

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD**  
March 24, 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. 1308 Chamberlain Avenue: Norman Phillips.  
Install 4 exterior storm windows custom made to match the profile of the existing sash. Frames to be white to match existing trim.

**APPROVED** 3/5/03 weh

2. 200 Rapier Avenue: Robert Peck.  
Re-roof garage with new 9/12 pitch roof, in keeping with the main house. Roofing material to match that of the main house. Repaint garage to match color scheme of the main house.

**APPROVED** 3/7/03 weh

3. 34 McPhillips Avenue: Michael Glossic  
Repaint house as per existing; body-chocolate, trim-white, porch deck-dark green. Replace rotten wood as necessary with new to match existing in profile and dimension.

**APPROVED** 3/11/03 jss

**C. OLD BUSINESS:**

<b>007-02/03-CA</b>	501 Dauphin Street
<u>Applicant:</u>	Charles Muncaster, Architect/ Tilmon Brown, Contractor
<u>Nature of Project:</u>	Rehabilitate existing two story masonry building as per submitted plans.

**D. NEW BUSINESS:**

**040-02/03-CA** 300 Chatham Street  
Applicant: Eichold Company  
Nature of Project: Install 3 ft. high picket fence painted white as per submitted plans.

**041-02/03-CA** 201 Lanier Avenue  
Applicant: Dr. Coleman Oswalt/Thomas Roofing Co., Inc.  
Nature of Project: Remove slate roof and replace with synthetic slate system.

**042-02/03-CA** 110 Beverly Court  
Applicant: Warren R. and Kathleen Reilly  
Nature of Project: Request to retain 6 ft. wood privacy fence painted white installed without ARB approval. Also to construct an 8 ft. high wood privacy fence of the same design on east property line abutting adjacent architect's office and residence; to add black canvas awnings over front and rear doors; and to replace light fixtures on front porch and in front yard.

**043-02/03-CA** 6 S. Joachim Street  
Applicant: Centre for the Living Arts  
Nature of Project: Request to remove Saenger Theatre sign at corner of Joachim and Conti Streets.

**E. OTHER BUSINESS and ANNOUNCEMENTS**

1. Discussion of "Mothballing Historic Buildings: A Practical Guide to Protecting and Preserving Mobile's Vacant Historic Buildings."

**F. ADJOURNMENT**

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS**

**007-02/03 – CA**            501 Dauphin Street  
**Applicant:**            Charles Muncaster, Architect/Tilmon Brown, Contractor/John Switcer & Max Morey, Owners  
**Received:**            10/28/02, 11/12/02 , 3/14/03                            **Meeting Date (s):**  
**Submission Date** + 45 Days: 12/ 20/02                            1) 11/4/02    2) 11/20/02    3) 3/24/03

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Lower Dauphin Street Commercial Historic District  
**Zoning:**                    B-4, General Business  
**Additional Permits Required:** (5) Building, Electrical, Plumbing, HVAC, Right-of-Way  
**Nature of Project:**        Rehabilitate the existing building for use as four loft condominiums.  
**History of the Project:** This is the third review of exterior elevations to be submitted by the owners. Much of the Staff Comments from the previous review are applicable. Major design changes include:  
     Moving the balcony from the front elevation to the west elevation and creating balconies for the Apartment  
     Creating a true storefront along Dauphin Street to house office space, as opposed to the false storefront concealing an apartment.

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

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
Building Condition 3	Original Design Significantly Altered	Rehabilitate existing storefront
2, a	Maintaining Basic Material Characteristics	
3	Upper Stories Above the Storefront	Install new windows in existing openings
4	Ornament and Design	Install replicated window hoods matching those on the west elevation
5	Balconies, Galleries and Awnings	Reconstruct balcony from historic photographs
Building Condition 3	Original Design Significantly Altered	Rehabilitate west facade

**STAFF COMMENTS**

Based on information contained in the Application, in Staff’s judgement:

- A. The rehabilitation of the non-historic storefront, using historic photographic documentation as a source for information is acceptable according to the *Lower Dauphin Street Commercial District Guidelines, Building Condition 3 – Original Design Significantly Altered*
1. The existing storefront in question is not original to the structure, nor is it historic.
  2. The proposed changes to the front elevation are based on historic photographs.
  3. The proposed changes would restore the front elevation to its original design using new materials.

