

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD**  
August 8, 2005 – 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: Bill Smith  
Property Address: 66 Bradford  
Date of Approval: 7/14/05 weh  
Work Approved: Install new asphalt fiberglass shingles, onyx black in color.
2. Applicant’s Name: Skip Shira  
Property Address: 204 Dexter Street  
Date of Approval: 7/14/05 weh  
Work Approved: Paint house the following colors:  
Body – Rookwood blue green  
Trim – Classical white  
Accent – Rookwood shutter green
3. Applicant’s Name: Cooner Roofing, Contractor/ Keith Jarvis, Owner  
Property Address: 1057 Church Street  
Date of Approval: 7/14/05 weh  
Work Approved: Re-roof residence to match existing in color, profile and dimension. Remove remains of damaged chimney.
4. Applicant’s Name: Lafayette and Government Properties, LLC  
Property Address: 1412 Government Street  
Date of Approval: 7/15/05 asc  
Work Approved: Repair roof with materials to match existing in color and materials. Replace rotten wood with new matching existing in material, profile and dimension. Repaint trim white and accents black. Unpainted brick to remain unpainted. Repair or replace windows as necessary.
5. Applicant’s Name: Briley and Karen Shira  
Property Address: 911 Palmetto Street  
Date of Approval: 7/18/05 weh  
Work Approved: Construct 2 car garage at rear of property following MHDC stock plan. Garage to match details and materials to match existing residence.

6. Applicant's Name: Cooner Roofing Co.  
Property Address: 159 South Warren Street  
Date of Approval: 7/19/05 asc  
Work Approved: Replace storm damaged fascia boards as necessary with materials to match existing in material, profile and dimension. Paint new materials with existing color scheme. Re-roof building with 3 tab fiberglass shingles, charcoal gray in color.
7. Applicant's Name: Brian Dorgan  
Property Address: 1708 McGill Avenue  
Date of Approval: 7/19/05 asc  
Work Approved: Paint exterior in the following colors:  
Body – Winchester (dark gray)  
Trim – white  
Porch deck - black
8. Applicant's Name: Melissa Callier  
Property Address: 1561 Eslava Street  
Date of Approval: 7/19/05 jdb  
Work Approved: Construct storage shed/outbuilding per submitted photos. Setbacks to be 8' from the property line.
9. Applicant's Name: The American Legion/John Tyson, Sr.  
Property Address: 607 Government Street  
Date of Approval: 7/20/05 weh  
Work Approved: Re-roof with shingles to match existing in color, profile and dimension. Repair rotten soffit & fascia with materials matching existing in profile and dimension.
10. Applicant's Name: David Ayers and Paul Landry  
Property Address: 205 George Street  
Date of Approval: 7/20/05  
Work Approved: Repair front shutters with materials matching existing in profile and dimension. Install side shutters to match front shutters in materials, profile and dimension. Repair water damaged area at rear of residence with materials matching existing in profile and dimension. Replace fence damaged by Hurricane Ivan in rear with new fence matching existing in profile and dimension. Install 3' high picket fence, painted white, in front yard as per submitted site plan. Install new screen door on rear door as per submitted design.
12. Applicant's Name: Rachel Dumas  
Property Address: 114 North Julia Street  
Date of Approval: 7/20/05 asc  
Work Approved: Re-roof flat roof to match existing in material, profile and dimension.

13. Applicant's Name: Golden Gate Properties  
Property Address: 357 Regina Avenue  
Date of Approval: 7/21/05 asc  
Work Approved: Replace rotten wood as necessary with materials matching existing in profile and dimension. Repaint house in existing color scheme, trim: white.
14. Applicant's Name: Golden Gate Properties  
Property Address: 214 North Dearborn Street  
Date of Approval: 7/21/05  
Work Approved: Replace rotten wood as necessary to match existing in material, profile and dimension. Repaint house in existing Sherwin Williams Color Scheme – Trim – white, body – tavern green, shutters and porch deck – plantation brown.
15. Applicant's Name: C & P Construction  
Property Address: 413 Dauphin Street  
Date of Approval: 7/22/05 asc  
Work Approved: Repair storm damaged roof with new materials to match existing in material, profile and dimension.
16. Applicant's Name: Cooner Roofing Company  
Property Address: 1208 Palmetto Street  
Date of Approval: 7/22/05 weh  
Work Approved: Re-roof building with 3 tab fiberglass shingles, charcoal gray in color.

