

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD**

March 27, 2006 – 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: Bernadette Simon  
Property Address: 1062 Elmira Street  
Date of Approval: 3/3/06 weh  
Work Approved: Repair or replace rotten wood with materials matching existing in profile, material and dimension. Repaint in the following Glidden color scheme:  
Body – Fossil Gray  
Trim – Kitten White  
Shutters - Fauna
2. Applicant's Name: Stambaugh Roofing/Regions Bank  
Property Address: 106 St. Francis Street  
Date of Approval: 3/3/06 asc  
Work Approved: Install new EPDM roof on 8,5 and 2 story buildings.
3. Applicant's Name: Willie Martin/L & N Construction  
Property Address: 315 North Joachim Street  
Date of Approval: 3/6/06 asc  
Work Approved: Install new 30 year architectural shingle roof, black in color.
4. Applicant's Name: Cliff Inge/Stanley Roofing  
Property Address: 204 Lanier Avenue  
Date of Approval: 3/6/06 asc  
Work Approved: Repair roof over front porch with particular attention to the flashing. Roof to match existing in materials and color.
5. Applicant's Name: Liberty Roofing  
Property Address: 105 Ryan Avenue  
Date of Approval: 3/6/06 weh  
Work Approved: Re-roof with 3 tab shingles, charcoal blend in color.
6. Applicant's Name: Elsie Hall  
Property Address: 1510 Eslava Street  
Date of Approval: 3/7/06 asc  
Work Approved: Install new roof using timberline shingles. Roof to be brown in color to match existing. Replace fascia as needed with new wood to match existing in dimension and profile.

7. Applicant's Name: Fred South Construction  
Property Address: 300 Oakleigh Place  
Date of Approval: 3/7/06 weh  
Work Approved: Repair decorative elements under window sills with materials matching existing in material, profile and dimension. Repaint to match existing.
  
8. Applicant's Name: Daniels Sheet Metal  
Property Address: 251 Government Street  
Date of Approval: 3/7/06 weh  
Work Approved: Replace existing rain gutters with new rain gutters over north and west entrances to match existing in materials, profile and dimension.
  
9. Applicant's Name: Joe Basenberg  
Property Address: 207 Rapier Avenue  
Date of Approval: 3/7/06 weh  
Work Approved: Repair or replace rotten or damaged wood with materials matching existing in material, profile and dimension. Repaint to match existing color scheme.
  
10. Applicant's Name: Hectall  
Property Address: 166 Government Street  
Date of Approval: 3/8/06 weh  
Work Approved: Repaint to match existing color scheme.
  
11. Applicant's Name: Ellen Sheffield  
Property Address: 58 Lee Street  
Date of Approval: 3/9/06 asc  
Work Approved: Paint exterior to match existing. Install wood steps and railing per MHDC design.
  
12. Applicant's Name: Coastal Construction, LLC  
Property Address: 1510 Dauphin Street  
Date of Approval: 3/13/06 asc  
Work Approved: Install new three tab charcoal roof.
  
13. Applicant's Name: Brian McGowan  
Property Address: 29 Hannon Avenue  
Date of Approval: 3/14/06 asc  
Work Approved: Install new roof using architectural shingles, Estate Gray in color.
  
14. Applicant's Name: David F. Werschkul  
Property Address: 1220 Texas Street  
Date of Approval: 3/14/06 weh  
Work Approved: Construct storage building measuring 10' x 20' as per MHDC stock plans. Exterior siding to match main house, painted to match existing. Hipped roof to match existing in pitch & roofing material.

15. Applicant's Name: Jane Daugherty  
 Property Address: 1555 Blair Avenue  
 Date of Approval: 3/14/06 asc  
 Work Approved: Install new roof with 3 tab fiberglass shingles, gray in color.
16. Applicant's Name: Jarrod White  
 Property Address: 1200 Dauphin Street  
 Date of Approval: 3/14/06 asc  
 Work Approved: Replace rotten wood with new materials to match existing in profile, material and dimension. Repaint house in the following color scheme:  
 Body – Canyon View BCC20-1  
 Trim – Ranch Acres ECC20-2  
 Wooden shingles – Hickory Grove ECC20-3  
 Accent on windows – Red Pines ECC27-1  
 Porch Floor – Laurel Oak ECC41-3

**C. OLD BUSINESS:**

1. **043-04/05-CA** Southeast Corner of Cedar and Dauphin Streets  
 500 Block of Dauphin Street between Lawrence and Cedar  
 Applicant: Oakleigh Venture Revolving Fund  
 Nature of Request: Alter previously-approved plans to construct one two-story Federal-style townhouse and three 1 ½ story Creole-style cottages. Applicants are requesting to construct three Federal-style townhouses and one 1 ½ story Creole-style cottage as per submitted plans.

