

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD**  
April 24, 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: Dee’s Painting  
Property Address: 511 Eslava Street  
Date of Approval: 3/27/06 asc  
Work Approved: Paint building in the existing color scheme. White house with unpainted brick to remain unpainted. Replace rotten wood as necessary with new materials to match existing in profile, dimension & materials.
2. Applicant’s Name: Caldwell Delaney  
Property Address: 12 S. Ann Street  
Date of Approval: 3/28/08 weh  
Work Approved: Remove existing deteriorated deck.
3. Applicant’s Name: Michael Marshall  
Property Address: 163 S. Georgia Avenue  
Date of Approval: 3/28/06 asc  
Work Approved: Replace rotten wood on deck with materials to match existing in profile, dimension and materials. Paint new materials to match existing color scheme.
4. Applicant’s Name: George Runyan  
Property Address: 1320 Old Shell Road  
Date of Approval: 3/28/06 weh  
Work Approved: Rebuild front porch to match existing in materials, profile and dimension. Repaint to match existing color scheme.
5. Applicant’s Name: George Runyan  
Property Address: 1322 Old Shell Road  
Date of Approval: 3/28/06 weh  
Work Approved: Rebuild front porch to match existing in materials, profile and dimension. Repaint to match existing color scheme.

6. Applicant's Name: Tom Adkins/Building and Maintenance Company  
Property Address: 1752 Dauphin Street  
Date of Approval: 3/29/06 jdb  
Work Approved: Repair/replace columns and handrails on front porch with existing materials and new materials to match existing in profile, dimension and material. Paint in existing color scheme.
7. Applicant's Name: Joanne Saucier  
Property Address: 1566 Blair Avenue  
Date of Approval: 3/29/06 weh  
Work Approved: Replace existing deteriorated wood privacy fence with new privacy fence matching existing in materials, profile and dimension.
8. Applicant's Name: Do Right Construction  
Property Address: 1417 Monroe Street  
Date of Approval: 3/29/06 weh  
Work Approved: Reconstruct rear portion of house. Materials to match existing in profile, materials and dimensions. Roof pitch to match existing. Windows to be wood true divided lite to match existing.
9. Applicant's Name: Ray Lamb  
Property Address: 110 South Catherine Street  
Date of Approval: 3/31/06 weh  
Work Approved: Install new architectural roof, antique slate in color.
10. Applicant's Name: Ray Lamb  
Property Address: 1551 Monterey Place  
Date of Approval: 3/31/06 weh  
Work Approved: Install new 3 tab fiberglass shingle roof, weathered gray in color.
11. Applicant's Name: Linda Wert Olen & Micheleala Lee  
Property Address: 1758 New St. Francis Street  
Date of Approval: 3/31/06 weh  
Work Approved: Construct 16 x 16 wood tool shed as per submitted plans. Plans are a derivation of the MHDC Stock Plan. Exterior walls to be board & batten siding, gabled roof with shingles to match the main house. Paint scheme to match the main house.
12. Applicant's Name: Joanne Saucier  
Property Address: 1566 Blair Avenue  
Date of Approval: 3/31/06 weh  
Work Approved: Construct wood deck at rear of house as per submitted plans. Deck to be 11" high and measure 12' deep by the width of the rear of the residence.