**C. NEW BUSINESS:**

1. 074-04/05-CA 1605 Government Street  
Applicant: Richard Dorman  
Nature of Request: Construct stone wall on side lot to match main house as per submitted plans.
2. 075-04/05-CA 109 Beverley Court  
Applicant: Jake Epker  
Nature of Request: Construct screened porch as per submitted plans.
3. 076-04/05-CA 505 Eslava Street  
Applicant: Lucky Pannu  
Nature of Request: Add 5 dormers to existing roof as per submitted plan.
4. 077-04/05-CA 1107-1109 Government Street  
Applicant: Sims Family Limited Partnership  
Nature of Request: Install wood privacy fencing as per submitted site plan.

5. 078-04/05-CA      1000 Dauphin Street  
Applicant:            Mark and Lynn Davidson  
Nature of Request:    Remove addition at west side, reconstruct  
                                 rear porch based on historic photograph; paint  
                                 exterior; restore interior.

**D.    ADJOURN**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**074-04/05-CA**                      1605 Government Street  
**Applicant:**                      Richard Dorman  
**Received:**                      7/15/05                              Meeting Dates:  
**Submission Date + 45 Days:**                      8/29/05                              1) 8/8/05

**INTRODUCTION TO THE APPLICATION**

**Historic District:**              Leinkauf Historic District  
**Classification:**              Contributing  
**Zoning:**                      R-1, Single Family Residential  
**Nature of Project:**              Construct rock wall as per submitted plans.

**APPLICABLE SECTIONS OF GUIDELINES AND DESCRIPTION OF PROJECT**  
*Design Review Guidelines for Mobile's Historic Districts*

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
3	Fences, Walls and Gates	Construct rock wall

**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**

Based on the information contained in the application, and in Staff's judgment, the proposed work will not impair the historic integrity of the structure and the district.

- A. The Guidelines state that fences should “complement the building and not detract from it. Design, scale, placement and materials should be considered along with the their relationship to the Historic District.”
  - 1. 1605 Government Street is a two story masonry residence sheathed in river rock.
  - 2. The proposed wall is to be constructed using rock matching that of the main house.
  - 3. The proposed wall is to begin at the northeast corner of the main residence and curve out east towards Government Street.
  - 4. There is a vacant lot between 1605 Government Street and 250 McDonald Avenue.
  - 5. The majority of this proposed wall will be constructed along the Government Street portion of this vacant lot.
  - 6. The wall will be set back approximately 25' from the sidewalk along Government Street.
  - 7. The proposed 6' high wall will measure approximately 160' in length.

Based on the above facts, Staff recommends approval of the application as submitted with the following condition:

That there be relief in the wall through either openings or buttressing.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**075-04/05-CA**            105 Beverly Court  
**Applicant:**            Jake Epker  
**Received:**            7/12/05                    **Meeting Date (s):**  
Submission Date + 45 Days: 9/23/05            1) 7/25/05    2)                    3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Old Dauphin Way Historic District  
**Classification:**        Contributing  
**Zoning:**                R-1, Single family residential  
**Nature of Project:**    Construct screened porch as per submitted plans

**APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT**  
*Design Review Guidelines for Mobile's Historic Districts*

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
3	Porches	Construct screened porch

**STANDARD OF REVIEW**

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**STAFF REPORT**

Based on the information contained in the application, and in Staff's judgment, the proposed work will not impair the historic integrity of the structure and the district.

- A. The Guidelines state that “The porch is an important regional characteristic of Mobile architecture...Particular attention should be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.”
1. The main structure is a ca. 1940 one and a half story red brick veneer residence.
  2. The proposed screened porch is to be located on the left side of the residence towards the rear, behind an existing glassed in porch.
  3. The proposed porch measures 9' x 22' and is divided into 3 equal screened bays.
  4. The roof pitch of the proposed porch is 3 and 12.
  5. The detailing – columns, railing, etc. matches that of the front porch.
  6. Two non-original panes of glass on the west elevation of the glassed-in sunroom will be removed and replaced with a pair of wood French doors.

Staff recommends approval of the application as submitted.



**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**077 -04/05-CA**                    1107-1109 Government Street  
**Applicant:**                    Sims Family Limited Partnership  
**Received:**                    7/12/05                                    Meeting Dates:  
**Submission Date + 45 Days:**                    9/23/05                                    1) 7/25/05                                    2)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**                    Oakleigh Garden Historic District  
**Classification:**                    Contributing  
**Zoning:**                                    R-3  
**Nature of Project:**                    Install 6’ wood dog-eared privacy fence as per submitted plans.

