine Street (Gothic House Number 3)
Applicant: Oakleigh Venture Revolving Fund/Douglas Kearley, Architect
Received: 7/30/03 **Meeting Date (s):**
Submission Date + 45 Days: 9/14/03 1) 10/20/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Non-Contributing (vacant lot/new construction)
Additional Permits Required: (5) Building, Mechanical, Electrical, Plumbing, HVAC

Nature of Project: Construct a 1500 square foot, wood frame, 1 ½ story residence on raised concrete slab.

The building site is located on the east side of the 250 block of Marine Street between Charleston and Augusta Streets. The lot measures 57.33' wide, and is 130.0' deep. The building measures approximately 28' wide by 28' long, with front and rear porches measuring 8' deep by 24' wide. The front porch is located at a distance of 17' from the sidewalk. The front wall of the main house is located at a distance of 25' from the sidewalk. The main façade faces Marine Street. The proposed construction is a 1 ½ story wood frame, sheathed in hardiplank vertical board & batten, Gothic-Revival style residence. The proposed foundation is of split-faced concrete block covered with an elastomeric coating, with a beveled edge block water table. The ground plan is square in design with shed-roofed front and rear porches. The proposed building has a 2'-8" finished floor height above grade, and a first floor finished floor height of 10' – 4". Overall ground to ridge height is 34'. The proposed roof plan is a double cross-gable (gable on every elevation). The proposed pitch of the main roof is 12/15. The proposed pitch of the shed roofs at the front and rear is 5/12. Proposed roofing material is GAF "Slateline" asphalt/fiberglass shingles, color Slate Gray.

Additional Information: The new construction proposed for 259 Marine Street is a modern interpretation of the Gothic Revival style promoted by mid-19th century architect A. J. Downing. There are several examples of this style of architecture remaining in Mobile's Historic Districts, including the Macy House (1867-68) located at 1569 Dauphin Street, and the Kimball House (ca. 1869-70) located at 1161 Old Shell Road.

In order to proceed with construction scheduling, after consultation with Board Attorney Wanda Cochran and Review Board Chair Cindy Klotz, staff issued a Certificate of Appropriateness to allow construction of the foundation and footings. The applicants submitted signed affidavits to both the Board of Zoning Adjustment and the Architectural Review Board agreeing to comply with the Boards' findings even if altering the previously-constructed foundations and footings were required.

Typically the Board requires new construction to be in line with adjacent historic structures in order to maintain the existing streetscape. Due to Urban

Development setback regulations, the required front setback for new construction is mandatory 25'. The applicants' request for a variance from this requirement will be heard at the November 4, 2003 meeting. UDD staff has recommended approval of the request.

Additional Approvals: The Board of Zoning Adjustment will consider the request of the owners to construct the new residence in line with existing historic structures on the street at the November 4, 2004 meeting.

The following are proposed building materials:

- a. foundation – split-faced concrete block covered with elastomeric coating, with beveled concrete block water table
- b. façade –hardiplank board & batten vertical siding
- c. doors – wood & glass
- d. windows – wood double hung, wood fixed
- e. porch details –
 - front porch: chamfered 8x8 posts, open work brackets cut from 2x12s, traditional handrail with ½ wood square pickets,
 - rear porch: chamfered wood columns, traditional handrail with ½ wood square pickets
- f. roof – architectural grade shingles

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Guidelines for New Commercial and Residential Construction in Mobile's Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Design Standards for New Construction	Construct new residence
3,I	Placement and Orientation	
3,II	Massing and Scale	
3,III	Façade Elements	
3,IV	Materials and Ornamentation	
3, IV, A	Appropriate Materials for New Residential Construction	

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ In the case of a proposed new building, that such building will not, in itself, or by reason of its location on the site, materially impair the architectural or historical value of the buildings on adjacent sites or in the immediate vicinity and that such building will not be injurious to the general visual character of the Historic District in which it is to be located.”

STAFF REPORT

3,I

- I. **Placement and Orientation:** The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.
 - A. Setbacks in the Oakleigh Garden District range from buildings constructed at the sidewalk to buildings with a 5'-15' setback.
 - B. The proposed building site is located in the middle of the block, one block west of the eastern boundary of the neighborhood.

- C. The proposed front setback for this building is 17' from the sidewalk/property line; the proposed side setback for this building is 10' on the south, and 19.4' on the north.

3,II

II. Massing and Scale:

- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. 1, 1 ½ and 2 story wood frame structures are common in the Oakleigh Garden Historic District.
 - 2. The proposed building is a 1 ½ story wood frame structure.
- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. Historic buildings in the Oakleigh Garden Historic District are constructed on piers, or are elevated above grade by a continuous foundation wall at a height of 2'-5'.
 - 2. The proposed foundation is designed using brick piers with framed wood lattice infill for the front porch, and scored stucco-covered concrete block for the main residence, at a height 4' above grade.
- C. The guidelines state that new construction should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
 - 1. A variety of roof shapes exist in the Oakleigh Garden Historic District, but the most common are simple end gables and hips.
 - 2. Side gabled roofs are common in the Oakleigh Garden Historic District.

3, III

III. Façade Elements:

- A. The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 - 1. The use of wood double-hung windows is a common design element found throughout the Historic Districts.
 - 2. The use of a single wood four-panel door with solid wood bottom panels and glass top panels, and triple light transom above, is a common design element found throughout the Historic Districts.
 - 3. The use of a steeply-pitched gable, decorative wood drip moulds above the windows, built-up decorative columns, and casement windows defines a Gothic-Revival style structure.

3, IV

IV. Materials and Ornamentation:

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are number of wood frame structures remaining in the Oakleigh Garden Historic District.
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found on nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.

1. Examples of historic ornamentation include use of a steeply-pitched front gable, decorative wood drip moulds above the windows, built-up decorative columns, and casement windows.
2. The proposed design utilizes a simple transom over the single entry door and triple-hung windows. The classically-detailed dormers on the roof break up the massing of the end gabled roof.
3. The use of vertical board & batten hardiplank siding is a modern interpretation of a traditional building material.
4. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.