- B. The reconstruction of the wood storefront system at the pedestrian level is appropriate according to the *Lower Dauphin Street Commercial District Guidelines, Section 2 – Maintaining Basic Material Characteristics*
  - 1. The storefront is designed with a bulkhead-storefront-transom configuration, similar to the original storefront design.
  
- C. The proposal to remove the existing masonry infill in original window openings on the second level is appropriate according to the *Lower Dauphin Street Commercial District Guidelines, Section 3 – Upper Stories Above the Storefront*.
  - 1. The new wood windows and doors onto the balcony will replicate those shown in the historic photograph.
  
- D. The proposal to install window hoods above the second floor windows is acceptable according to the *Lower Dauphin Street Commercial District Guidelines, Section 4 – Ornament and Detail*.
  - 1. The proposed new window hoods match those on the west façade of the building and also the historic photograph verifies their location and existence.
  
- E. The proposal to reconstruct the balcony is appropriate according to the *Lower Dauphin Street Commercial District Guidelines, Section 5 - Balconies, Galleries and Awnings*.
  - 1. The proposed new balcony replicates the balcony shown in the historic photograph.
  - 2. The balcony will require a permit from Right-of-Way.
  
- F. The proposal to install four individual entrances on the west elevation is appropriate according to the *Lower Dauphin Street Commercial District Guidelines, Building Condition 3- Design Significantly Altered*.
  - 1. The current deteriorated condition of the west wall will require significant structural repair and brick replacement/repointing.
  - 2. The proposed revised window configuration, sets of 4 two-over-two wood sash with transoms above are more compatible with the commercial nature of the district.

Staff suggests that the Review Board grant Approval.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS**

**040-03/03-CA**                      300 Chatham Street  
**Applicant:**                      Sam Eichold  
**Received:**                      3/10/03                                      **Meeting Date (s):**  
**Submission Date** + 45 Days: **4/24/03**                      **1) 3/24/03**                      2)                      3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**                      Oakleigh Garden Historic District  
**Classification:**                      Contributing  
**Zoning:**                                      R1, Single Family Residential  
**Additional Permits Required:** (1) Building  
**Nature of Project:**                      Install 3 ft. high picket fence painted white as per submitted plans.

**APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT**  
**Design Review Guidelines**

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of work</u></b>
3	Fences Walls and Gates	Install 3' high picket fence painted white with walk through gate of same design.

**STAFF COMMENTS**

Based on information contained in the Application, in Staff’s judgment:

1. Guidelines state that fences should complement the building and not detract from it. Design, scale, placement and materials should be considered along with its relationship to the historic district.
  - a. the residence is a mid-19<sup>th</sup> century brick residence with a stuccoed garage addition on Augusta Street.
  - b.the picket fence as proposed is illustrated in the Design Guidelines.
  - c. similar picket fences can be found throughout the neighborhood such as at 1063 Augusta Street
2. The height of the proposed fence is 3 ft.
  - a. the proposed fence meets height requirements set out by the Zoning Ordinance for fences within the 20 ft. side yard setback.
  - b. the fence is restricted to a triangular portion of the side yard and will be located behind existing azalea bushes.

Staff recommends that the application be approved with the following conditions: fence to be located behind the bushes and left natural to weather.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS**

**041-03/03-CA**                      201 Lanier Avenue  
**Applicant:**                      Dr. Coleman Oswalt/Thomas Roofing Co., Inc.  
**Received:**                      3/10/03                      **Meeting Date (s):**  
**Submission Date** + 45 Days: **4/24/03**                      **1) 3/24/03**                      2)                      3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**                      Ashland Place Historic District  
**Classification:**                      Contributing  
**Zoning:**                      R1, Single Family Residential  
**Additional Permits Required:** (1) Building  
**Nature of Project:**                      Remove slate roof and replace with synthetic slate system.

**APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT**  
**Design Review Guidelines**

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of work</u></b>
3	Roofs	Remove and replace existing roofing.

