

AGENDA
ARCHITECTURAL REVIEW BOARD
March 22, 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: Danielle Juzan
Property Address: 258 S. Georgia Avenue
Date of Approval: 2/25/04 asc
Work Approved: Repaint house in the following Sherwin Williams color scheme:
Body: Peacock Beige
Trim: White
Shutters and deck: Bellingrath Green
2. Applicant's Name: James Cool
Property Address: 308 S. Monterey Street
Date of Approval: 2/25/04 weh
Work Approved: Replace rotten wood as necessary on porch with new materials to match existing in profile and dimension.
Repaint to match existing color scheme.
3. Applicant's Name: Joe Horton
Property Address: 1315 Old Shell Road
Date of Approval: 2/26/04 weh
Work Approved: Install custom storm windows on all 20 windows on house as per submitted plans. Storm windows to be aluminum with baked white vinyl finish.
4. Applicant's Name: Barbara Robinson
Property Address: 355 Oakleigh Place
Date of Approval: 2/27/04 asc
Work Approved: Install 15 ft. of 6 ft. dog eared privacy fencing to rear of house; install dog eared privacy gate across driveway.
Fence matches existing fence sections on the property.

5. Applicant's Name: Maxanna Nichols
Property Address: 18 Houston Street
Date of Approval: 3/1/04 asc
Work Approved: Re-roof with 3 tab shingles, black in color to match existing.

6. Applicant's Name: Golden Gate Properties
Property Address: 251 Rapier Street
Date of Approval: March 15, 2004/3/04 asc
Work Approved: Repaint house in the following Sherwin Williams color scheme:
Body: SW2842 Roycroft Suede
Trim and columns: SW2822 Downing Sand
Porch Floor: Bellingrath Green
Door: Rookwood Red or Black

7. Applicant's Name: James and Martha Webb
Property Address: 250 S. Georgia Avenue
Date of Approval: 3/4/04 asc
Work Approved: Repair rotten wood with new wood to match existing in profile and dimension, including repairs to balustrades, columns and shutters as necessary. Repaint exterior in the following Devoe and Brunning color scheme:
Body: 1649-04, (sage green) 18-20-3 Blkvoxtol
Trim: 1801-01, White
Porch: 520-80, Black
Fence: white (trimmed with body color)

8. Applicant's Name: J. M. Clark
Property Address: 114 N. Lafayette Street
Date of Approval: 3/4/04 weh
Work Approved: Re-roof with timberline shingles weathered wood in color.

9. Applicant's Name: Linda Overton
Property Address: 254 S. Ann Street
Date of Approval: 3/5/04 asc
Work Approved: Repaint house in existing color scheme. Replace rotten wood as necessary to match existing in profile and dimension.

10. Applicant's Name: Michael C. Hoffman, Jr.
Property Address: 50 S. Lafayette Street
Date of Approval: 3/8/04 weh
Work Approved: Replace rotten wood as necessary to match existing in profile and dimension.

11. Applicant's Name: Tom Karwinski
Property Address: 17 S. Lafayette
Date of Approval: 3/8/04 weh
Work Approved: Install a bungalow picket fence along a portion of the south property line, from the privacy fence at the rear forward. End point is front façade line. Fence to be painted dark shutter green. Also consider extending fence (in future) forward to near existing tree. *The fence may not exceed 3 ft. in height for the first 25 feet from behind the sidewalk without a variance.* Previously approved privacy fence in rear yard may be constructed with the good side of the fence facing inward in order to match existing portions of fencing. *(Replaces COA dated March 17, 2000)*
- Install new concrete apron and driveway. Install new concrete front walk; replace existing deteriorated curbing with new concrete curbing around front yard. *(Replaces COA dated October 10, 2001)*
12. Applicant's Name: Jerry Dees/Bligh Jones
Property Address: 1216 Government Street
Date of Approval: 3/8/04 jdb
Work Approved: Repair to roof and copper gutter. Replace rotten fascia boards as necessary. All to match the existing in profile, dimensions and materials. Paint fascia to match existing.
13. Applicant's Name: Barry Boone
Property Address: 1506 Dauphin Street
Date of Approval: March 15, 2004/3/9/04 jss
Work Approved: Replace rotten wood as necessary on porch to match existing in profile and dimension. Paint to match existing color scheme.
14. Applicant's Name: Edward Derpree/J. Cecil Gardner
Property Address: 164 Roper Street
Date of Approval: 3/9/04 asc
Work Approved: Repaint house in the following Sherwin Williams color scheme:
Body: SW 6172 Hardware
Trim, Doors, Porch and Shutters: SW 6174 Andiron
Trim Accents: Grayed White
15. Applicant's Name: Ken & Erica McElhaney
Property Address: 207 South Georgia Avenue
Date of Approval: 3/9/04 weh
Work Approved: Install gate across driveway as per submitted plans.

