

AGENDA
ARCHITECTURAL REVIEW BOARD

July 12, 2004– 3:00 P.M.

Mayor's Pre-Council Chamber – Mobile Government Plaza
205 Government Street

A. CALL TO ORDER – Chair

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

B. MID MONTH APPROVALS

1. Applicant's Name: Sandy Ellis
Property Address: 950 Charleston St.
Date of Approval: 6/20/04 asc
Work Approved: Install new Timberline roof, Weathered Gray in color.
Install modified bitumen roof on flat sections.
2. Applicant's Name: Sign Pro
Property Address: 601 Church Street
Date of Approval: 6/21/04 weh
Work Approved: Install yard sign as per submitted design. Sign to be 18" x 36", double sided, wood sandblasted, painted dark green with off white lettering. Mounted 30" above ground between 2 painted 4x4 posts.
3. Applicant's Name: Nathaniel Walton, Jr.
Property Address: 162 South Warren Street
Date of Approval: 6/22/04 weh
(This COA replaces COA dated October 9, 2002)
Work Approved: Repair or replace existing damaged and deteriorated columns and woodwork with materials matching existing in profile and dimension. Prime and paint new wood to match existing color scheme.
4. Applicant's Name: Earl Jernigan
Property Address: 34 S. Reed Avenue
Date of Approval: 6/22/04 asc
Work Approved: Reroof one story rear addition: remove existing shingles, install new decking, repair rafters as necessary, install new charcoal gray asphalt or fiberglass shingles.
5. Applicant's Name: Elizabeth and Gene Petro
Property Address: 253 West Street
Date of Approval: 6/23/04 jdb
Work Approved: Replace rotten wood as necessary with new materials to match existing in profile and dimension. Paint new materials to match existing color scheme.

6. Applicant's Name: Lewis Mayson
Property Address: 803 Government Street
Date of Approval: 6/24/04 jdb
Work Approved: Paint the wood work Devoe dark gray: HC-168. Paint the gable stucco Devoe light gray AC-34.

7. Applicant's Name: MR Kopf Contracting
Property Address: 1600 Government Street
Date of Approval: 6/24/04 weh
Work Approved: Replace existing deteriorated wood with materials matching existing in profile and dimension. Repaint to match existing. Reglaze existing windows.

8. Applicant's Name: Bill Demouy
Property Address: 105 Levert
Date of Approval: 6/28/04 asc
Work Approved: Replace rotten wood as necessary with new materials to match existing in profile, dimension and material. Repaint house and out building with the following Benjamin Moore color scheme:
Body: Rockport Grey
Trim: Ballet White
Porch Deck and Steps: Cottage Red

9. Applicant's Name: Elon Maintenance and Construction
Property Address: 208 Dauphin
Date of Approval: 6/28/04 asc
Work Approved: Remove debris from interior of building leaving exterior walls intact.

10. Applicant's Name: Dixie M. Carlson and/or Alver A. Carlson
Property Address: 1653 Dauphin Street
Date of Approval: 6/28/04 weh
This COA replaces COA dated June 30, 2003)
Work Approved: Replace deteriorated siding with materials matching existing in profile and dimension. Repair/ replace porch flooring with materials matching existing in profile and dimension. Repair windows with materials matching in profile and dimension. Repair sills as necessary. Repair and/or replace handrails and columns with materials matching existing in profile and dimension. Prep house for painting. Colors to be submitted at a later date.

C. NEW BUSINESS:

- 1. 073-03/04-CA** 1210 Government Street
Applicant: Ben Cummings for Andrew and Julie Grinstead
Nature of Request: Reconstruction of rear addition to accessory structure as per submitted plans.
- 2. 074-03/04-CA** 1561 Luling Place
Applicant: Terry Matthews for Larry Burdette
Nature of Request: Construct rear addition as per submitted plans.
- 3. 075-03/04-CA** 1061 Government Street
Applicant: Storagemax
Nature of Request: Construct 6' wood privacy fence along George Street elevation as per submitted plans.