**STAFF COMMENTS**

Based on information contained in the Application, in Staff’s judgment:

1. Guidelines state that a roof is one of the most dominant features of a building.
  - a. the 1938 two story brick structure done in a Federal Revival style is attributed to Clarence L. Hutchisson, Sr.
  - b. the existing roof pitch is 5/12. On a two story house, the roofing material is not easily seen from the ground.
  - c. the existing slate roof on the main portion is original to the house.
  - d. matching slate was placed on a later addition
2. Guidelines state that materials should be appropriate to the form, pitch and color.
  - a. the proposed replacement material is a rubberized composite material mimicking the original slate
  - b. the overlap will match the existing overlap
  - c. the profile, color and texture is similar to the existing slate

Staff recommends that the application be approved.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS**

**042-03/03-CA**                      110 Beverly Court  
**Applicant:**                      Warren R. and Kathleen D. Reilly  
**Received:**                      3/10/03                      **Meeting Date (s):**  
**Submission Date** + 45 Days: **4/24/03**                      **1) 3/24/03**                      2)                      3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**                      Old Dauphin Way Historic District  
**Classification:**                      Non-contributing  
**Zoning:**                      R1, Single Family Residential  
**Additional Permits Required:** (1) Building  
**Nature of Project:**                      Request to retain 6.5 ft. high wood fence constructed without Review Board approval. Request also to construct 8 ft. high privacy fence on east property line; to add black canvas awnings over the front and rear doors; and to replace light fixtures on front porch and in front yard.

**APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT**

**Design Review Guidelines**

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of work</u></b>
3	Fences Walls and Gates	Retain 6.5 ft high wood fence Construct 8 ft. high wood fence along east property line.
3	Blinds, Shutters and Awnings	Install awnings over front and rear doors

**STAFF COMMENTS**

Based on information contained in the Application, in Staff’s judgment:

1. Guidelines state that fences should complement the building and not detract from it. Design, scale, placement and materials should be considered along with its relationship to the historic district.
  - a. the building is a c. 1950 brick residence
  - b. the majority of buildings in the subdivision date from the 1930s and 1940s.
  - c. similar privacy fences can be found throughout the neighborhood
2. The height of the existing fence is 6.5 ft.
  - a. the applicant has received a variance from the Board of Adjustment to construct the fence at this height at the existing location.
  - b. the fence is dog eared and painted white without a cap
  - c. the Board usually requires a cap to provide a more finished look to any fence facing the street
  - d. the Board has approved both painted and unpainted fences
  - e. a gate of identical design will be added at the north side

3. An 8ft. high fence of the same design is proposed to be constructed on the east property line
  - a. the height of solid fences in historic districts is generally restricted to six feet, if a commercial property or multi-family housing adjoins the subject property, an 8 ft. fence may be considered.
  - b. the adjacent property fronts on Springhill Avenue and has an architect's office at the front of the property and a residence on the rear of the lot
  - c. the usual side setback in R-1 is 20 ft. before fences may be higher than 6 ft.
  - d. the variance was granted for 6.5 ft.
  - e. any fence along the rear property line must be no higher than 6.5 ft. for the first 20 ft. before it could step up to 8 ft.
  
4. The Guidelines state that awnings will be reviewed on a case-by-case basis.
  - a. The proposed awning locations over entry doors are appropriate.
  - b. The proposed awning valance is represented in a dentil motif.
  - c. Typically, the Review Board requires the awning valances to be straight.

Staff recommends approval of the 6.5' fence with the following changes: that a finished cap be added and that the fence be painted dark green.

Staff recommends denial of the 8' fence because an 8' fence adjoining a commercial property with a residential component cannot be justified. 8' fences are appropriate where residential adjoins heavy commercial such as fast food restaurants, gas stations, etc.

Staff recommends approval of the placement of the awnings, with the condition that the valance be straight.



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS**

043-02/03 – CA            6 North Joachim Street  
**Applicant:**            Center for the Living Arts/ Saenger Theater  
**Received:**            2/28/03                    **Meeting Date (s):**  
**Submission Date + 45 Days:** 4/15/0                    1) 3/24/03    2)                    3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Lower Dauphin Street Historic District  
**Classification:**        Contributing  
**Zoning:**                B-4: General Business  
**Additional Permits Required:** (1) Demolition  
**Nature of Project:**     Remove existing marquee sign as per submitted application.

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

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
6-A	Miscellaneous Provisions: Signage	Remove existing sign

**STAFF COMMENTS**

Based on information contained in the Application, in Staff’s judgement:

1. The Guidelines state that sign materials should compliment the façade materials of the building. Simple designs are most effective and encouraged.
  - a. The existing sign dates from the mid-20<sup>th</sup> century.
  - b. Under current Sign Design Guidelines, the existing sign is inappropriate for display in the historic district.
  - c. The removal of the sign would not materially impair the integrity of the structure or the district.

Staff recommends approval of the application as submitted.