16. Applicant's Name: Samuel W. Smith II
 Property Address: 1006 Savannah Street
 Date of Approval: 3/9/04 weh
 Work Approved: Construct 12' x 12' storage building on existing slab as per stock MHDC design. Building to be painted to match existing residence.
17. Applicant's Name: Joyce Lasselle
 Property Address: 303 Rapier Avenue
 Date of Approval: 3/9/04 weh
 Work Approved: Install storm windows

C. NEW BUSINESS

1. **049-03/04-CA:** 1252 Dauphin Street
 Applicant: Moore & Wolfe/ Douglas Kearley, Architect
 Nature of Project: Demolish existing 2 car garage and construct new 2 story structure on same footprint as existing garage (with the addition of porches on the east & south)
2. **050-03/04-CA:** 106 Providence Street
 Applicant: St. Mary's Parish/ Ben Cummings, Architect
 Nature of Project: Replace existing chain link fence with 6' high aluminum fence as per submitted plans.
3. **051-03/04-CA:** 26 McPhillips Avenue
 Applicant: Francis Johnson
 Nature of Project: Cover & screen existing deck as per submitted plans.
4. **052-03/04-CA:** 50 South Lafayette Street
 Applicant: Michael C. Hoffman and Emily Varner
 Nature of Project: Add bathroom to rear of residence as per submitted plans.
5. **053-03/04-CA:** 304 South Georgia Avenue
 Applicant: Mr. & Mrs. Stewart LeBlanc/Tom Karwinski, Architect
 Nature of Project: Remove existing concrete steps & replace with new wood steps. Install new porch balustrade as per submitted design.

D. OTHER BUSINESS & ANNOUNCEMENTS:

E. ADJOURN

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

049-03/04 – CA 1252 Dauphin Street
Applicant: Moore & Wolfe/Douglas Kearley, Architect
Received: 2/25/04 **Meeting Date (s):**
Submission Date + 45 Days: 4/10/04 1) 6/9/03 2) 3/8/04 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing (new construction)
Zoning: B-1, Buffer Business

Case #ZON2004-00326

Off-Site Parking Variance to amend a previously-approved variance to allow 4 (four) additional off-site parking spaces for a total of 15 (fifteen) off-site parking spaces; the Zoning Ordinance requires all parking to be located on-site in all zoning districts.

This request was granted at the March 1, 2004 Board of Zoning Adjustment Meeting. Copy of the variance letter attached.

Urban Development has determined that since the size of the new structure does not exceed the footprint of the existing, with the exception of the exterior porches on the south and east elevations, that the setbacks may remain as existing.

Additional Permits Required: (4) Building, Mechanical, Electrical, Plumbing

Nature of Project:

Demolish existing 2 car wood frame garage.
Construction of a 2 story wood frame office building resembling a 2 bay carriage house as per submitted plans.
Proposed building to be constructed on slab of existing 2 car garage. Building to measure 20'-3" x 35'-3".

The following is a list of proposed building materials:

- a. foundation – existing concrete slab
- b. façade –hardiplank lap siding
- c. doors – wood French doors, fixed and operable
- d. windows – wood double hung, six-over-one
- e. shutters – fixed decorative wood shutters

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Guidelines for New Commercial and Residential Construction in Mobile’s Historic Districts
Mobile City Ordinance – Chapter 44 – “Historic Preservation”

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
10	Demolition/Relocation	Demolish existing garage structure

STANDARD OF REVIEW

Section 10, DEMOLITION/RELOCATION, states the following: “The Board shall not grant Certificates of Appropriateness for the demolition or relocation of any property within a historic district unless the Board finds that the removal or relocation of such building will not be detrimental to the historical or architectural character of the district...”