13. Applicant's Name: David McConnell  
Property Address: 1605 Government Street  
Date of Approval: 3/31/06 weh  
Work Approved: Replace existing damaged front doors with new front doors matching original in materials, profile and dimension. Strip the door surround and stain dark walnut to match original.
14. Applicant's Name: American Roofing Company  
Property Address: 205 Dexter Avenue  
Date of Approval: 4/3/06 weh  
Work Approved: Install 30 year Timberline shingles, charcoal gray in color.
15. Applicant's Name: Kitlinck Construction  
Property Address: 15 North Joachim Street  
Date Approved: 4/3/06 weh  
Work Approved: Install new timberline shingles, onyx black in color.
16. Applicant's Name: Cooper Roofing Company  
Property Address: 1662 Government Street  
Date Approved: 4/3/06 asc  
Work Approved: Re-roof with fiberglass shingles, charcoal gray in color.
17. Applicant's Name: Gump & Moore Construction  
Property Address: 1112 Palmetto Street  
Date Approved: 4/5/06 asc  
Work Approved: Replace rotten/storm damaged wood as necessary with new materials matching existing in materials, profile and dimension. Paint new materials in existing color scheme.
18. Applicant's Name: Delta Construction  
Property Address: 31 South Reed Avenue  
Date Approved: 4/5/06 asc  
Work Approved: Replace rotten fascia boards and wood as necessary with new materials matching existing in profile, dimension and materials. Paint new materials in existing color scheme.
19. Applicant's Name: Quick Cash Houses, LLC  
Property Address: 356 Charles Street  
Date Approved: 4/6/06 asc  
Work Approved: Repaint house in the following Sherwin Williams Color Scheme:  
Body – Colonial Revival Stone Green  
Trim – Classical White  
Accent/Shutters – Roycroft Bronze Green  
Door – Roycroft Copper Red or wood stained  
Porch Ceiling – light blue  
Porch Deck – dark green  
Install banister & handrail using MHDC stock plans.  
Repair roof to match existing. Install new entrance door (design to be approved at a later date) Reglaze windows as necessary.

- 20. Applicant's Name: Kenneth Palmertree  
 Property Address: 1114 Old Shell Road  
 Date Approved: 4/7/06 jss  
 Work Approved: Install new 3 tab fiberglass shingles, black in color, to match existing in color and dimension (house and shed)
  
- 21. Applicant's Name: Mike Henderson  
 Property Address: 206 ½ South Broad Street  
 Date Approved: 3/10/06 weh  
 Work Approved: Remove existing roof and install new decking. Install new 30 year Timberline roof, black in color. Install concrete drive in location of existing dirt drive.

**C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS:**

- 1. Name: Janelle Calla  
 Property Address: 1553 Fearnway  
 Action Taken: NOV  
 Date of Notice: 3/29/06  
 Violation: Failure to comply with ARB approval to construct a stamped, stained and heavily landscaped circular drive.
  
- 2. Name: Gene Russell  
 Property Address: 204 Marine Street  
 Action Taken: NOV  
 Date of Notice: 3/31/06  
 Violation: Installation of a frosted glass and metal front entry door without ARB approval or COA.
  
- 3. Name: James Huffman, Jr.  
 Property Address: 350 Charles Street  
 Action Taken: NOV  
 Date of Notice: 2/1/06  
 Violation: Installation of a metal exterior patio door in a fence in lieu of a gate.
  
- 4. Name: James Huffman, Jr.  
 Property Address: 350 Charles Street  
 Action Taken: MOT  
 Date of Ticket: 3/15/06  
 Court Date: 4/5/06 (held over at owner's request)
  
- 5. Name: Current Occupant (property owned by Archdiocese)  
 Property Address: 1408 Old Shell Road  
 Action Taken: NOV  
 Date of Notice: 4/12/06  
 Violation: Unapproved painting. Aluminum siding was painted white. Trim was painted purple and front door was painted lemon yellow.

6. Name: Current Occupant (property recently sold)  
 Property Address: 64 Bradford Avenue  
 Action Taken: NOV  
 Date of Notice: 4/12/06  
 Violation: Installation of a satellite dish on front of residence;  
 Partial demolition of original garage
7. Name: Danny L. and Amelia Perry  
 Property Address: 201 Michigan Avenue  
 Action Taken: NOV  
 Date of Notice: 4/12/06  
 Violation: Erection of a wood privacy fence exceeding 6' in height  
 in line with the front elevation of the residence, without  
 a CoA or building permit.