**D. NEW BUSINESS:**

1. **046-05/06-CA** 601 Dauphin Street  
 Applicant: Wintzell's Restaurant  
 Nature of Request: Construct a wood framed, hipped roof orangerie on existing patio with an 8' addition to the west.
2. **047-05/06-CA** 208 Dauphin Street  
 Applicant: JSMM LLC, Clark Geer Latham & Associates, architects  
 Nature of Request: Renovation of existing building destroyed by fire. Proposed new building to be an independent theater on the first floor and lofts on the second and third floors, as per submitted plans.
3. **048-05/06-CA** 1559 Dauphin Street  
 Applicant: Mark and Denise Burks  
 Nature of Request: Construct a deck measuring 17' x 26' -6" as per submitted plans. Construct free-standing exterior fireplace as per submitted plans.

**E. OTHER BUSINESS AND ANNOUNCEMENTS**

1. **National Alliance of Preservation Commissions Trip to Baltimore July 27-30, 2006**  
 2. **Enforcement Issues**

**F. ADJOURNMENT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**043-04/05-CA** Southeast corner of Cedar and Dauphin Streets  
**Applicant:** Oakleigh Venture Revolving Fund/ Douglas Kearley Architect  
**Received:** 3/16/06 Meeting Dates:  
**Submission Date + 45 Days:** 4/30/06 1) 4/25/05 2) 3/27/06 3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Lower Dauphin Street Commercial Historic District  
**Classification:** Non-Contributing (new construction)  
**Zoning:** B-4, General Business  
**Nature of Project:** Alter previously-approved plans to construct one two-story Federal-style townhouse and three 1 ½ story Creole-style cottages. Applicants are requesting to construct three Federal-style townhouses and one 1 ½ story Creole-style cottage as per submitted plans.

The building site is located on the south side of Dauphin Street between Cedar and Lawrence Streets, behind Barton Academy.

The buildings face north towards Dauphin Street, and the front building line is on the sidewalk. The corner unit and the two easternmost units are to be constructed out of Carolina brick. Foundation is floating slab. The ground plan is rectangular in design. All roofs are gabled with parapet ends and party walls. Doors are wood.

The end/corner unit, and the third and fourth units have a battered recessed entry, a full two story brick façade and a cantilevered iron porch on the second floor.

Each unit has a rear courtyard and one parking space accessed off an alley in the middle of the block.

The following are proposed building materials:

- a. foundation – floating concrete slab
- b. façade – Carolina Brick veneer
- c. doors – wood with glazing, wood with panels
- d. windows – six-over-six and nine-over-nine wood sash
- e. wood blinds, batten and louvered
- f. roof – side gable with parapet walls

**History of the Project:**

The Review Board originally approved this project in April 2005. The original approval covered construction of one two story Federal-style townhouse and three one and one-half story Creole-style cottages. Construction began first on the Federal-style townhouse and one of the Creole-style cottages. These almost immediately went under contract. The applicant has stated that their organization, the Oakleigh Venture Revolving Fund, has been approached by potential buyers requesting to purchase the two story Federal-style townhouses. For that reason, because the market is more favorable for the townhouse, the applicants are requesting to alter their previous approval.

All four structures are currently under construction. Staff has informed both the owners and the contractor that they are proceeding with construction at their own risk. A revised building permit will be necessary.

**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 townhouses   |
| 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. Buildings in the Lower Dauphin Street Commercial Historic District are mainly commercial in nature and are predominantly built at the sidewalk.
  - B. The proposed setback is approximately zero feet based on the plans.

**3,II**

- II. **Massing and Scale :**
- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
    - 1. There are a few remaining examples of residential structures right at the sidewalk, including the Chighizola House (ca. 1852) and the Elkus House (ca. 1854) in the Church Street East Historic District. There are several in the Lower Dauphin Street Historic District and the DeTonti Square Historic District.
    - 2. The proposed buildings are 2 story brick veneer structures.
  - B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
    - 1. Most modern commercial structures adjacent to this site have slab-on-grade foundations. However, most historic structures have similar finished floor levels as those proposed.
    - 2. The proposed foundation is a floating concrete slab.
  - 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 Lower Dauphin Street Commercial Historic District, but the most common are flat roofs behind a parapet and end gables with parapets.

### **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 doors, wood windows with louvered blinds, rooftop dormers and cantilevered cast iron balconies replicate the previously-approved designs.

### **3, IV**

#### **IV. Materials and Ornamentation:**

- A. The guidelines provide a list of appropriate materials for compatible new construction.
  - 1. There are a number of commercial brick veneer structures in the Old Dauphin Way Historic District.
  
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found in the design of nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
  - 1. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted. Staff further recommends that details of the ironwork and color samples should be submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**046-05/06-CA**            601 Dauphin Street  
**Applicant:**            Wintzell's Restaurant  
**Received:**            3/13/06                            **Meeting Date (s):**  
Submission Date + 45 Days: 4/26/06                            1) 3/27/06            2)                            3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Lower Dauphin Street Commercial Historic District  
**Classification:**        Contributing  
**Zoning:**                    B-4, General Business  
**Nature of Project:**      Construct a wood framed, hipped roof orangerie on  
existing patio with an 8' addition to the west.