STAFF REPORT

- A. Based on the Ordinance, the Facts are as follows:
1. A structure is shown on the 1904 Sanborn Map at half the size of the current garage.
 2. A structure is shown on the 1925 Sanborn Map at the current size.
 3. The structure is not mentioned as contributing in the National Register Nomination.

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

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Design Standards for New Construction	Construct new office building
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	

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. The proposed structure is to be constructed on the slab of the existing 2 car garage.
 - B. By using the existing foundation, the new structure will replicate the appearance of a carriage house serving the main property.

3,II

II. **Massing and Scale:**

- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. The building is designed to resemble a 2 car carriage house with servants quarters above.
- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. Historically, carriages houses from this period were either built on concrete pads or had perimeter foundations with dirt floors.
 - 2. The proposed building will be built on an existing concrete pad.
- C. The guidelines state that new construction should consider roof shapes, pitches and complexity.
 - 1. The roof of the main structure is hipped.
 - 2. The proposed roof design is hipped.

3, III

III. **Façade Elements:**

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

- A. The existing 2 story wood frame structure is a good and intact example of an American Foursquare with Colonial Revival architectural detailing.
- B. The proposed structure is designed as an outbuilding, but draws cornice details from the existing historic structure.

3, IV

IV. **Materials and Ornamentation:**

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. The main structure on site is two story wood frame with lap siding.
 - 2. The proposed new structure is two story wood frame with hardiplank siding, wood columns and railing.
- 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 fixed carriage doors, wood columns, and cornice details matching that of the main structure.
 - 2. The Board encourages use of modern materials and design methods in new construction.

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 addition, that such addition 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,II

I. Massing and Scale:

- A. The guidelines state that new construction should consider roof shapes, pitches and complexity
 - 1. The roof of the main structure is cross gable with jerkinheads.
 - 2. The proposed roof design is a shed roof extension of the main roof.

3, III

V. Façade Elements:

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

- A. The existing 1 story wood frame structure is a frame bungalow.
- B. The proposed addition is proposed to be lap-sided with screened areas.

3, IV

VI. Materials and Ornamentation:

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. The main structure on site is one story wood frame with lap siding (under existing vinyl siding, which is being removed)
 - 2. The proposed addition is wood lap siding with screen panels.

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 addition, that such addition 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,II

I. **Massing and Scale:**

- A. The guidelines state that new construction should consider roof shapes, pitches and complexity
 - 1. The roof of the main structure is end gable with cross gables at the rear and dormers
 - 2. The proposed roof design is a continuation of the main cross gable with a smaller gable facing Brown street, mirroring the small gable over the enclosed sunporch.

3, III

VII. **Façade Elements:**

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

- A. The existing 1 story wood frame structure is a minimal traditional residence with Colonial Revival detailing.
- B. The proposed addition is to be lap-sided to match existing.
- C. Existing windows will be reused in the addition.
- D. Roofing will match that of the addition.

Staff recommends approval as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

053-03/04 – CA 304 South Georgia Avenue
Applicant: Mr. & Mrs. Stewart LeBlanc
Received: 2/25/04 **Meeting Date (s):**
Submission Date + 45 Days: 4/10/04 1) 3/22/04 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: Remove existing concrete steps and construct new wood steps. Install new porch balustrade as per submitted design.

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	Porches	remove concrete steps construct new wood steps install porch balustrade

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 porch is an important regional characteristic of Mobile architecture. Historic porches should be maintained and repaired to reflect their period. Particular attention should be paid to handrails, lower, rails, balusters, decking, posts/columns, proportions and decorative details.”
 1. The existing concrete steps are not historic.
 2. The proposed wood steps are more in keeping with historic prototypes.
 3. The proposed porch balustrade is in keeping with the Colonial-Revival style of the residence.

Staff recommends approval of the application as submitted.