**D. NEW BUSINESS:**

1. **055-05/06-CA** 112 Beverly Court  
 Applicant: Nancy Seibt, Owner/Ben Cummings, Architect  
 Nature of Request: Install new entry portico as per submitted plans.
2. **056-05/06-CA** 470 Dauphin Street  
 Applicant: Walker Brothers Investment, Inc.  
 Nature of Request: Remove solid masonry wall damaged by Hurricane  
 Katrina and replace with wood studs with stucco exterior  
 as per submitted plan.
3. **057/05-06-CA** 1002 Dauphin Street  
 Applicant: Michael Smith & Karen Carr  
 Nature of Request: Conduct work in two phases:  
 Phase 1 – Add tool room and second floor screened porch;  
 Phase 2 – Add 2 car garage and enclose phase 1 screened  
 porch and add new screened porch and room above garage.
4. **058-05/06-CA** 20 LeMoyne Place  
 Applicant: Bob and Lou Keene  
 Nature of Request: Remove iron railing and iron columns and install wood  
 columns and rails. Close French doors with fixed blinds.  
 Relocate rear triple window to side. Install new window, door  
 and hood at rear.

**E. OTHER BUSINESS AND ANNOUNCEMENTS:**

**F. ADJOURN**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**055-05/06-CA**                      112 Beverly Court  
**Applicant:**                      Nancy Seibt, Owner/Ben Cummings, Architect  
**Received:**                      3/29/06                      Meeting Dates:  
**Submission Date + 45 Days:**                      5/13/06                      1) 4/24/06                      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 portico over main entrance as per submitted plans.

**STAFF REPORT**

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

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.

- A. The Guidelines state that “The porch is an important regional characteristic of Mobile architecture... The form and shape of the porch and its roof should maintain their historic appearance. The materials should blend with the style of the building.”
1. The 1938 Goldman House was designed by C.L. Hutchisson Sr. & Jr.
  2. The focal point of the front façade is the entrance stoop that is recessed in a round-headed compound arched doorway.
  3. A large oak tree lost in Hurricane Katrina once shaded and protected the front entry.
  4. The applicants are proposing to construct an entry portico over the main entrance.
  5. This portico measures 8'-6 ¾" wide by 4'-8" deep.
  6. Columns supporting the gable roof are 10" square fluted Tuscan wood columns.
  7. An arched end gable frames the broken pediment over the front door.
  8. Portico ceiling to be tongue & groove beaded board.
  9. Roofing material is to be standing seam metal, dark bronze in color.
  10. If approved by the Review Board, the proposed portico should be attached in a way that, if removed, would not damage the historic fabric of the front of the structure.

Staff recommends approval of the application as submitted.

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

**056-05/06 – CA**            470-476 Dauphin Street  
**Applicant:**            Walker Brothers Investment, Inc./James and Woodrow Walker  
**Received:**            4/10/06                            **Meeting Date (s):**  
Submission Date + 45 Days:    5/25/06                            1) 4/24/06        2)    3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Lower Dauphin Street Commercial Historic District  
**Classification:**        Contributing  
**Zoning:**                    B-4, General Business  
**Nature of the Project:** Demolish existing historic east end load bearing masonry wall damaged by Hurricane Katrina and reconstruct a new wall using wood studs sheathed with stucco as per submitted plan.

**STAFF REPORT**

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

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.

- A. The Guidelines state that “The exterior material of a building helps define its style, quality and historic period…Particular care should be taken with masonry…Bricks and mortar should match the original in color, finish (strike) and thickness.”
1.        The ca. 1854 Swain (Tobin) Building is a contributing structure within the Lower Dauphin Street Commercial Historic District.
  2.        The building has been vacant since prior to 1992.
  3.        The 2 ½ story solid masonry gable end and parapet showed signs of possible failure prior to damage by Hurricane Katrina.
  4.        Winds of the hurricane blew out approximately 4’ – 7’ of the end gable.
  5.        This wall was never an exterior wall as evidenced by the mortise pockets and remains of chimneys visible on the east elevation.
  6.        The existing wall was always an interior party wall and until the building to the east was demolished, was not visible from public view.
  7.        The applicants are requesting to dismantle the wall down to the foundation and construct a new wall in its place.
  8.        The proposed new wall is to be constructed of wood studs with metal lath and stucco finish.
  9.        This building is a Type 3B construction constructed directly on the property line.
  10.      Type 3B construction requires a 2 hour fire rating at this location.
  11.      The proposed wall construction only provides a 1 hour fire rating at this location.
  12.      Adding additional layers of gypsum board can negate this issue.
- Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**057-05/06-CA**            1002 Dauphin Street  
**Applicant:**            Michael Smith & Karen Carr  
**Received:**            4/10/06                            **Meeting Date (s):**  
Submission Date + 45 Days: 5/25/06                            1) 4/24/06    2)                            3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Old Dauphin Way Historic District  
**Classification:**        Contributing  
**Zoning:**                B-1, Buffer Business  
**Nature of Project:**     Construct addition in two phases:  
Phase 1 – construct tool shed with screened porch above.  
Phase 2 – construct two car garage with studio & screened porch above,  
All 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.