**APPLICABLE SECTIONS OF GUIDELINES AND DESCRIPTION OF PROJECT**  
*Design Review Guidelines for Mobile’s Historic Districts*

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
3	Additions	Alter existing elevations

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**STAFF REPORT**

Based on the information contained in the application, and in Staff’s judgment, the work requested will not impair the historic integrity of the structure or the district.

- A. The Guidelines state that fences should “complement the building and not detract from it. Design, scale, placement and materials should be considered along with the their relationship to the Historic District.”
1. 1109 Government Street is a two story vernacular frame residence divided into multiple apartments.
  2. Currently there are 3 types of fencing on the property – (1) a 6’ wood shadow box fence partially along the east property line, (2) a solid wood dog-eared fence partially along the west property line and (3) a 3’ wire fence partially separating the lots at 1107 and 1109 Government Street.
  3. The proposed fence is to begin where the wood shadow box fence stops, and is to run approximately 60’ from east to west, with a 10’ gate to match; then run north to south to extend the existing shadow box fence 105’, then turn and run 46’ across the southern end of the property.
  4. A 100’ portion is proposed for the west property line, beginning at the edge of the garage and running south 100’.

Based on the above facts, Staff recommends approval of the application as submitted.



**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**078 -04/05-CA**                      1000 Dauphin Street  
**Applicant:**                      Mark and Lynn Davidson  
**Received:**                      7/25/05                      Meeting Dates:  
**Submission Date + 45 Days:**                      9/23/05                      1) 7/25/05                      2)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**                      Old Dauphin Way Historic District  
**Classification:**                      Contributing  
**Zoning:**                      B-1, Neighborhood Business  
**Nature of Project:**                      Remove addition at west side, reconstruct rear porch based on historic photograph; paint exterior; restore interior.

**APPLICABLE SECTIONS OF GUIDELINES AND DESCRIPTION OF PROJECT**

*Design Review Guidelines for Mobile's Historic Districts*

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
3	Additions	Alter existing elevations

**STANDARD OF REVIEW**

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**STAFF REPORT**

Based on the information contained in the application, and in Staff’s judgment, the work requested will not impair the historic integrity of the structure or the district.

The proposed construction is in compliance with Section 3 of the Design Review Guidelines.

- A. The main structure is a two story wood frame Greek Revival residence, ca. 1854 with ca. 1884 and ca. 1920s alterations.
- B. The property is a contributing structure within the Old Dauphin Way Historic District.
- C. Plans call for alterations of the north (rear), south (front), east (right side) and west (left side) elevations.
- D. Alterations to the north elevation:
  - 1. Relocate full-length double hung wood window in bedroom from left side to center of the second floor elevation to allow for a closet on the interior.
  - 2. Remove door in new kitchen. Feather siding as necessary.
  - 3. Install new attic vents in gable ends.
  - 4. Remove door in rear hall and replace with reused casement window.

- E. Alterations to the south elevation:
  - 1. Remove existing front door and install new two panel wood door.
- F. Alterations to the east elevation:
  - 1. Remove existing casement windows and blinds in double parlor and replace with new six-over-six wood sash to match existing.
    - a. existing casement windows are not original to the structure
    - b. proposed new windows are more in keeping with the original appearance of the structure
- G. Alterations to west elevation:
  - 1. Remove non-original addition.
    - a. according to MHDC files, this addition was constructed as a porch in 1884 and was enclosed around 1920
  - 2. Install two new six-over-six wood windows in location of removed non-original addition.
    - a. proposed new windows are more in keeping with the original appearance of the structure
  - 3. Reconstruct rear porch based on historic photographs
    - a. the proposed reconstruction of the rear porch includes glassing in both the first and second floors for interior circulation
  - 4. Construct rear deck with railing matching that on the second floor balcony of the front elevation.
    - a. a rear deck is a modern interpretation of a traditional porch form
    - b. therefore, allowing the deck as designed and access through the doors of the reconstructed rear porch does not impair the essential form and integrity of the historic property
- H. Facts D-G are in compliance with numbers 2 and 10 of the Secretary of the Interior's Standards for Rehabilitation, as follows:
  - 1. Number 2 –

The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of the features and spaces that characterize a property shall be avoided.
  - 2. Number 10 –

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Based on the above facts, Staff recommends approval of the application as submitted.