D. OTHER BUSINESS AND ANNOUNCEMENTS

E. ADJOURN

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

073-03/04 – CA 1210 Government Street
Applicant: Ben Cummings for Andrew and Julie Grinstead
Received: 6/22/04 **Meeting Date (s):**
Submission Date + 45 Days: 8/06/04 1) 7/12/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1 Single Family Residential
Additional Permits Required: (1) Building
Nature of Project: Reconstruction of rear addition to accessory structure as per submitted plans.

Convert first story shop space and storage space in existing garage to bedroom/sitting/bath area. Install 4 pairs of wood French doors in the end and sides of a storage area constructed under the second floor deck, and insert a thru-wall window unit, all as per submitted plans.

Additional Approvals: Applicant should consult the Office of Urban Development to determine whether this is an acceptable use change for an accessory structure.

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	Additions	Alter existing Accessory Structure

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 “The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building.”
 - 1. The existing garage is one and one half story frame structure, lap-sided with an end gable roof.
 - a. The proposed change alters the use from utility/storage area to living area.
 - b. Exterior changes are reflected in the addition of wood French doors to the end and side elevations of the existing lean-to shed constructed under the second floor deck.

Staff recommends approval of the application as submitted with the following condition:
Use clearance from Urban Development.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

074-03/04 – CA 1561 Luling Street
Applicant: Terry Matthews for Larry Burdette
Received: 6/28/04 **Meeting Date (s):**
Submission Date + 45 Days: 8/12/04 1) 7/12/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin WayHistoric District

Classification: Contributing

Zoning: R-1 Single Family Residential

Additional Permits Required: (1) Building

Nature of Project: Construct addition to rear as per submitted plans. Addition to be constructed at the rear of the house; interior space to measure approximately 16’-1”x 28’-8”, covered porch to measure approximately 12’-2” x 28’-8”. New hipped roof to be constructed over addition, tying into the main hipped roof. New wood siding to match existing siding, painted to match existing. New wood windows to match those in the existing house in profile and dimension. New 12” square box columns to be detailed with 1x4 cap mould and 1x6 base mould.

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	Additions	Construct Rear Addition

STANDARD OF REVIEW

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STAFF REPORT

- A. The Guidelines state that “The appropriateness of additions shall be measured by the guidelines applicable to new construction. The addition should compliment the design and scale of the main building.”
 - 1. The main structure is one story frame bungalow with a hipped roof.
 - a. The existing structure is one story, frame with wood lap siding.
 - b. The proposed addition replaces two existing additions and simplifies the rear of the residence.
 - 2. The proposed addition repeats the design of the existing residence by utilizing the following elements:
 - a. Wood siding, feathered in and painted to match the existing house;
 - b. Wood corner board, soffit and eave detail matching the existing house;
 - c. Wood windows matching the existing house.
 - 3. No trees will be removed to construct the addition.

Staff recommends approval of the application as submitted.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

075-03/04 – CA 1061 Government Street
Applicant: Storagemax
Received: 6/28/04 **Meeting Date (s):**
Submission Date + 45 Days: 6/18/04 1) 7/12/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Non - Contributing
Zoning:
Additional Permits Required: (1) Fence
Nature of Project: Construct 6’ high wood fence with cap at side of property as per submitted plan.

Additional Information: Urban Development Staff met with applicant on site to discuss side yard setbacks at the location of the fence. A 12’ setback will be required from the sidewalk.

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 & Gates	Construct wood fence

STANDARD OF REVIEW

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STAFF REPORT

- A. The Guidelines state that Fences “should compliment the building and no detract from it. Design, scale, placement, and materials should be considered along with their relationship to the Historic District.”
 - 1. The main structure is a four story interior storage facility.
 - 2. The proposed fencing is 6’ high wood with a cap.
 - 3. Typically, the Design Guidelines limit wood privacy fences to 6’ in height.

Staff recommends approval of the application as submitted.