1. The 1913 Nettles House is a contributing structure within the Old Dauphin Way Historic District.
2. The proposed Phase 1 of the project is to construct a two story addition with a tool shed at grade level and a screened porch above.
3. The proposed addition will measure 17’-4” wide by 12’ long.
4. The first floor will be covered in Dutch lap wood siding to match that on the main house.
5. A column and railing system consisting of square wood columns and simple wood handrail is proposed for the second floor porch.
6. Bronze screen in a pressure treated 2x2 frame is proposed to enclose the second floor porch.
7. Windows will be fixed single sash with nine lites.
8. Doors will be four panel wood with transom above.
9. Roof is proposed to be asphalt shingle to match that existing on the main house.
10. The proposed Phase 2 of the project is to construct a two car garage with a screened porch above.
11. The proposed garage will measure 23’ x 24’.
12. The first floor will be covered in Dutch lap siding to match that on the main house and Phase 1 of the addition.
13. 2 pair of garage doors are proposed for both the east and west elevations.



14. It appears that the columns, railing and screen constructed during Phase 1 will be reused for the screened porch in Phase 2.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF COMMENTS**

**058-05/06-CA**            20 LeMoyne Place  
**Applicant:**            Bob and Lou Keene  
**Received:**            4/10/06                            **Meeting Date (s):**  
Submission Date + 45 Days: 5/25/06                            1) 4/24/06            2)                            3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Old Dauphin Way Historic District  
**Classification:**        Contributing  
**Zoning:**                    R-1, Single Family Residential  
**Nature of Project:**     Remove iron columns and iron railing from front porch and install new wood columns and rails. Close existing French door with fixed louvered blinds. Relocate rear triple window to side. Install new window, door and hood at rear.

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

- A.        The Guidelines state that “The porch is an important regional characteristic of Mobile architecture...Particular attention should be paid to handrails...posts, columns, proportions and decorative details.”
1.        The subject property is a one story wood frame bungalow with a monolithic end gable and smaller gable over the porch and entry.
  2.        The existing front porch elements are of decorative metal, and consist of L-shaped columns, brackets and balustrade.
  3.        These existing elements are not typical of the bungalow architectural style, and are probably not original to the structure.
  4.        The proposed replacement columns are square wood paneled columns.
  5.        The proposed replacement handrail is a simple wood rail with handrail, square pickets and bottom rail.
- B.        The Guidelines state that “Original window openings should be retained as well as original window sashes and glazing.”
1.        Currently there is an original porch that was enclosed at some time in the past.
  2.        The applicants are requesting to alter this area to be a more appropriate and sympathetic porch enclosure.
  3.        The applicants are requesting to relocate an existing triple wood double hung window from the rear to the side.
  4.        The applicants are requesting to install a pair of new wood double hung windows on the rear elevation.
  5.        Both the rear and side elevation are secondary elevations and have been previously altered.

- C. The Guidelines state that “Original doors should be retained along with any mouldings, transoms or sidelights. Replacements should respect the age and style of the building.”
1. The existing rear door is not original to the structure nor is it in its original location.
  2. The applicants are requesting to remove this door and feather in the siding to match the existing.
  3. The applicants are proposing to install a new back door in the center of the rear elevation covered by a wood frame hood supported by wood brackets.

Staff recommends approval of the application as submitted. The applicants are also requesting to repaint the entire structure, however no paint colors were submitted. This request can be handled by staff on a mid-month basis.