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

**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 complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

1. The Peters Building, ca. 1891, is a contributing two story frame structure within the Lower Dauphin Street Commercial Historic District.
2. The subject lot measures approximately 209' x approximately 150'.
3. The applicants are requesting to construct additional restaurant space on an existing concrete patio.
4. The current concrete patio measures 28' x 18" and is bordered by wood planters with boxwoods.
5. The proposed addition measures 36' x 18".
6. The proposed south or parking lot elevation features four pairs of wood casement windows with wood panels below and transoms above.
7. An overhang over the two center doors replicates the overhang on the front elevation.
8. The proposed east elevation features two pair of wood casement windows with wood panels below and transoms above.
9. The proposed west elevation features two pair of wood doors with transoms above.
10. The proposed west elevation also features a shed overhang over the northernmost door.
11. Siding material is to be painted wood lap siding to match that on the original building.
12. Roofing material is to be 3 tab shingles, black in color, matching existing.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**047-05/06-CA** 208 Dauphin Street  
**Applicant:** JSMM LLC/Clark Geer Latham & Associates architects  
**Received:** 3/13/06 **Meeting Date (s):**  
Submission Date + 45 Days: 4/26/06 1) 3/27/06 2) 3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Lower Dauphin Street Commercial Historic District  
**Classification:** Contributing  
**Zoning:** B-4, General Business  
**Nature of Project:** Renovation of existing building destroyed by fire.  
Proposed new building to be an independent theater on the first floor and lofts on the second and third floors, as per submitted plans.

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

*Lower Dauphin Street Commercial Historic District Guidelines*

**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 complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district. The subject building falls under Building Condition 3 – Original Design Significantly Altered due to the fact that the original design is not discernable; most elements have been removed or changed.

1. Prior to the fire, the building is a contributing two story masonry structure within the Lower Dauphin Street Commercial Historic District.
2. The subject lot measures approximately 120’ x approximately 27.88’.
3. Currently the building only contains two floors.
4. The applicants are requesting to construct a third floor to accommodate an extra loft unit.
5. Adjacent buildings, along with adjacent buildings, originally had ceiling heights of 12’ on each floor.
6. The proposed alterations include the first floor with a 20’ ceiling height; a second floor with a 15’ ceiling height; and a third floor with a 12’ ceiling height.
7. While the proportions appear to be appropriate for the subject structure, they may not be appropriate when viewed with adjacent properties.
8. The first floor storefront of the subject structure was destroyed by the fire, and is currently boarded up with plywood.
9. The second floor of the structure has been previously altered and is a monolithic wall with two small lookout windows.
10. The proposed first floor elevation features a pair of showcase-style windows on either side of a double-leaf entry.
11. Four cast iron columns create three bays.
12. The proposed second floor elevation features an 8’ cantilevered balcony with decorative railing.



13. Three arched windows and one operable wood door are proposed to be placed in the second floor façade.
14. The subject structure appears on the 1925 Sanborn Fire Insurance Map and depicts a balcony.
15. A stucco finish is proposed for the second floor elevation.
16. The proposed third floor elevation features a pair of wood French doors flanked by single four-lite arched wood windows.
17. The proposed third floor elevation features an 8' cantilevered balcony with decorative railing.
18. The proposed third floor is set back from the front building line 8'.
19. The proposed balcony begins at the front building line.
20. A stucco finish is proposed for the third floor elevation.
21. A simple cornice is proposed to cap the elevation.

Staff has the following recommendations:

1. That the ground floor elevation be re-designed to be more in keeping with a true storefront system – bulkhead, storefront and transom.
2. That the applicant submit details of the arches and window casings.
3. That the applicant submit details of the ironwork.
4. That the applicant submit information on signage.
5. That the applicant submit information on lighting.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**048-05/06-CA**            1559 Dauphin Street  
**Applicant:**            Mark and Denise Burks  
**Received:**            3/17/06                            **Meeting Date (s):**  
Submission Date + 45 Days: 4/30/06                            1) 3/27/06            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 wood deck measuring 17' x 26'-6" as per submitted plans.

**APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT**  
*Guidelines For Mobile's Historic Districts*

**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 complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

1. The subject property is a ca. 1900 two story wood frame vernacular residence with a curved front porch.
2. The proposed rear deck measures 17' deep by 26'-6" wide.
3. The height of the proposed deck is 28" above grade.
4. The handrail for the proposed deck is to match that on the front porch.
5. A free-standing exterior fireplace is proposed to be constructed on the west side of the deck.
6. The fireplace will be constructed out of bricks resembling Old Mobile brick to match those on the main house and the piers for the deck.
7. The proposed deck and fireplace will not be visible from public view.

Staff recommends approval of the application as submitted.